



**CITY OF LAKE ELSINORE  
REPORT TO PLANNING COMMISSION**

**TO:** Honorable Chairman  
Members of the Planning Commission

**FROM:** Justin Kirk, Principal Planner

**DATE:** October 17, 2016

**PROJECT:** Planning Application No. 2017-11 – A request to legalize and permit a 1,500 sq. ft. detached metal storage shed upon a property with an existing single family residence located near the intersection of Third Street and Melby Drive (APN: 347-330-030).

**APPLICANT:** Scott and Tammy Osborne

**Recommendation**

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-11 (RESIDENTIAL DESIGN REVIEW NO. 2017-06 (MINOR DESIGN REVIEW)) 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. 2017-11 (RESIDENTIAL DESIGN REVIEW NO. 2017-06 (MINOR DESIGN REVIEW)) TO LEGALIZE AND PERMIT A 1,500 SQUARE FOOT DETACHED METAL STORAGE SHED LOCATED AT APN: 347-330-030.

**Discussion**

**Project Request and Location**

The applicant is requesting approval of Planning Application No. 2017-11 (Residential Design Review No. 2017-06) to legalize and permit a 1,500 Square Foot (SF) detached metal storage shed on an approximately 0.76-acre lot (Project).

The proposed Project is located near the intersection of Third Street and Melby Drive and more specifically referred to as Assessor Parcel Number 347-330-030.

**Environmental Setting**

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
Project Site	Single Family Residence	Low Density Residential	Estate Single Family Residential (R-E)
North	Single Family Residence	Low Density Residential	Estate Single Family Residential (R-E)
South	Single Family Residence	Low Density Residential	Estate Single-Family Residential (R-E)
East	Single Family Residence	Low Density Residential	Estate Single Family Residential (R-E)
West	Single Family Residence	Low Density Residential	Estate Single Family Residential (R-E)

## **Analysis**

### General Plan Consistency

The Project site has a General Plan land use designation of Low Density Residential (LDR). The LDR designation provides for single-family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. The Project is proposing to legalize and permit an accessory structure which is currently existing upon a lot with an existing single family residence in an area that has several existing single family residences with accessory structures within the rear and side yard of these properties. There are single family residences located to the north, south, east and west of the project site of which many have accessory structures including sheds and patio covers. The detached metal storage shed 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 Estate Single Family Residential (R-E) Zoning designation. According to the R-E zone, accessory uses to single family residences are permitted uses pursuant to Chapter 17.68.040 (Accessory uses and structures) of the Lake Elsinore Municipal Code (LEMC), provided they are found to be compatible with the residential character of the neighborhood, are harmonious with the architectural style of the main building, and are located no closer than 20 feet to a public right-of-way and no closer than 10 feet to any other property line.

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'-0'
Side Setback	10'-0"	10.85'
Rear Setback	10'-0"	60'+

Maximum Lot Coverage*	25%	6.5%
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The existing detached metal storage shed is located within the side yard of the property behind a fence and gate, incorporates materials and colors which are similar to the existing single family home and two car garage which includes the same shade of white colored garage doors, similar shade of brown on the sides of the structure, similar colored and textured roofing material and blends in with the residential character of the surrounding neighborhood. The proposed design is found to be of a high quality and will provide an appropriate addition to the existing structures upon the lot. 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: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The Project is proposing to legalize and permit a 1,500 sq. ft. detached metal storage shed upon a lot with an existing single family residence on an approximately 0.76-acre lot.

Prepared by: Justin Poley,  
Community Development Technician

Approved by: Justin Kirk,  
Principal Planner

#### **Exhibits:**

- A – MSHCP Resolution
- B – RDR Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Project Plans

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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.