



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

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

**FROM:** Justin Kirk, Principal Planner

**DATE:** October 17, 2017

**PROJECT:** Planning Application No. 2017-37 (The Cottages): A request by Civic Partners for the approval of a development of 143 multifamily residential units and related on and offsite improvements.

**APPLICANT:** Jeff Pomeroy, Civic Partners

**Recommendation**

adopt, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, APPROVAL OF ADDENDUM #1 TO A MITIGATED NEGATIVE DECLARATION (SCH 2008011082) FOR PLANNING APPLICATION 2017-37 (RESIDENTIAL DESIGN REVIEW 2017-00014 and TTM 37393); AND,

adopt, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPT FINDINGS THAT PLANNING APPLICATION 2017-37 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, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF TENTATIVE TRACT MAP 37393 FOR THE CONSOLIDATION OF 23 PARCELS AND THE RECONFIGURATION OF THE ADJACENT RIGHT OF WAY LOCATED AT ASSESOR PARCEL NUMBERS (APNs) 365-030-004 through -007, -016 through -023, and -027 through -037; AND,

adopt, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF PLANNING APPLICATION 2016-103 FOR 143 MULTIFAMILY RESIDENTIAL UNITS AND RELATED IMPROVEMENTS, LOCATED AT ASSESOR PARCEL NUMBERS (APNs) 365-030-004 through -007, -016 through -023, and -027 through -037.

### **Project Request/Location**

The applicant is proposing to build 143 unit affordable multifamily development with associated features and facilities including 333 resident/visitor parking, a leasing/management office, a community center, onsite laundry facility and active and passive open spaces located on 23 parcels totaling 19.43 acre. TTM 37393 is also a part of the project, which proposes to consolidate the 23 parcels into one parcel and reconfigure the adjacent right of way.

The 19.43-acre project site is generally located on vacant land north of Corydon Road, east of Grand Avenue, west of Mission Trail, and south of Stoneman Street and is more specifically referred to as Assessor's Parcel Numbers (APNs) 365-030-004 through -007, -016 through -023, and -027 through -037.

### **Environmental Setting**

	EXISTING LAND USE	EAST LAKE SP	GENERAL PLAN
Project Site	Vacant	Medium Residential	Specific Plan
North	Vacant	Low-Medium Residential	Specific Plan
South	Vacant	Low-Medium Residential	Specific Plan
East	ROW	ROW	ROW
West	Vacant	Low-Medium Residential	Specific Plan

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

The modified project includes construction and operation of 143 for-rent affordable residential units in detached and attached duplex structures and related onsite improvements. Table 1, provides a breakdown of the proposed uses.

The residential buildings would be two-stories, would provide either two or three bedrooms, and range from approximately 750 to 1,250 square feet in size. The project also includes an approximately 55,000-square-foot (or 1.26-acre) park/recreation area in the center of the site that would include a 2,200-square foot recreation building, children's tot lot, open lawn, picnic area, and meandering walkways. Additionally, the project includes a 6.97-acre open space/detention basin area in the western portion of the project site, which would include a 1,312-foot circular path made of decomposed granite for walking/running.

<b>Table 1: Project Development Summary</b>	
Site Summary	Units
Gross Site Area	19.43 acres
Residential Development Area	11.20 acres
Park Area	1.26 acres
Open Space Area	6.97 acres
Dwelling Units	143 units
Residential Density	7.4 units per acre
Unit Summary	Number and Percentage of Units
2-Bedroom Units	39 = 27%
3-Bedroom Units	104 = 73%
<b>Total Residential Units</b>	<b>143 = 100%</b>
Park Recreation Building	2,200 square feet

Parking Spaces	Number of Spaces
Garage Spaces	143
Driveway Spaces	87
Open Spaces	103
<b>Total Parking Spaces</b>	<b>333</b>

### Architectural Features

The building architecture would feature Spanish style architecture with various white, tan, and brown stucco buildings with red and terracotta blend concrete barrel tile roofs. Additional architectural features include

- Sand Finish
- Foam Trim
- Window Grids
- Decorative Shutters
- Coach Light
- Address Plaque

The applicant has proposed three-color treatments as follows:

