



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: March 26, 2019

Subject: Planning Application No. 2018-55 (Viscaya) – Design review for the construction of eight (8) single-family residential units.

Applicant: Ethan Mezrahi, Silver Rock Development, Inc.

Recommendation

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-55 (RESIDENTIAL DESIGN REVIEW NO. 2018-18) 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. 2018-55 (RESIDENTIAL DESIGN REVIEW NO. 2018-18) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR EIGHT SINGLE-FAMILY DWELLING UNITS LOCATED WITHIN LOTS 7, 8, 9, 12, 13, 21, 22, AND 23 OF TRACT NO. 32008 OF THE LAKESHORE VILLAGE SPECIFIC PLAN (APNs: 379-480-001 THROUGH 003, 006, 007, AND 015 THROUGH 017).

Background

On October 28, 2003, the City Council approved the Lakeshore Village Specific Plan (LVSP) and adopted Mitigated Negative Declaration (MND) No. 2003-03 for an approximately 37.5 acre site that includes up to 176 single family detached dwelling units, up to 153 attached apartment dwelling units, and 0.9 acres of neighborhood commercial area.

On March 9, 2004, the City Council approved Tentative Tract Map (TTM) No. 32008 for the subdivision of 26 acres into 186 lots (including 170 single-family detached lots, two commercial lots, and 14 lettered lots).

Tract Map (TR) No. 32008 was finalized and recorded on July 28, 2005. TR 32008, also known as the Viscaya community, has been built out to completion with the exception of 13 lots. The applicant has filed this design review application for the development of eight of the 13 remaining lots.

Planning Commission Action

On March 5, 2019, the Planning Commission 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. 2018-55 (Residential Design Review No. 2018-18) for the design and construction of eight (8) single-family residential units, preliminary plotting, conceptual wall and fence plan, and related improvements located within TR No. 32008, Lots 7 thru 9, 12, 13, and 21 thru 23 (Project). The Project is located on the southwesterly side of the intersection of Lakeshore Drive and Viscaya Street within the Lakeshore Village Specific Plan (LVSP). (APNs: 379-480-001 thru 003, 006, 007, and 015 thru 017).

Environmental Setting

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant Residential	Detached Residential (DR) - LVSP	Lakeshore Village Specific Plan (LVSP)
North	Commercial	Neighborhood Commercial (C-1)	General Commercial (GC)
South	Attached Residential	Medium Density Residential (R-2)	Medium Density Residential (MDR)
East	Commercial	General Commercial	General Commercial (GC)
West	Vacant	Attached Residential (AR) - LVSP	Specific Plan

Project Description

Below is a description of the various design components and features of the proposed Project, including floor plans, architecture, preliminary plotting of production units, and the conceptual wall and fence plan.

1. Floor Plans: The Project proposes two (2) different single-family detached plans, as described below:
 - Plan 1: Single-story 1,530 square foot unit with 2 bedrooms, two baths, den/optional third bedroom, great room, dining area, kitchen, laundry, covered entry, and a two-car garage.
 - Plan 2: Two-story 2,036 square foot unit with 3 bedrooms, 2.5 baths, den/optional fourth bedroom, great room, dining area, kitchen, laundry, covered entry, and a two-car garage.

Plan 1 will be utilized for lots 7, 9, 12, 13, 21, and 23 and Plan 2 will be utilized for Lots 8 and 22.

2. Architecture and Treatments: The proposed Project would offer two architectural styles and treatments for each of the floor plans, including French Country and Monterey. The following describes each of these architectural styles:

- The *French Country Style* includes concrete flat tile roofs, decorative bracket, board and batten siding, and stone veneer.
 - The *Monterey Style* includes concrete “S” tile roofs, accent vent, decorative window shutters, decorative window shutters, arched entries, and brick veneer.
3. *Conceptual Wall and Fence Plan*: To ensure design consistency, the Conceptual Wall and Fence Plan for the Project shows similar walls and fences that are provided elsewhere in the Viscaya Community. Interior fencing will be six-foot wooden fence.
 4. *Landscaping*: The proposed landscaping plan has been designed to complement the different architectural styles. The proposed landscaping has been adequately designed to meet all water efficiency standards. To ensure consistency with the Viscaya Community, the applicant has also obtained Homeowner’s Association (HOA) approval for the proposed landscaping.

Analysis

The proposed Project has been reviewed for consistency with the General Plan, the Lake Elsinore Municipal Code (LEMC), and the LVSP. The proposed project meets all required development standards as identified in the LVSP. The LVSP was subject to a consistency finding with the General Plan prior to adoption. The proposed Project is consistent with the provisions of the LVSP and is therefore found to be consistent with the General Plan.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project, and have conditioned the Project so as to mitigate any concerns. The Project’s architecture, landscaping, walls, and fences have resulted in a well-designed residential project.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined the proposed Project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist. MND No. 2003-03 prepared for LVSP was adopted by the City Council on October 28, 2003. The proposed Project is consistent with the LVSP and does not conflict with the findings and discussions contained in MND No. 2003-03. No substantial changes which require major revisions to the MND exist and no new information of substantial importance which require revisions to the earlier MND exist. Therefore, no further environmental documentation is necessary.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project consists of a design review application which establishes standards for color palettes, articulation, orientation, and design of single-family residential development. The Project site has been completely disturbed and graded per the previously approved TR 32008. 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.

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 – Design Review Package
- G – HOA Approval