



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Development Director

Prepared by: Damaris Abraham, Senior Planner

Date: September 18, 2018

Subject: Planning Application No. 2017-69 – Proposal to construct a 1,900 sq. ft. single-family residence with a 508 sq. ft. attached garage.

Applicant: Wah Taing

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2017-69 (RESIDENTIAL DESIGN REVIEW NO. 2017-35) 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. 2017-69 (RESIDENTIAL DESIGN REVIEW NO. 2017-35) FOR THE CONSTRUCTION OF A 1,900 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 508 SQUARE FOOT ATTACHED TWO-CAR GARAGE LOCATED AT 374-142-009.

Background

The Project was initially heard at the February 6, 2018 Planning Commission hearing. The Project initially proposed to install a 1,306 sq. ft. manufactured home and construct a 600 sq. ft. detached garage. At the February 6, 2018 hearing, the Planning Commission raised concerns about the architectural design of the house and whether the Project will blend in with the surrounding neighborhood. The Planning Commission then continued the Project off-calendar to allow the applicant sufficient time to address the Planning Commission's concerns. The applicant has redesigned the Project and is proposing to construct a conventionally built house with an architectural design that blends in better with the surrounding area.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2017-69 (Residential Design Review No. 2017-35) to construct a 1,900 sq. ft. single-family residence with a 268 sq. ft. attached patio cover and a 508 sq. ft. attached two-car garage on an approximately 7,000 sq. ft. vacant lot (Project). The Project is located northerly of Graham Avenue, southerly of Heald Avenue, on the easterly side of Lowell Street, and westerly of Kellogg Street, and more specifically referred to as Assessor Parcel Number 374-142-009.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Low-Medium Density Residential	Single-Family Residential (R-1)
North	Residential	Low-Medium Density Residential	Single-Family Residential (R-1)
South	Residential	Low-Medium Density Residential	Single-Family Residential (R-1)
East	Residential	Low-Medium Density Residential	Single-Family Residential (R-1)
West	Residential	Low-Medium Density Residential	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 proposed Project is an infill development project that is proposing to construct a single-family residence 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 is currently zoned Single-Family Residential (R-1). Staff has reviewed the proposed Project with respect to the relevant development standards as identified in the LEMC and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Building Height	30'-0"	16'-7"
Front Setback	20'-0"	20'-0"
Side Setback	5'-0"	5'-0"
Rear Setback	20'-0"	53'-0"
Maximum Lot Coverage*	50%	38%
Minimum dwelling unit size	1,000 sq. ft.	1,900 sq. ft.

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 Project 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 Project incorporates a *Spanish Architectural Style* that includes concrete "S" tile roofs, arched entry porch, window trims, decorative vents, and brick veneer. The proposed landscaping plan will complement the architectural design of the residence.

* "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 Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the requested Design Review application, and support 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 1,900 sq. ft. single-family residence with a 508 sq. ft. attached garage on a lot that has a Single-Family Residential (R-1) zoning designation.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project consists of constructing a single-family residence on a lot that been previously disturbed. Because the Project is not located in a Criteria Cell, it 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