



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: October 2, 2018

Subject: Planning Application No. 2018-24 – Proposal to install a 1,478 sq. ft. manufactured home with an attached 138 sq. ft. porch and a 400 sq. ft. detached garage.

Applicant: Maria Tavarez

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-24 (RESIDENTIAL DESIGN REVIEW NO. 2018-11) 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. 2018-24 (RESIDENTIAL DESIGN REVIEW NO. 2018-11) FOR THE INSTALLATION OF A 1,478 SQUARE FOOT MANUFACTURED HOME WITH AN ATTACHED 138 SQUARE FOOT PORCH AND A 400 SQUARE FOOT DETACHED GARAGE LOCATED AT 373-022-005.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2018-24 (Residential Design Review No. 2018-11) to install a 1,478 sq. ft. manufactured home with an attached 138 sq. ft. porch and to construct a 400 sq. ft. detached two-car garage on an approximately 7,500 sq. ft. vacant lot (Project). The Project is located on the northerly side of Heald Avenue, southerly of Franklin Street, westerly of Chestnut Street, and easterly of Ellis Street, and more specifically referred to as Assessor Parcel Number 373-022-005.

Environmental Setting

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

	EXISTING LAND USE	GENERAL PLAN	ZONING
West	Residential	High Density Residential	High Density Residential (R-3)

Analysis

General Plan Consistency

The Project site has a General Plan Land Use designation of Medium Density Residential (MDR) and is located in the Historic District. This 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 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 Medium Density Residential (R-2). According to the R-2 zone, single-family residences are permitted uses provided they meet all of the requirements of Chapter 17.76 Single-Family Residential (R-1) District of the Lake Elsinore Municipal Code (LEMC). 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"	13'-0"
Front Setback (home)	20'-0"	21'-0"
Side Setback (home)	5'-0"	5'-0" & 18'-2"
Side Setback (garage)	5'-0"	5'-0" & 25'-0"
Rear Setback (garage)	20'-0"	28'-0"
Maximum Lot Coverage*	50%	27%
Minimum dwelling unit size	1,000 sq. ft.	1,478 sq. ft.

The Project provides an efficient and safe site plan that provides adequate circulation and parking. The Project is required to provide a minimum of 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 400 sq. ft. garage will provide adequate space for two cars and the driveway area provides adequate parking area for the residential use.

The Project complies with the development standards of Section 17.44.020.D (Manufactured housing) of the LEMC. The proposed manufactured home will be placed on a low-profile permanent foundation. The exterior and the roof material for the manufactured home will be similar to a conventionally built single-family dwelling. The Project will incorporate asphalt shingle roof, wood trim and railings, balcony, and an entry porch. The proposed detached garage has been designed to match the color, exterior siding, and roof materials of the manufactured home.

* "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 provides a clearly defined building entry from Heald Street. 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 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 install a 1,478 sq. ft. manufactured home with an attached 138 sq. ft. porch and to construct a 400 sq. ft. detached two-car garage on a lot that has a Medium Density Residential (R-2) zoning designation.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project consists of installing a manufactured home 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