



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: March 20, 2018

Subject: Planning Application No. 2017-75 – A request to construct a two-story 1,608 sq. ft. single-family residence with a 431 sq. ft. attached two-car garage.

Applicant: Gilbert Valdez

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-75 (RESIDENTIAL DESIGN REVIEW NO. 2017-38) 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. 2017-75 (RESIDENTIAL DESIGN REVIEW NO. 2017-38) FOR THE CONSTRUCTION OF A TWO-STORY 1,608 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 431 SQUARE FOOT ATTACHED TWO-CAR GARAGE LOCATED AT APN: 373-182-018

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2017-75 (Residential Design Review No. 2017-38) to construct a two-story 1,608 Square Foot (SF) single-family residence with a 431 SF attached two-car garage, and related improvements on an approximately 3,963 SF lot (Project). The Project is located at the northwesterly corner of Lake Street and Avenue 1 and more specifically referred to as Assessor Parcel Number 373-182-018.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Medium Density Residential (MDR)	Medium Density Residential (R-2)
North	Residential	Medium Density Residential (MDR)	Medium Density Residential (R-2)
South	Residential	Medium Density Residential (MDR)	Medium Density Residential (R-2)
East	Residential	Medium Density Residential (MDR)	Medium Density Residential (R-2)
West	Residential	Medium Density Residential (MDR)	Medium Density Residential (R-2)

Analysis

General Plan Consistency

The Project site has a General Plan Land Use Designation of Medium Density Residential (MDR). The MDR designation provides for single-family detached homes, secondary residential units, duplexes and triplexes, multi-family dwelling units and similar and compatible uses. The residential density for MDR is up to twelve (12) dwelling units per net acre, which translates to a minimum lot size of 3,630 SF. The General Plan indicates that legally created parcels in this District can be developed even though they may not meet today's minimum subdivision lot sizes, provided they meet current City development standards. In addition, staff from Planning, Building and Safety, Fire, and Engineering Departments have reviewed the proposed project to ensure that the project meets all current development standards and have conditioned the project to mitigate any potential issues. The 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 Medium Density Residential District (R-2) Zoning designation. The R-2 zone identifies single-family residences as permitted uses provided they meet all of the development standards of the Single-Family Residential District (R-1) zone. Staff has reviewed the proposed project with respect to the relevant development standards as identified in the Municipal Code and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Building Height (Max.)	30'-0"	25'-6"
Front Setback	20'-0"	20'-0"
Side Setback	5'-0"	5'-7.5"
Side Setback (Adjacent to ROW)	15'-0"	15'-0"
Rear Setback	20'-0"	20'-1.5"
Maximum Lot Coverage	50%	27.88%
Minimum dwelling unit size	1,000 SF	1,608 SF

The Project is required to provide two parking 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 431 SF garage will provide adequate space for two (2) cars and the driveway area provides 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 proposed Project is a conventional single-family residence with Timberline combo shingles, La Habra Stucco and Hardi-planks sidings. The proposed landscaping plan will complement the architectural design of the residence.

Staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project. 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 1,608 SF single-family residence on a lot that has a residential zoning designation (R-2).

Exhibits:

- A – MSHCP Resolution
- B – RDR Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Design Review Package