



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Principal Planner

Prepared by: Damaris Abraham, Senior Planner

Date: July 17, 2018

Subject: Planning Application No. 2018-16 (Ou Residence) – A request to construct a 2,461 sq. ft. two-story primary residence and a 1,200 sq. ft. second unit on an approximately 8,250 sq. ft. lot.

Applicant: Winnie Bi

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-16 (RESIDENTIAL DESIGN REVIEW NO. 2018-06) 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. 2018-16 (RESIDENTIAL DESIGN REVIEW NO. 2018-06) FOR THE CONSTRUCTION OF A 2,461 SQUARE FOOT PRIMARY RESIDENCE AND A 1,200 SQUARE FOOT SECOND UNIT LOCATED AT APN: 374-112-019.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2018-16 (Residential Design Review No. 2018-06) to construct a 2,461 sq. ft. two-story primary residence with an attached two-car garage and a 1,200 sq. ft. two-story second unit with an attached two-car garage on an approximately 8,250 sq. ft. lot (Project). The Project is located on the northerly side of Heald Avenue, westerly of Townsend Street, and easterly of Matich Street (APN: 374-112-019).

Environmental Setting

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

Analysis

General Plan Consistency

The Project site has a General Plan Land Use designation of Low-Medium Density Residential (LMR) and is located in the Historic District. The LMR designation provides for single-family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. The Project is an infill development project that is proposing to construct primary and secondary residential units similar to the surrounding properties in the area. Surrounding properties have been developed with single-family residences. The proposed Project is compatible with the existing surrounding uses and will blend in with the surrounding area. The Project is consistent with the General Plan.

Municipal Code Consistency

The Project site currently zoned Single-Family Residential (R-1). Per Section 17.76.020.A of the R-1 zone, single-family detached dwelling units allowed provided they meet the development standards of the R-1 zone. Section 17.56.030 of the Lake Elsinore Municipal Code (LEMC) allows a second unit on any residentially zoned parcel provided that it complies with the current minimum requirement of the zoning district and the lot contains a single-family detached dwelling which complies with the current development standards for the zoning district.

Below are the development standards applicable to the proposed project as identified in the Lake Elsinore Municipal Code (LEMC):

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
<i>Primary Residence</i>		
Building Height	30'-0"	25'-11½"
Front Setback	20'-0"	20'-0"
Side Setback (Interior)	5'-0"	5'-0"
Minimum dwelling unit size	1,000 SF	2,461 SF
<i>Second Unit</i>		
Building Height	30'-0"	24'-9"
Rear Setback (Alley)	20'-0"	20'-0"
Side Setback (Interior)	5'-0"	5'-0"
Maximum bedrooms	Two	Two
Maximum dwelling unit size	1,200 SF	1,200 SF
Maximum Lot Coverage*	50%	37%

The Project also complies with the onsite parking standards in accordance with the LEMC:

PARKING STANDARD	REQUIRED	PROPOSED
Primary Residence (2 in a garage + 2 open spaces)	2 (garage) + 2 (Open)	2 (garage) + 2 (Open)
Second Unit (1 enclosed space per bedroom)	2 (enclosed)	2 (enclosed)
	Total = 6	Total = 6

* "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 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 Project incorporates a traditional architectural design that includes porch entryway, decorative window trims, fascia trim, Class 'A' asphalt composition roof, stone veneer and will utilize earth tone color palette. The proposed landscaping plan will complement the architectural design of the residence.

The Design Review Committee that includes 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

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 2,461 sq. ft. two-story primary residence and a 1,200 sq. ft. second unit on a lot that has a Single-Family Residential (R-1) Zoning designation.

Exhibits

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