



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

TO: Honorable Chairman
Members of the Planning Commission

FROM: Justin Kirk, Principal Planner

DATE: March 6, 2018

PROJECT: **Planning Application 2017-018:** A proposed amendment to Tentative Tract Map (TTM) 31920 to increase the developable lots by 84 units from 156 to 240 units and to modify the TTM to accommodate the increased number of units.

APPLICANT: Brian Milich, Pacific Ventures, Management, LLC

Recommendation

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 NO. 2017-18 (TTM 31920) 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 APPROVAL OF A REVISION TO TENTATIVE TRACT MAP NO. 31920.

Project Request/Location

The applicant is requesting approval of a revision to Tentative Tract Map (TTM) 31920, specifically remapping lots 23, 26 and 27, which would increase the total number of residential lots by 84 units going from 156 to 240 units. Minimum lot sizes would be reduced from 5,000 SF to 3,300 SF. The proposed project is located within the Summerly Development of the East Lake Specific Plan (ELSP) and is located on lots 23, 26 and 27 of TTM 31920 and is more specifically referred to as APNs: 371-270-014, 017, and 018.

Environmental Setting

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant	Low Medium Residential (LMD)	Specific Plan
North	Golf Course	Recreation	Specific Plan
South	Vacant	LMD	Specific Plan
East	Park/SFD	REC ESLP/LMD	Specific Plan
West	Interim construction site	Preservation/Mitigation	Specific Plan

Background

The ELSP was adopted by the City in 1993 and originally included 3,000 acres that would allow for a total of up to 9,000 residential units. There have been 10 subsequent amendments to the Specific Plan that were approved and adopted. Most recently, the City Council approved Amendment No. 11 which is a comprehensive specific plan which consolidated all previous iterations of the ELSP and updated the plan as follows:

- Overhaul land uses, development regulations, and architectural guidelines along with updating circulation and drainage.
- Streamline the development process in order to stimulate private sector investment.
- Create a user-friendly East Lake Specific Plan document.
- Protect the natural resources in the Lake's Back Basin.
- Maintain flood storage capacity.
- Anticipate changing marketplace demand and public need by providing flexibility in implementation.
- Ensure that the City's "Action Sports Capital of the World" and "Dream Extreme" activities have a permanent location in the City.

Project Description

The proposed revision to TTM 31920 includes the remapping lots 23, 26 and 27. The proposed subdivided lots range in size from 9,058 SF to 3,312 SF, with an average size of 4,345 SF. The proposed subdivision has a density of 7.2 dwelling units per acre. Table 1 identifies the maximum, minimum and average lot sizes by lot and for the total proposed map revision:

Table - 1 PA 2017-18 Remapping Detail			
Lot	Minimum	Maximum	Average
23	3,312 SF	6,533 SF	4,073 SF
26	3,760 SF	6,649 SF	4,029 SF
27	4,500 SF	9,058 SF	4,957 SF
Average	3,312 SF	4,957 SF	4,345 SF

The proposed project would not permit any new construction. Subsequent entitlement approvals are required prior to the construction of any new residential units. Subsequent entitlements will focus on design review of future residential development.

Analysis

Under East Lake Specific Plan Amendment #11, the Summerly Residential Neighborhood as implemented by TTM 31920 includes two residential densities, recreational facilities, landscaping lots and public streets, as detailed in Table 2.

Table 2 - Summerly Residential Neighborhood Development Summary				
Land Use	Maximum Dwelling Units	Average Density ¹	Number of Lots	Area (Acres)
Low-Medium Density Residential (up to 6 du/ac)	1,979	8.2	1,979	242.17
Medium Density Residential (up to 14 du)				
Neighborhood Focal Parks			3	2.86

Central Neighborhood Park and Recreation Facility			1	3.93
HOA Landscape Lots			14	1.37
Public Streets				68.26
¹ Average density calculated on residential acreage only.				

