



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Principal Planner

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Date: June 5, 2018

Subject: Planning Application No. 2018-17 – A request to construct a single-story single-family residence and attached second unit with 3,869 square feet of total living area, a 651 square foot attached two car garage, a 192 square foot covered patio and related improvements.

Applicant: Glenn Mattern

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-17 (RESIDENTIAL DESIGN REVIEW NO. 2018-07) 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. 2018-17 (RESIDENTIAL DESIGN REVIEW NO. 2018-07) FOR THE CONSTRUCTION OF A 3,869 SQUARE FOOT SINGLE-STORY SINGLE-FAMILY RESIDENCE AND ATTACHED SECOND UNIT WITH A 651 SQUARE FOOT ATTACHED TWO-CAR GARAGE, A 192 SQUARE FOOT COVERED PATIO AND RELATED IMPROVEMNETS LOCATED AT APN: 379-080-046.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2018-17 (Residential Design Review No. 2018-07) to construct a 3,869 Square Foot (SF) single-story single-family residence with an attached second unit, a 651 SF attached two-car garage, a 192 S.F. covered patio and related improvements on an approximately 17,800 SF lot (Project). The Project is located near the intersection of Machado Street and Larson Road and more specifically referred to as Assessor Parcel Number 379-080-046.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Low Density Residential (LDR)	Single-Family Residential (R-1)
North	Vacant	Low Density Residential (LDR)	Single-Family Residential (R-1)
South	Residential	Low Density Residential (LDR)	Single-Family Residential (R-1)
East	Vacant	Low Density Residential (LDR)	Single-Family Residential (R-1)
West	Residential	Low Density Residential (LDR)	Single-Family Residential (R-1)

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 residential density for LDR is between one (1) and three (3) dwelling units per net acre, which translates to a minimum lot size of 14,520 SF. 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 Single-Family Residential (R-1) Zoning designation. The R-1 zone identifies single-family residences as permitted uses provided they meet all of the development standards of the 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	30'-0"	18'-6"
Front Setback	20'-0"	30'-0"
Side Setback (Interior)	5'-0"	5'-0"
Side Setback (ROW)	5'-0"	5'-0"
Rear Setback	20'-0"	20'-0"+
Maximum Lot Coverage*	50%	27%
Minimum dwelling unit size	1,000 SF	3,869 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.

* "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.

The proposed 651 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 gray colored stucco, roof shingles, white colored window trim, pillars and stone veneer. Landscape plans were never received as part of the Residential Minor Design Review project submittal and therefore the applicant is being conditioned to meet current landscape requirements per chapter 17.44 L.E.M.C. and must submit three (3) sets of the Final Landscaping / Irrigation Detail Plans to the Community Development Department with appropriate fees, reviewed by the City's Landscape Architect Consultant and approved by the Community Development Director or designee, prior to issuance of a building permit.

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 3,869 SF single-family residence and attached second unit on a lot that has a residential zoning designation (R-1).

Exhibits:

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