



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Community Development Director

Prepared by: Justin Poley, Community Development Technician

Date: August 7, 2018

Subject: Planning Application No. 2018-27 – A request to construct a single-story single-family residence with 2,359 square feet of total living area, a 526 square foot attached two car garage, a 74 square foot covered patio and related improvements. (APN: 377-272-016).

Applicant: Sohail Fahmian

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-27 (RESIDENTIAL DESIGN REVIEW NO. 2018-13) 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. 2018-27 (RESIDENTIAL DESIGN REVIEW NO. 2018-13) FOR THE CONSTRUCTION OF A 2,359 SQUARE FOOT SINGLE-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE OF 526 SQUARE FEET, A COVERED PATIO OF 74 SQUARE FEET AND RELATED IMPROVEMNETS LOCATED AT APN: 377-272-016.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2018-27 (Residential Design Review No. 2018-13) to construct a 2,359 Square Foot (SF) single-story single-family residence with an attached garage of 526 SF, A 74 SF and related improvements on an approximately 7,400 SF lot (Project). The Project is located near the intersection of Granite Street and Flint Street and more specifically referred to as Assessor Parcel Number 377-272-016.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	High Density Residential (HDR)	High Density Residential (R-3)
North	Residential	High Density Residential (HDR)	High Density Residential (R-3)
South	Vacant	Medium Density Residential	Medium Density Residential (R-2)
East	Vacant	High Density Residential (HDR)	High Density Residential (R-3)
West	Vacant	High Density Residential (HDR)	High Density Residential (R-3)

Analysis

General Plan Consistency

The Project site has a General Plan Land Use Designation of High Density Residential (HDR). The HDR designation provides for single-family detached homes, secondary residential units, multi-family residential projects, public and quasi-public uses, and similar and compatible uses. The residential density for HDR is a maximum of 24 dwelling units per net acre. 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 High Density Residential Development District (R-3) Zoning designation. The R-3 zone identifies single-family residences as permitted uses provided they meet all of the development standards of the Single-Family Residential (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"	17'-9"
Front Setback	20'-0"	20'-0"
Side Setback (Interior)	5'-0"	5'-0"
Side Setback (interior)	5'-0"	10'-0"
Rear Setback	20'-0"	20'-0"+
Maximum Lot Coverage*	50%	40%
Minimum dwelling unit size	1,000 SF	2,359 SF

* "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 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 526 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 stucco siding and asphalt roof shingles. 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 2,359 SF single-family residence on a lot that has a residential zoning designation (R-3).

Exhibits:

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