Due to the dual zoning designation identified for the Summerly Residential Neighborhood, application of either the Low-Medium Density Residential or Medium Density Residential are appropriate if the overall maximum density of development does not exceed 1,979 dwelling units. Due to the 1,979 unit cap not being exceeded, the Medium Density Residential designation is applicable for the evaluation for the creation of lots. The original approval of TTM 31920 mapped a total 1,483 dwelling units, SPA 10 increased the total to 1,500 dwelling units and SPA 6A increased the total to 1,595 dwelling units. The proposed map amendment would increase the total to 1,679 dwelling units. Due to the development not exceeding the cap of 1,979 dwelling units the applicability of the Medium Density Residential development standards are appropriate when evaluating the revised map. Medium Density Residential has specific development standards applicable to the creation of lots as detailed in Table 3.

Table 3 - Medium Density Residential Development Standards		
Development Criteria	Standard	Proposed
Density Up to	14 du/ac	7.2 du/ac
Lot Area Minimum	3,300 SF	3,312 SF
Minimum Lot Width	46'-0"	47'-0"

The proposed map revision has been found consistent with the development criteria for the creation of lots in the Medium Density Residential land use designation. Additionally, project-wide development standards have also been prepared to complement those described in the Medium Density Residential standards. Those applicable to subdivision of land include the following criteria:

- Development does not exceed development caps
- Uses shall comply with the requirements of the ELSP
- Lots created shall conform to the ELSP, applicable City standards or State law and shall not include flag lots
- Compliance with current WQMP and MS4 permit requirements
- Common open space
- Infrastructure commensurate with the impacts of the proposed development and adequate phasing to ensure the infrastructure is constructed to mitigate potential impacts
- Pay applicable development fees
- Implementation of mitigation measures identified in the ELSP Amendment #11 EIR

As previously detailed, the proposed project does not include development that is in excess of the development cap of the Summerly Residential Neighborhood of 1,979 units and has been designed in a manner consistent with the requirements of the ELSP. The proposed project has been conditioned to meet the current WQMP and MS4 permit requirements, subsequent design review applications will require the approval of amendments to the approved Preliminary WQMP to demonstrate compliance with the new WQMP and MS4 requirements. The proposed map revision does not create significant new traffic and will be accommodated by the existing and to be constructed infrastructure for the Summerly Residential Neighborhood. The proposed project is subject to a previously approved Development Agreement, which specifies applicable

development fees and the timing of the payment of those fees. Consistent with certain protections provided in the Development Agreement, the proposed project has been conditioned to implement the applicable mitigation measures identified in the ELSP Amendment #11 EIR. In accordance with the Development Agreement and conditions of approval of TTM 31920, the project areas have been previously annexed to applicable maintenance and public safety financing districts and would not be required to annex into CFD 2015-01 or 2015-02.

Overall, the project proposes increased densities of residential development within an existing residential community. The proposed smaller lots would not be discernable from the public right of ways as the minimum lot widths are consistent with the other areas of the community. Setbacks to garages would maintain a minimum of 18'-0" distance, thereby minimizing potential impacts to roadways. The increased density would also create a different lot configuration than what is standardly available in the Summerly Residential Neighborhood. Because the project meets all the development criteria established by the ELSP Amendment # 11 for new lots, it is consistent with the project-wide development standards and the project creates a differing product type while not altering the existing streetscape or creating adverse impacts Staff recommends approval.

Environmental

Pursuant to CEQA Guidelines Section 15162, staff has determined the proposed Project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Environmental Impact Report "EIR" (SCH #2016111029). All potentially significant impacts upon Aesthetics, Biological Resources, Cultural, Paleontological and Tribal Resources, Geology, Soils and Seismicity, Hazards and Hazardous Materials, Hydrology and Water Quality will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the EIR. The EIR also determined that the proposed Project would have significant and unavoidable project-level and cumulative impacts related to Air Quality, Greenhouse Gas Emissions, Noise, Transportation and Circulation which cannot be mitigated to below a level of significance, resulting in the adoption of a Statement of Overriding. Pursuant to CEQA Guidelines Section 15162 no substantial changes, which require major revisions to the EIR, exist, and no new information of substantial importance, which require revisions to the earlier EIR, exist. Therefore, no further environmental documentation is necessary.

Exhibits:

1. MSHCP Resolution
2. TTM Resolution
3. Conditions of Approval
4. Vicinity Maps
5. Aerial Maps
6. Revised TTM 31920