



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Principal Planner

**Prepared by:** Justin Poley, Community Development Technician

**Date:** July 18, 2017

**Subject:** Planning Application No. 2017-21 - A request to install a 1,512 sq. ft. manufactured home with a 480 sq. ft. detached two-car garage.

**Applicant:** Terry Mohr

### **Recommendations**

#### Option 1:

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-21 (RESIDENTIAL DESIGN REVIEW NO. 2017-09) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2017-21 (RESIDENTIAL DESIGN REVIEW NO. 2017-09) FOR THE INSTALLATION OF A 1,512 SQUARE FOOT MANUFACTURED HOME WITH A 480 SQUARE FOOT DETACHED GARAGE LOCATED AT APNS: 378-234-007 AND 030; or,

#### Option 2:

Direct staff to prepare a resolution that incorporates findings for the denial of Planning Application No. 2017-21 (Residential Design Review No. 2017-09).

### **Background**

This Project was originally heard by the Planning Commission on June 6, 2017. At the hearing, the Planning Commission expressed concern about the architectural design and the quality of the proposed Project and continued the Project to the June 20, 2017 Planning Commission hearing so that the applicant can provide revised exhibits demonstrating further architectural enhancements to the manufactured home. At the June 20, 2017 hearing, the Project was continued again to the July 18, 2017 hearing in order to allow the applicant additional time to submit the requested items.

Staff has been working with the applicant to obtain additional architectural enhancements to the manufactured home. The applicant has added additional awning and porch enhancements to the

manufactured home as shown in the revised elevation exhibit attached to the staff report (Exhibit G). In addition, with an email correspondence dated July 11, 2017 (Exhibit H) the applicant has committed to providing additional architectural enhancements to the front of the proposed manufactured home including a 36" band of stone veneer in front of the house and window trim enhancements on all windows facing the front of the property. A new condition of approval (COA #27) has been added to the Project that will require the applicant to submit plans, for review and approval by the Community Development Director or his designee, depicting these additional features prior to the issuance of a building permit.

At this time, staff is bringing this Project before the Planning Commission with the following two (2) options. Option 1 will allow the Planning Commission to approve the project if it finds that the proposed enhancements by the applicant are sufficient and may approve the Project with the additional condition of approval ensuring that the proposed enhancements will be installed. If the Commission finds that the proposed enhancements are not sufficient, Option 2 will allow the commission to direct staff to prepare a resolution that incorporates findings for denying the Project.

## **Discussion**

### **Project Request and Location**

The applicant is requesting approval for the installation of a 1,512 Square Foot (SF) manufactured home with a 480 SF detached garage and related improvements on an approximately 12,196 SF lot (Project).

The Project is located near the intersection of Pierce Avenue and McPherson Avenue and more specifically referred to as Assessor Parcel Numbers 378-234-004 and 030.

### **Environmental Setting**

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
Project Site	Vacant	Low Density Residential	Hillside Single-Family Residential
North	Residential	Low Density Residential	Hillside Single-Family Residential
South	Residential	Low Density Residential	Hillside Single-Family Residential
East	Vacant Lots	Low Density Residential	Hillside Single-Family Residential
West	Residential	Low Density Residential	Hillside Single-Family Residential

## **Analysis**

### **General Plan Consistency**

The Project site has a General Plan land use designation of Low Density Residential (LDR). The LDR designation provides for typical single-family detached dwelling units, manufactured homes and similar and compatible uses. The proposed Project is an infill development that is proposing to locate a manufactured single-family residence in an area that has several existing single-family residences. There are single-family residences located to the north, south and west of the Project site. The proposed Project is compatible with the existing surrounding uses and is found to be consistent with the General Plan.

### Municipal Code Consistency

The Project is located within the Hillside Single-Family Residential District (R-H) Zoning designation. According to the R-H zone, manufactured houses are permitted uses provided they meet all of the requirements of Chapter 17.76 Single-Family Residential (R-1) District as well as Chapter 17.44.020 Residential Development Standards (Manufactured Housing) of the Lake Elsinore Municipal Code (LEMC).

Staff has reviewed the proposed project with respect to the relevant development standards as identified in the LEMC and has detailed the requirements and the proposed development standards as follows:

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
Maximum Building Height	30'-0"	15'-8"
Front Setback	20'-0"	20'-0"
Side Setback (interior)	5'-0"	9'-5"
Side Setback (Interior)	12'-0"	12'-0"
Rear Setback	20'-0"	108' +
Maximum Lot Coverage*	30%	16%
Minimum dwelling unit size	1,200 SF	1,512 SF

The Project is required to provide two spaces per dwelling unit in a garage, plus two open spaces, which may be located in the driveway in a tandem position, in front of the garage door. The proposed 480 SF garage will provide adequate space for two cars and the driveway area provides an adequate parking area for the residential use.

The proposed Project provides an efficient and safe site plan that provides adequate circulation. The proposed Project provides all the required amenities as identified for Residential Developments. The Project incorporates a traditional architectural design that includes a patio cover in the front of the home, shingle roofing and will utilize a white and gray color palette on both the detached garage and single-family home. The proposed Project is found to be consistent with the Municipal Code.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the requested Design Review application, and support the proposed application. Appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of use.

### Environmental Determination

Staff has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3: New Construction or Conversion of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures: (a) One single-family residence, or a second dwelling unit in a residential zone. The Project is proposing to construct a 1,512 SF manufactured single-family residence with a 480 SF attached garage on an approximately 12,196 SF lot that is zoned residential (R-H).

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\* "Lot coverage" means the gross area of a lot or parcel of land occupied by all of the ground floor of a building or structure which is under roof. As a percentage, it is the relationship between the ground floor area of the building under roof and the net area of the site.

**Exhibits:**

- A – MSHCP Resolution
- B – RDR Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Design Review Package
- G – Revised Elevations
- H – Email Correspondence