



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Community Development Director

Prepared by: Damaris Abraham, Senior Planner

Date: September 18, 2018

Subject: Planning Application No. 2017-60 (Salinas Duplex) – A request to construct a 3,454 sq. ft. duplex on a 7,150 sq. ft. lot.

Applicant: Juan Salinas

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-60 (RESIDENTIAL DESIGN REVIEW NO. 2017-28) 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. 2017-60 (RESIDENTIAL DESIGN REVIEW NO. 2017-28) FOR THE CONSTRUCTION OF A 3,454 SQUARE FOOT DUPLEX LOCATED AT APN: 377-244-004.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2017-60 (Residential Design Review No. 2017-28) to construct a 3,454 sq. ft. two-story duplex on an approximately 7,150 sq. ft. lot (Project). Each unit will have a 1,299 sq. ft. living area and a 428 sq. ft. two-car garage. The Project is located northerly of Flint Street, southerly of I-15, on the easterly side of Ellis Street, and westerly of Lookout Street and more specifically referred to as Assessor Parcel Number 377-244-004.

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	Residential	High Density Residential (HDR)	High Density Residential (R-3)
East	Residential	Gateway Commercial (GWC)	Gateway Commercial (GC)
West	Residential	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) and is located in the Historic District. The HDR designation provides for typical single-family detached and attached homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. The Project is proposing to construct a duplex on a 7,150 sq. ft. lot. 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 is located within the High Density Residential (R-3) Zoning designation. Staff has reviewed the proposed Project with respect to the relevant development standards as identified in the Lake Elsinore Municipal Code (LEMC) and has detailed the requirements and the proposed development standards as follows:

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Building Height	30'-0"	23'-3"
Front Setback	20'-0"	36'-0"
Side Setback (Interior)	5'-0"	5'-0" and 24'-4"
Rear Setback	10'-0"	24'-0"
Maximum Lot Coverage*	60%	24.3%
Minimum dwelling unit size	2-bedroom & above: 700 SF plus 100 SF for each additional bedroom	1,304 SF each
Private Open Space	100 SF usable private open space per unit	Unit A: 496 SF Unit B: 430 SF

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

PARKING STANDARD	REQUIRED	PROPOSED
Duplexes with 2 or more bedrooms: (1 covered plus 1.33 open space)	2 (covered) + 3 (Open)	4 (covered) + 2 (Open)
	Total = 5	Total = 6

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 concrete tile roof, cottage window trims, window shutters, wood siding, stone veneers, decorative vents, and decorated gable end treatment. 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

* "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.

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: (b) a duplex or similar multi-family residential structure totaling no more than four dwelling units. The Project is proposing to construct a 3,454 sq. ft. duplex on a 7,150 sq. ft. lot.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project consists constructing a duplex on a lot that has been previously disturbed. The Project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The Project complies with all other applicable requirements of the MSHCP.

Exhibits

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