



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Damaris Abraham, Planning Manager

Prepared by: Kevin Beery, Associate Planner

Date: June 21, 2022

Subject: Planning Application No. 2016-67 (Rosetta View Estates) Requesting Approval for the Design and Construction of 27 Single-Family Residential Units in Tentative Tract Map No. 32129

Applicant: Kurt Bausback, KB Home Coastal Inc.

Recommendation

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2016-67 (RESIDENTIAL DESIGN REVIEW NO. 2022-01) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 27 DETACHED SINGLE-FAMILY RESIDENTIAL UNITS IN TENTATIVE TRACT MAP NO. 32129.

Background

On October 12, 2004, the City Council approved Mitigated Negative Declaration (MND) No. 2004-05, Zone Change No. 2004-01 and Tentative Tract Map (TTM) No. 32129 for the subdivision of approximately 10 acres into 27 residential lots and seven (7) open space lots.

On October 24, 2006, the City Council approved a two (2) year extension of time for TTM 32129 to October 12, 2008. Between July 2008 and July 2013, the California Legislature adopted Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill 116, all automatically extending the life of TTM 32129 for an additional seven (7) years to October 12, 2015.

On October 13, 2015, the City Council approved a one-year extension of time for TTM 32129 to October 12, 2016.

On March 28, 2017, the City Council approved a three-year extension of time for TTM 32129 to October 12, 2019.

On November 6, 2018, the Planning Commission approved a variance request to grant relief from the lot size and width requirements of the R-1 zone for twelve lots in TTM 32129 including a reduction in the minimum required lot street frontage width from 60 ft. to 50ft and a reduction the minimum lot size from 6,000 square feet to 4,500 square feet.

On October 22, 2019, the City Council entered into a Development Agreement with the owner of the subject property thereby extending the expiration date of TTM 32129 to November 21, 2026.

Project Description and Location

Planning Application No. 2016-67 (Residential Design Review No. 2022-01) proposes the design and construction of 27 detached single-family residential units, preliminary plotting, conceptual landscaping, conceptual wall and fence plan, and related improvements located within TTM 32129 (project). The project proposes six floor plans (ranging in size from 1,659 square feet to 2,659 square feet) and three architectural styles (Spanish, Farmhouse, and French Country). The lot sizes for TTM 32129 range in size from 4,535 square feet to 13,759 square feet and are 7,963 square feet on average.

The project is located northeasterly of Rosetta Canyon Drive, southerly of Sharon Street, and easterly of Trellis Lane. (APNs: 347-110-021 and 347-581-008)

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	- Low Medium Residential (LMR) - Ramsgate Specific Plan (<i>Lot 27 only</i>)	- Single-Family Residential (R-1) - Medium Low Density (MLD) (<i>Lot 27 only</i>)
North	Residential	Low Medium Residential (LMR)	Single-Family Residential (R-1)
South	Vacant	Ramsgate Specific Plan (RSP)	RSP, Medium Density (MD)
East	Vacant	Low Medium Residential (LMR)	Single-Family Residential (R-1)
West	Residential	Ramsgate Specific Plan (RSP)	RSP, Medium Low Density (MLD)

Project Description

Below is a description of the various design components and features of the project, including floor plans, architecture, preliminary plotting of units, and the conceptual wall and fence plan.

1. **Floor Plans:** Six (6) single-family detached plans are proposed as specified below:

- Plan 1: One-story, 1,551 sq. ft. unit with 3 bedrooms, 2 bathrooms
- Plan 2: One-story, 1,751 sq. ft. unit with 3 bedrooms, 2 bathrooms
- Plan 3: One-story, 2,035 sq. ft. unit with 4 bedrooms, 2 bathrooms
- Plan 4: One-story, 2,206 sq. ft. unit with 4 bedrooms, 2 bathrooms
- Plan 5: Two-story, 2,528 sq. ft. unit with 5 bedrooms, 2.5 bathrooms
- Plan 6: Two-story, 2,882 sq. ft. unit with 5 bedrooms, 3 bathrooms

Plan 1 will account for 6 units (22.7%); Plan 2 will account for 5 units (18.5%); Plans 3 and 4 will each account for 2 units (7.4%); Plan 5 will account for 7 units (25.9%); and Plan 6 will account for 6 units (22.7%) Therefore, the project would provide a sufficient mix and variation of plans throughout the residential areas, as depicted in the proposed site plans.

