



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager
Prepared by: Justin Kirk, Principal Planner

DATE: March 28, 2017

PROJECT: Planning Application No. 2017-008: A request by DR Horton for the approval of building design and construction of 95 single family residential units ranging in size from 1,387 SF to 1897 SF

APPLICANT: Dean Pernicone, DR Horton

Recommendation

adopt, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION 2017-008 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION 2017-008 PROVIDING BUILDING DESIGNS FOR 95 SINGLE FAMILY RESIDENTIAL UNITS RANGING IN SIZE FROM 1,387 SF TO 1,897 SF LOCATED WITHIN TRACT 31920-24 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-270-022, 044, AND 054).

Project Request/Location

The applicant is requesting approval of building design and construction of 95 single family residential units ranging in size from 1,387 SF to 1897 SF located within Tract 31920-24 of the Summerly Development of the East Lake Specific Plan (APN: 371-040-013).

Environmental Setting

	EXISTING LAND USE	ESLP No. 6	GENERAL PLAN
Project Site	Vacant	Medium Residential	Specific Plan
North	Recreation Center	Open Space	Specific Plan
South	Vacant	Low-Medium Residential	Specific Plan
East	Residential	Low-Medium Residential	Specific Plan
West	Vacant	Low-Medium Residential	Specific Plan

Background

The East Lake Specific Plan (ELSP) was adopted by Ordinance No. 955 by the City Council in June 1993. The Plan consists of 3,000 acres and was originally divided into three individual districts that included a Marina District, Lakeside Resort, and Recreation Village. Several Amendments have been made to the East Lake Specific Plan as follows:

- Amendments One and Two changed the central area or Phase One of the Specific Plan, primarily it reduced the number of residential units and commercial uses and permitted a golf course in the open space area of the plan.
- Amendment No. 3 and No. 4 were related to industrial development along Corydon Avenue and are both outside of Phase One.
- Amendment No. 5 is the marina development located on Lakeshore Drive, known as Waters Edge.
- Amendment No. 6 replaced multi-family uses with single-family uses, provided several parks and added a 165-acre golf course, club house, and maintenance and golf cart storage facility.

On April 26, 2016, the City Council of the City of Lake Elsinore took action to approve the East Lake Specific Plan Amendment #6.1 and a revision to Tentative Tract Map 31920 (APN 371-270-004). The Specific Plan amendment modified the RES-1 land use designation to RES-2 and provided specific development standards for the RES-2 designation.

On March 7, 2017, the Planning Commission took action to unanimously recommend approval of the proposed project to the City Council.

Description of Residential Design Review No. 2017-003

The following describes the various design components and features of the proposed project, including floor plans, architecture, model home complex, preliminary plotting of production units, and the conceptual wall and fence plan.

Floor Plans

The proposed 95-unit project would offer three different plans, which are described as follows:

- Plan 1: Single story 1,387 square foot units with 3 bedrooms, 2 baths; great room; dining room, kitchen, laundry, and two-car garage.
- Plan 2: Two-story 1,769 square foot units with 4 bedrooms, 3 baths; great room; dining room (optional den), kitchen, and two-car garage.
- Plan 3: Two-story 1,895 square foot units with 4 bedrooms, 3 baths, great room, dining room (optional den), kitchen, and two-car garage.

The proposed 95 unit development will be developed with three plans; Plan 1 will account for 31 units (32%), Plan 2 will account for 32 units (34%), and Plan 3 will account for 32 units (34%).

The proposed plotting provides an appropriate mixture of plan and elevations types to ensure variety in the street scape.

Architecture and Treatments

The proposed project would offer three architectural styles and treatments for each of the floor plans, including Spanish, Tuscan and Craftsman. The following describes each of these architectural styles:

- The *Spanish Style* includes concrete “S” tile roofs, clay pipes, shutters, stucco window trim, and arched entries.
- The *Ranch Architectural Style* includes concrete flat tile roofs, siding accents at front gable ends, decorative shutters, vertical windows with stucco trim, columns and stone veneer.
- The *Craftsman Architectural Style* includes concrete flat tile roofs, siding accents at front gable ends, vertical windows with stucco trim, columns and stone veneer.

Four-sided architectural treatments in the form of window surrounds will be provided for all the proposed residences as a standard feature. In addition enhanced architectural treatments will be provided on those elevations which are visible from public right of ways in the form of shutters.

Conceptual Wall and Fence Plan

To ensure design consistency, the Conceptual Wall and Fence Plan for the project shows that those similar walls and fences that are provided elsewhere in the Summerly area will continue to be provided with the proposed project. Perimeter walls will be decorative block with pilasters to match the existing Summerly development. Front returns will be six-foot concrete block walls. Interior fencing will be six-foot wood.

Landscaping

The proposed landscaping plan has been designed to complement the different architectural styles. The proposed landscaping has been adequately designed to meet all water efficiency standards.

Analysis

The proposed project has been reviewed for consistency with the General Plan, the Lake Elsinore Municipal Code (LEMC), and the ESLP No. 6.1. The proposed project meets or exceeds all required development standards as identified in the East Lake Specific Plan and the ESLP No. 6.1. The original East Lake Specific Plan and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. The proposed project is consistent with the provisions of the ESLP No. 6.1 and is therefore found to be consistent with the General Plan. Building, Engineering, and Fire staff have reviewed the requested Design Review application and have conditioned the project so as to mitigate any concerns. Overall the proposed project as designed and conditioned will provide a high quality and complimentary housing option to the Summerly Development.

Environmental Determination

CEQA Guidelines Section 15162 establishes the standard to be used when determining whether subsequent environmental documentation is necessary. Section 15162 states that when an environmental document has already been adopted for a project, no subsequent environmental documentation is needed for subsequent entitlements which comprise the whole of the action unless substantial changes or new information are presented by the project. A Supplemental Environmental Impact Report (SEIR) was approved and adopted in 2004 for the East Lake Specific Plan Amendment No. 6 (SHC #2003071050). The SEIR evaluated environmental impacts that would result from maximum build-out of the Specific Plan. The Project does not present substantial changes or new information regarding the potential environmental impacts of development. Therefore, no additional CEQA documentation is necessary.

Fiscal Impact

The time and costs related to processing this extension of time request have been covered by the Developer Deposit paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the extension of time does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Exhibits:

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