



## 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:** June 27, 2017

**Project:** **Planning Application No. 2016-103 (Mission Trail Apartments):** A request by C&C Development for the approval of a Residential Design Review application for the development 81 multifamily residential units located within four buildings

**Applicant:** Todd Cottle, C&C Development

### **Recommendation**

adopt, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, APPROVING A MITIGATED NEGATIVE DECLARATION (ER 2017-00005) (SCH 2017041057) FOR PLANNING APPLICATION 2016-103 (RESIDENTIAL DESIGN REVIEW 2016-00023); AND,

adopt, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION 2016-103 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 OF PLANNING APPLICATION 2016-103 FOR 81 MULTIFAMILY RESIDENTIAL UNITS LOCATED WITHIN FOUR BUILDINGS AND RELATED IMPROVEMENTS, LOCATED AT ASSESOR PARCEL NUMBER 365-030-001.

### **Project Request/Location**

The applicant is proposing to build an affordable multifamily development with 81 apartments units and associated features and facilities including resident/visitor parking, a leasing/management office, a community center, onsite laundry facility, active and passive open spaces, and a maintenance garage. The Project is generally located on vacant land west of Mission Trail, approximately 500 feet south of Hidden Trail and Elberta Road and is more specifically referred to as Assessor Parcel Number (APN: 365-030-001).

## **Background**

### Community Outreach

The applicant on two separate occasions met with the adjacent Summerly planned community. At these meetings, the applicant discussed the composition of residents, the specific screening process of potential residents, the income limits for the property, and other project details. Staff attended the second of the two meetings as was able to provide some detail on the City's affordable housing requirements, consistency with the General Plan and zoning requirements, and specific Conditions of Approval that would alleviate potential impacts on the residential community.

### Correspondence Received

The City received six pieces of correspondence related to the project they are included in exhibit E, the following is a summary:

- Renee Rolander: In opposition to the project as it would reduce the value of the adjacent SFD.
- Department of Toxic Substances: Wanted to ensure adequate testing had occurred and there were adequate mitigation conducted.
- CDFW: Proposed mitigation ratios were not acceptable and during the permit process revisions to this may be required.
- Paul Williams: In favor of the project, did not see the affordable aspect reducing value.
- Marcel Reim: Opposed the project, as it would diminish the views and character of the Wildomar side of Mission Trail.

### Planning Commission

The Planning Commission took action and unanimously recommended approval of the proposed project to the City Council, with several modifications and additions to Conditions of Approval as noted in Exhibit D.

## **Environmental Setting**

	EXISTING LAND USE	EAST LAKE SP	GENERAL PLAN
Project Site	Vacant	Medium Residential	Specific Plan
North	Single Family Residential	Low-Medium Residential <sup>1</sup>	Specific Plan
South	Vacant	Low-Medium Residential <sup>2</sup>	Specific Plan
East	ROW	ROW	ROW
West	Vacant	Low-Medium Residential <sup>3</sup>	Specific Plan

## **Description of Residential Design Review No. 2016-103**

The proposed 81-unit development is located on a 5.37-acre site and would have an overall density of 15.1 dwelling units to the acre. The projects would consist of four (4) residential buildings with a total of nine (9) two-bedroom units and 72 three-bedroom units and would range

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<sup>1</sup> ELSP AMENDMENT #6

<sup>2</sup> ELSP

<sup>3</sup> ELSP AMENDMENT #8

in height between 23'-10"-37'-4" as detailed below in Table 1.

<b>Table 1 Building/Unit Breakdown</b>						
<b>Building</b>	<b>Stories</b>	<b>Height</b>	<b>2 BR Units</b>	<b>3BR Units</b>	<b>Total Building</b>	<b>Additional Facilities</b>
1	1-2	23'10"	3	8	11	Leasing and Management Office
2	3	37'4"	0	24	24	-
3	3	37'4"	0	24	24	-
4	3	37'4"	6	16	22	Community Center, Laundry Facility
<b>TOTAL</b>			<b>9</b>	<b>72</b>	<b>81</b>	

### Architectural Features

The building architecture would feature white stucco buildings with red and mocha terracotta blend concrete barrel tile roofs. Additional architectural features include; stucco eave detail, faux clay vents, wood bargeboard and wood fascia details. Vinyl windows would have decorative trim, including some with faux wood grain shutters. The proposed trim is to be painted light brown, with accents in gray-blue. Concrete open riser stairs with metal rails provide access to second and third story units.

Building colors and finishes:

Stucco Color 1: Omega "Milky Quartz"

Stucco Color 2: Omega "Safari Tan" 30/30 finish (entry surrounds and columns)

Roof Tile: Eagle "3815 Red Bluff Blend" – maroon, mocha, terracotta blend, with streaks

Trim Paint: Vista "Pocahontas"

Accent Paint: Vista "Mirador"

Site fencing would primarily consist of 6' high tube steel fencing, with the exception of the main entry and along the southern parcel boundary. The main entry of the site would include decorative stone clad block wall, which would connect to the tube steel fencing and would contain the community's monument signage. The southern boundary of the parcel would include a 6'-0" high concrete masonry unit (CMU) wall.

### Landscaping

Trees, shrubs, and ground cover located in the perimeter landscaping areas provide effective screening of the project. Interior landscaping will provide foreground softening of the buildings. The landscape will be drip irrigated and controlled by an ET based smart controller. Plant selection by hydro-zone will reduce overall irrigation requirements.

