



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Community Development Director

Prepared by: Justin Poley, Community Development Technician

Date: April 16, 2019

Subject: Planning Application No. 2018-98 – A request to construct a manufactured single-family residence with 1,750 square feet (SF) of total living area, a 420 SF attached two car garage, a 600 SF second unit, a 250 SF front porch and related improvements on an approximately 8,125 SF lot (APN: 374-054-018).

Applicant: Gary Somma

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2018-98 (RESIDENTIAL DESIGN REVIEW NO. 2018-41) 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. 2018-98 (RESIDENTIAL DESIGN REVIEW NO. 2018-41) FOR THE CONSTRUCTION OF A 1,750 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE OF 420 SQUARE FEET, A SECOND UNIT OF 600 SQUARE FEET, A FRONT PORCH OF 250 SQUARE FEET AND RELATED IMPROVEMNETS LOCATED AT APN: 374-054-018.

Discussion

Project Request and Location

The applicant is requesting approval of Planning Application No. 2018-98 (Residential Design Review No. 2018-41) to construct a manufactured single-family residence with 1,750 square feet (SF) of total living area, a 420 SF attached two car garage, a 600 SF second unit, a 250 SF front porch and related improvements on an approximately 8,125 SF lot (Project). The Project is located near the intersection of w. Sumner Avenue and N. Poe Street and more specifically referred to as Assessor Parcel Number 374-054-018.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Residential	Low Density Residential (LDR)	Low Density Residential (R-1)
North	Residential	Low Density Residential (LDR)	Low Density Residential (R-1)
South	School	Public Intuitional (PI)	Public Intuitional (PI)
East	Residential	Low Density Residential (LDR)	Low Density Residential (R-1)
West	Residential	Low Density Residential (LDR)	Low Density Residential (R-1)

Analysis

General Plan Consistency

The Project site has a General Plan Land Use Designation of Low Density Residential (LDR). The LDR designation provides for single-family detached homes, manufactured single-family detached homes secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. The residential density for LDR is between one (1) and three (3) dwelling units per net acre, which translates to a minimum lot size of 7,260 SF. Staff from Planning, Building and Safety, Fire, and Engineering Departments have reviewed the proposed project to ensure that the project meets all current development standards and have conditioned the project to mitigate any potential issues. The Project is compatible with the existing surrounding uses and is found to be consistent with the General Plan.

Municipal Code Consistency

The Project is located within the Low Density Residential Development District (R-1) Zoning designation. The R-1 zone identifies single-family residences as permitted uses provided they meet all of the development standards of the Single-Family Residential (R-1) zone. Staff has reviewed the proposed project with respect to the relevant development standards as identified in the Municipal Code and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Building Height Max.	30'-0"	22'-9"
Front Setback	20'-0"	20'-0"
Side Setback (Interior)	5'-0"	5'-0"
Side Setback (interior)	5'-0"	13'7"
Rear Setback	20'-0"	27'-5"
Maximum Lot Coverage*	50%	37%
Minimum dwelling unit size	1,000 SF	1,750 SF

* "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 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 450 SF garage 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 proposed Project is a conventional manufactured single-family residence with horizontal wood siding, stone veneer, wood window trim and asphalt roof shingles. The proposed landscaping plan will complement the architectural design of the residence.

Staff from Planning, Building and Safety, Fire, and Engineering have reviewed 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 1,750 SF manufactured single-family residence and second unit on a lot that has a residential zoning designation (R-1).

Exhibits:

- A – MSHCP Resolution
- B – RDR Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Design Review Package