



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Damaris Abraham, Senior Planner

Date: October 9, 2018

Subject: Planning Application No. 2018-02 (New Ventures) – Proposal to construct a five-unit apartment complex on a 0.34-acre lot located at the northwest corner of Graham Avenue and Lowell Street.

Applicant: Chad Logan, New Ventures, LLC

Recommendation

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-02 (RESIDENTIAL DESIGN REVIEW NO. 2018-01) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-02 (RESIDENTIAL DESIGN REVIEW NO. 2018-01) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR A FIVE-UNIT APARTMENT COMPLEX LOCATED AT 374-183-018.

Background

Planning Commission Hearing

The Project was heard by the Planning Commission on September 18, 2018. Prior to the Planning Commission hearing staff received an email communication from Mary Monise dated September 14, 2018 in opposition of the Project. Some of the concerns raised in the email include that the multi-family apartment project does not blend in with the surrounding area because of the height, design, and proposed density for the project. The applicant has provided an email response dated September 16, 2018. Both emails have been attached to the staff report (Exhibit H). Staff has reviewed and addressed the email as outlined below:

- The proposed Project is consistent with the site's General Plan Land Use designation of Residential Mixed Use (RM) and the site's zoning designation of Residential Mixed Use (RMU). The RMU zoning designation is intended primarily for medium to high-density residential mixed-use developments. The proposed apartment complex is a permitted use in the RMU zone.
- The Residential Mixed Use (RM) designation allows densities up to 24 Dwelling Units per Acre (D.U./Ac.). The Project's density is 15 D.U./Ac.

- The Project's *Traditional Architectural Style* is complies with the Goals and Policies of the Historic District of the General Plan.
- The design concept complements the existing surrounding development. The Project is proposing to construct three (3) buildings that are designed to have the appearance a single-family residence and duplexes in order for the Project to blend in with the surrounding area. The Project's earth tone color palette also blends in well with the surrounding neighborhood.
- The maximum height for the proposed building is 29 ft. and the Project is setback 20 ft. from the westerly property line adjacent to the existing residence to provide additional buffer.

At the hearing, the applicant explained that the initial Project design submitted for review included one (1) building with six (6) units. The applicant worked with staff to break the building into three, reduce the units to five, and redesign the Project layout to eliminate three (3) driveway approaches that were initially proposed from Lowell Street. Access to the Project site will now be from an existing an alleyway through Lowell Street. The driveway at Graham Street will be limited to a one-way exist from the Project site. The applicant also explained that they are working on submitting a Condominium Map in order to create five (5) units that can be sold as individual homes. The Planning Commission then unanimously recommended approval of the Project by a vote of 5-0.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2018-02 (Residential Design Review No. 2018-01) to construct a five-unit apartment complex within three buildings on an approximately 0.34-acre vacant lot (Project). Units A through D will have a 1,573 sq. ft. living area, a 250 sq. ft. garage, and a 55 sq. ft. entry area. Unit E will have a 1,983 sq. ft. living area, a 479 sq. ft. garage, a 32 sq. ft. balcony, and a 38 sq. ft. porch. The Project is located at the northwesterly corner of Graham Avenue and Lowell Street, and more specifically referred to as Assessor Parcel Number 374-183-018.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Residential Mixed Use (RM)	Residential Mixed Use (RMU)
North	Residential	Low Medium Residential (LMR)	Single-Family Residential (R-1)
South	Residential	Business Professional (BP)	Commercial Office (CO)
East	Residential	Residential Mixed Use (RM)	Residential Mixed Use (RMU)
West	Residential	Residential Mixed Use (RM)	Residential Mixed Use (RMU)

Analysis

General Plan Consistency

The Project site has a General Plan Land Use designation of Residential Mixed Use (RM) and is located in the Historic District. The RM designation provides for a mix of residential and non-

residential uses within a single proposed development area with an emphasis on high-density residential uses. The proposed Project is an infill development project that is proposing to construct a five-unit apartment complex on an approximately 0.34-acre 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 site is currently zoned Residential Mixed Use (RMU). 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
Density (D.U./Ac.)	18	15
Building Height	Varied Roof Lines	27'-1"
Setback (Street Front)	10'-0"	10'-0"
Minimum dwelling unit size: 2-bedroom & above	700 SF plus 100 SF for each additional bedroom	Units A - D: 1,573 SF Unit E: 1,983 SF
Parking:		
Multifamily with 2 or more bedrooms: (1 covered plus 1.33 open space)	5 (covered) + 7 (Open)	6 (covered) + 6 (Open)
	Total = 12	Total = 12

The Project provides an efficient and safe site plan that provides adequate circulation and parking. The Project also complies with the residential development standards outlined in Chapter 17.44 of the LEMC. The Project incorporates a *Traditional Architectural Style* that includes asphalt shingle roof, decorative vents, window shutters and trims, fascia, lap siding, metal garage door, and brick veneer. 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: (b) a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The Project is proposing to construct a multi-family apartment complex with five dwelling units in an urbanized area.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project consists of constructing a five-unit apartment complex on a lot that been previously disturbed. The Project is not located in a Criteria Cell. Therefore, 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.

Fiscal Impact

The time and costs related to processing this Project have been covered by the Developer Deposit paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the Project does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Exhibits

- A – MSHCP Resolution
- B – RDR Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Land Use and Zoning Maps
- G – Design Review Package
- H – Correspondence