### Community Amenities

The proposed project offers both active and passive recreational opportunities. The main community open space area adjacent to Building 2, 3, and 4 would include a tot lot, barbecue pavilion, picnic tables, benches, and an open turf area. Three open space lawn areas would provide active or passive recreation. A landscaped open space courtyard would separate Buildings 2 and 3, which would include seating areas. In addition, three open lawn areas, several

seating areas, and a barbecue pavilion surround Building 1.

### Site Access and Parking

Vehicular access to the Project site would be provided via one un-signalized driveway along Mission Trail, which would be aligned with the access of the existing U-Wash self-serve car wash across the street on the east side of Mission Trail. The Project would add a west leg with an eastbound-shared left turn/right-turn outbound lane and one inbound lane to the driveway. The Project would also install a “STOP” sign and “STOP” bar on the eastbound approach of the driveway for outgoing vehicles. In addition, the Project would restripe the northbound approach to provide an exclusive northbound left-turn lane and would improve the southwesterly side of Mission Trail to the ultimate half-width along the Project boundary. Improvements within Mission Trail would occur entirely within previously disturbed right-of-way.

From Mission Trail, vehicles would access the interior of the site via a gated (sliding gate) entrance located just beyond a main entry call box. Vehicles would proceed through the site via a one-way, looped drive aisle, which would terminate at the main entry/non-signalized driveway. Guest and leasing office parking would be provided immediately north of the driveway. Drive aisle widths internal to the proposed Project vary but have been designed to adequately accommodate fire department access.

Standard concrete sidewalks provide pedestrian access within the community. At select locations including at the main entry, the leasing office patio, the open space courtyard between Buildings two (2) and three (3), and near several outdoor community spaces will incorporate Enhanced paving

The proposed projects incorporate 189 parking spaces, including 88 covered/carport parking spaces and 101 uncovered parking spaces. Of these spaces, eight (8) would be ADA parking spaces.

### Analysis

The proposed project has been reviewed for consistency with the General Plan, the Lake Elsinore Municipal Code (LEMC), and the East Lake Specific Plan (ELSP).

#### General Plan

The ELSP 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 ELSP and is therefore consistent with the General Plan. Furthermore, the proposed development helps the City’s Regional Housing Needs Allocation (RHNA) goals by providing additional affordable housing stocks that furthers the goals and objectives of the Housing Element.

#### ELSP/LEMC

The Project has a zoning designation governed by the East Lake Specific Plan and the LEMC. Under the ELSP, the project has a designation of Medium Density Residential (Res 2), Table 2 details the Project’s consistency with the ELSP:

<b>Table 2</b>		
<b>Development Standard</b>	<b>Required/Limit</b>	<b>Proposed</b>
Building Height	45'-0"	37'-4"
Front Setback	20'-0"	26'-0"
Side Setback	0'-0"	32'-0"
Side Setback	0'-0"	90'-0"
Rear Setback	0'-0"	103'-0"
Building Separation	10'-0"	19'-0"
Maximum Lot Coverage	70%	17.5

The project has maximum density of 14 dwelling units per acre, which translates to a maximum of 75 units on the Project site. The City has processed a density transfer to allow six units of additional density to be transferred to the Project site from another site within the ESLP (APN 371-020-001), thus eliminating the potential inconsistency with the maximum density of development. The proposed project has a maximum lot coverage

The proposed development has a parking requirement of one covered space, plus one point two (1.2) open spaces per dwelling unit, which translates to 81 covered spaces and 98 uncovered spaces for a total of 179 parking spaces. The project proposes 88 covered spaces and 101 uncovered spaces for a total of 189 parking spaces, thus exceeding the minimum requirements.

Overall, the proposed development is of a high quality and is consistent with all applicable governing documents. The proposed architecture effectively employs horizontal and vertical elements to break up the massing of the buildings. The uses of arches, shutters, and other architectural treatments reinforce the high quality of the proposed design. In order to minimize potential visual and/or privacy impacts to the adjacent residential community, building one (1) has been designed to feature a single story element on the northerly facing building frontage and transitions to a two (2) story building that does not incorporate any windows adjacent to the residential community. The applicant has proposed tubular steel adjacent to the residential community's block wall to not create a blind area. Adequate recreational amenities have been provided and are consistent with other multi-family residential projects.

Building, Engineering, and Fire staff have reviewed the requested Design Review application and have conditioned the project 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**

An Initial Study was prepared for the Project to identify whether or not any significant environmental impacts may result from the Project. Based on the Initial Study, A Draft Mitigated Negative Declaration "MND" (SCH# 2017041057) was prepared to analyze the potential impacts of the proposed project. No environmental impacts, which could not be mitigated to a level of less than significant, were identified. Mitigation measures were incorporated to ensure that the Project would have a less than significant impact on the environment. Pursuant to CEQA, a 30-day public review period of the MND began on Friday, April 21, 2017, and will end on Friday, May 26, 2017. Two Comment letters were received during the public review period and are included in the Exhibit E, Department of Toxic Substances: Wanted to ensure adequate testing had occurred and there were adequate mitigation conducted and CDFW: Proposed mitigation ratios were not acceptable and during the permit process revisions to this may be required. In review of the letters, neither

represented significant defect in the IS/MND that required further modification and/or recirculation Notice to all interested persons and agencies inviting comments on the MND and published in accordance with the provisions of CEQA, the State CEQA Guidelines, and the Lake Elsinore Municipal Code.

### **Fiscal Impact**

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

#### Exhibits:

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