	1	2	3
STUCCO BODY	SW 7042 SHOJI WHITE	SW 7541 GRECIAN IVORY	SW 7005 PURE WHITE
FASCIA / EAVES / CLAY DÉCOR PIPES AT GABLES/ GARAGE	SW 7510 CHATEAU BROWN	SW 9115 COWBOY BOOTS	SW 7034 STATUS BRONZE
ALL TRIM	SW 7535 SANDY RIDGE	SW 7549 STUDIO TAUPE	SW 7550 RESORT TAN
ENTRY DRS/ SHUTTERS	SW 2838 POLISHED MAHAGONY	SW 7625 MUONT ETNA	SW 6068 BREVITY BROWN
ROOF MATERIAL FULL S	3816 SAN RAMON RANGE	37646 DESERT CLAY BLEND	SMC 8402 SANTA CRUZ BLEND

### 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. A condition of approval has been added to require additional screening landscape adjacent to the drainage basin/walking trail.

### Fencing

Site fencing would primarily consist of a 6'-0" high concrete masonry unit (CMU) wall. Along the westerly project boundary a 6'-0" tubular steel fence will be proposed with a gate to open up onto a drainage basin/walking trail.

## Community Amenities

The proposed project offers both active and passive recreational opportunities. The main community open space area is the focal point of the project's entrance and includes two tot lots, picnic tables, basketball court, benches, and an open turf area. The project's detention basin also incorporates a walking trail around the perimeter. The project also features a 2,200 square foot recreation building that would feature multipurpose recreational amenities.

## Site Access and Parking

Access to the project site would be provided by one full-access driveway from Mission Trail and one right-in/right-out access only driveway. An onsite circulation system, with 333 parking spaces provided near the residences throughout the site. The project would install sidewalks along Mission Trail and selected internal streets within the project site. In addition, the project would install (or accommodate for future installation, at the City's discretion) a Class II bicycle lane along Mission Trail.

## 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 of Specific Plan and is 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"	Varies, Min 26'-0"
Front Setback	20'-0"	26'-0"
Side Setback (North PL)	0'-0"	17'-0"
Side Setback (South PL)	0'-0"	26'-0"
Rear Setback	0'-0"	103'-0"
Building Separation	10'-0"	Varies, Min 10'-0"
Maximum Lot Coverage	70%	18.6
Density	14 DU/Acre	7.4 DU/Acre

As detailed in Table 2, the proposed project is consistent with all development standards of the applicable specific plan requirements. In most instances the project demonstrates that exceeds the minimum standard applied. 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 143 covered spaces and 172 uncovered spaces for a total of 315 parking spaces. The project proposes 143 covered spaces in single car garages and 190 uncovered spaces for a total of 333 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. Adequate recreational amenities have been provided and are consistent with other multi-family residential projects. In addition, the proposed project provides additional affordable housing, which helps the City meet its RHNA in a different manner than traditional affordable apartment complexes.

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**

On June 25, 2008, the City Council of the City of Lake Elsinore approved the Colony Project Initial Study/MND (SCH #2008011082) and its Mitigation Monitoring and Reporting Program (MMRP) to reduce the potential environmental effects associated with implementation of the Colony project to a less than significant level. The Colony project was a previously approved project for the site that included development and operation of 211 attached senior condominiums and a community recreation facility on the 12.20-acres site. The residential buildings were proposed to be four complexes of condominiums with an average density of 11.1 dwelling units per acre (du/ac). The 211 dwelling units were designed to range from 992 to 1,527 square feet. The total building square footage for the project was 271,193. The community recreation park was to include a putting green and a community pool. In addition, the western 7.2-acre portion of the project site was an open space area with a storm water detention basin. The Colony Project Initial Study/MND identified five environmental impact areas for which mitigation would reduce potential environmental impacts to a less than significant level (air quality, biological resources, cultural resources, noise, and transportation and traffic). The modified project will implement applicable mitigation measures included in the Colony Project Initial Study/MND. In addition, the Colony project included various Project Design Features (PDFs) that were included in the project to reduce potential impacts, which would also be implemented with the modified project. No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). The addendum has been included as an attachment to the agenda and all technical studies are on file and available for public at the planning counter at City Hall.

Exhibits:

- A. CEQA Resolution
- B. MSHCP Resolution
- C. TTM Resolution
- D. RDR Resolution
- E. Conditions of Approval
- F. Addendum
- G. Vicinity Map
- H. Aerial Map
- I. Tentative Map
- J. Design Review Package