



## 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:** April 9, 2019

**Subject:** Planning Application No. 2018-96 (Solstice at Summerly) – Design review for the construction of 101 single-family residential units.

**Applicant:** Justin Journeay, K. Hovnanian Homes

### **Recommendation**

- 1) That the City Council consider Rescission of its March 26, 2019 denial of Planning Application No. 2018-96 (Solstice at Summerly);
- 2) If the March 26, 2018 denial is rescinded, then consider Planning Application No. 2018-96 (Solstice at Summerly) *de novo* and
  - a. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-96 (RESIDENTIAL DESIGN REVIEW NO. 2018-40) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,
  - b. adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2018-96 (RESIDENTIAL DESIGN REVIEW NO. 2018-40) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 101 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-20 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-040-014).

### **Background**

The East Lake Specific Plan (ELSP) was adopted by the City in 1993 and originally included 3,000 acres that would allow for a total of up to 9,000 residential units. There have been 10 subsequent amendments to the Specific Plan that were approved and adopted. On November 28, 2017, the City Council approved Amendment No. 11 to the ELSP, which is a comprehensive specific plan that consolidated all previous versions of the ELSP.

On April 24, 2018, the City Council approved revision to Tentative Tract Map (TTM) No. 31920, specifically remapping Parcels 23, 26 and 27, to increase the total number of residential lots by

82 units going from 156 to 238 units. The revised lots range in size from 3,501 sq. ft. to 9,058 sq. ft., with an average size of 4,345 sq. ft. The minimum lot size for parcels 23, 26, and 27 were reduced from 5,000 sq. ft. to 3,501 sq. ft. This design review application is for Parcel 23 of the revised TTM 31920, which is also referred to as Tract Map No. 31920-20.

#### Planning Commission Action

On March 5, 2019, the Planning Commission unanimously recommended approval of the Project by a vote of 5-0.

#### City Council Action

On March 26, 2019, the City Council denied Planning Application No. 2018-96 (Solstice at Summerly). In the event the City Council elects to rescind its March 26, 2019 denial, the City Council will consider the item *de novo*.

### Discussion

#### Project Request and Location

The applicant is requesting approval of Planning Application No. 2018-96 (Residential Design Review No. 2018-40) for the design and construction of 101 single-family residential units, preliminary plotting, conceptual wall and fence plan, and related improvements (Project). The Project is located in Tract Map No. 31920-20 (APN: 371-040-014) of the Summerly Development of the ELSP. The lot sizes for Tract Map No. 31920-20 range in size from 3,501 sq. ft. to 6,668 sq. ft. and are 4,130 sq. ft. on average.

#### Environmental Setting

	<b>EXISTING LAND USE</b>	<b>ESLP No. 11</b>	<b>GENERAL PLAN</b>
Project Site	Vacant	Medium Density Residential (MDR)	Specific Plan
North	Vacant	Low-Medium Density Residential (LMR)	Specific Plan
South	Open Space	Preservation/Mitigation Area	Specific Plan
East	Residential	Low-Medium Density Residential (LMR)	Specific Plan
West	Vacant	Medium Density Residential (MDR)	Specific Plan

#### Project Description

The following describes 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 three (3) different single-family detached plans, as described below:
  - Plan 1: Single-story 1,390 square foot unit with 3 bedrooms, two baths, great room, dining area, kitchen, laundry, covered entry, and a two-car garage.
  - Plan 2: Two-story 1,678 square foot unit with 3 bedrooms, 2.5 baths, great room, dining area, kitchen, covered entry, foyer, laundry, and a two-car garage.

- Plan 3: Two-story 1,775 square foot unit with 4 bedrooms, 3 baths, great room, dining area, kitchen, covered entry, foyer, laundry, and a two-car garage.

Plan 1 will account for 18 units (18%), Plan 2 will account for 42 units (42%), and Plan 3 will account for 41 units (40%).

2. Architecture and Treatments: The proposed Project would offer three architectural styles and treatments for each of the floor plans, including Spanish, Farmhouse, and Traditional. The following describes each of these architectural styles:

- The *Spanish Style* includes prominent gables, concrete 'S' tiles, 0" rakes and 12" eaves, decorative gable details, and decorative shutters.
- The *Farmhouse Style* includes prominent gables, concrete flat tiles, 0"/12" rakes and 12" eaves, decorative gable details, decorative shutters, arched soffits and decorative stone veneer.
- The *Traditional Style* includes prominent hips, concrete flat tiles, horizontal siding accents, decorative shutters, and decorative brick veneer.

Elevation A (Spanish Style) will account for 32 units (32%), Elevation B (Farmhouse Style) will account for 37 units (37%), and Elevation C (Traditional Style) will account for 32 units (32%).

In addition, enhanced architectural treatments will be provided on those elevations that are visible from public right of way.

3. Conceptual Wall and Fence Plan: To ensure design consistency, the Conceptual Wall and Fence Plan for the Project shows that those similar walls and fences that are provided elsewhere in the Summerly area will continue to be provided with the proposed Project. Perimeter walls will be decorative block with pilasters and tabular steel fence to match the existing Summerly development. Front returns will be six-foot masonry walls. Interior fencing will be six-foot wooden fence.
4. Model Home Complex: The proposed model home complex will feature Plans 2 and 3 and will be located on lots 5 and 6. Temporary parking for the complex will be provided on lot 4.
5. 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.

## **Analysis**

The proposed Project has been reviewed for consistency with the General Plan, the Lake Elsinore Municipal Code (LEMC), and the ELSP, Amendment No. 11 (ELSP#11). The original East Lake Specific Plan and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. The proposed Project complies with the minimum standards of the Summerly Medium Density Residential (MDR) land use designation as detailed in Sections 2.5.5.1, 2.5.5.2, 3.2, and Table 2-9 of the ELSP#11. The proposed Project is consistent with all

other applicable provisions of the ELSP#11 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 potential concerns. The proposed plotting provides an appropriate mixture of plan and elevations types to ensure variety in the streetscape. Overall, the proposed Project as designed and conditioned will provide a high quality and complimentary housing option to the Summerly Development.

### **Environmental Determination**

Pursuant to CEQA Guidelines Section 15162, staff has determined that 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 Environmental Impact Report (EIR). All potentially significant impacts have been avoided or mitigated pursuant to the earlier EIR and none of the conditions described in Section 15162 exist. An EIR was approved and adopted in 2017 for the East Lake Specific Plan, Amendment No. 11 (SCH #2016111029) that evaluated environmental impacts that would result from maximum build-out of the Specific Plan. Approval of the Project will not change density or intensity of use; it simply establishes standards for color palettes, articulation, orientation, and design of single-family residential development. No substantial changes which require major revisions to the EIR exist and no new information of substantial importance which require revisions to the earlier EIR 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 31920. 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