2. *Architecture and Treatments*: Three distinct architectural styles and treatments are proposed for each floor plan including Spanish, Farmhouse, and French Country. The proposed architectural styles are generally characterized by the following features:

- The *Spanish* elevations feature a concrete “S” tile roof, wood fascia, decorative clay pipes and/or tiles, stucco siding, vinyl windows, decorative shutters, and stucco over foam trim
- The *Farmhouse* elevations feature a concrete flat tile roof, wood fascia, vertical board and batten siding, vinyl windows, board and batten gable ends, wood trim, and stucco wainscoting.
- The *French Country* elevations feature a concrete flat tile roof, wood fascia, stucco siding, stone wainscoting, decorative gable end details, vinyl windows, and stucco over foam trim

Each architectural style will account for 9 units (33.3%). In addition, enhanced architectural treatments will be provided on elevations that are visible from public right-of-way.

3. *Conceptual Wall and Fence Plan*: The proposed wall and fence plan is consistent with the City’s residential design standards. Perimeter walls will be 6-foot-tall split-face block with pilasters, and 6-foot-tall tubular steel fence will be used to enhance views in appropriate locations. Front returns will be six-foot split-face block walls. Interior fencing will be 6-foot-tall vinyl.
4. *Landscaping*: Landscaping consisting of drought-resistant trees, shrubs, and groundcover are proposed and have been designed to complement the different architectural styles. Street trees will be provided at a ratio of one tree per 30 feet of street frontage. The proposed landscaping has been adequately designed to meet all water efficiency standards.

Analysis

The Planning Division has reviewed the project for consistency with the General Plan, the LEMC, and the Ramsgate Specific Plan. The project site is designated for Low-Medium Density Residential land uses, and the proposed development complies with the R-1 and MLD development standards, general residential development standards, the Ramsgate Specific Plan, and other applicable provisions of the LEMC. Therefore, the project is consistent with the LEMC and the General Plan.

The City’s Design Review Committee, which includes staff from Planning, Building and Safety, Fire, and Engineering, has reviewed the proposed project, and has conditioned the project to ensure compliance with the applicable general plan and zoning restrictions, the approved tentative map, and related environmental document. The proposed plotting provides an appropriate mixture of plan and elevation types to ensure variety in the streetscape. The project as designed and conditioned would provide a high quality and complimentary housing option to the surrounding area.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined that the proposed project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist. MND No. 2004-05 was adopted by the City Council on October 12, 2004 for TTM 32129.

Approval of the project will not change density or intensity of use; it merely establishes standards for color palettes, articulation, orientation, and architectural design of single-family residential development. No substantial changes which require major revisions to the MND exist and no new information of substantial importance which require revisions to the earlier MND exist. Therefore, no further environmental documentation is necessary.

MSHCP Consistency

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project is located within Cell 4180 of Cell Group X, Ramsgate Subunit 5 of the Elsinore Area Plan. Conservation areas of this portion of the MSHCP are described to be located east of the subject property. Furthermore, TTM 32129 has been approved for the project site; and no conservation habitat or acreage for the MSHCP preserve was required for the project site. Furthermore, the project consists of a design review application which merely establishes standards for color palettes, articulation, orientation, and architectural design of planned single-family residential development. The project complies with all other applicable requirements of the MSHCP.

Exhibits

- A – RDR Resolution
- B – Conditions of Approval
- C – Vicinity Map
- D – Aerial Map
- E – Design Review Package