



REPORT TO PLANNING COMMISSION

TO: Honorable Chairman
Members of the Planning Commission

FROM: Justin Kirk, Assistant Community Development Director

PREPARED BY: Justin Poley, Community Development Technician

DATE: April 16, 2019

SUBJECT: Residential Design Review No. 2015-03 A request for approval of the design and construction of an eight (8) unit apartment complex and related site improvement located at 125 Heald Ave (APN:373-025-008)

APPLICANT: Stanley Lau, Plenty Gold, LLC

Project Request

Staff recommends that the Planning Commission:

Adopt Resolution No. 2019-____: A Resolution of the Planning Commission of the City of Lake Elsinore, California, Recommending Approval Residential Design Review 2015-03 for the Construction of a 6,839 Square Foot, Eight (8) Unit Apartment Complex and Related improvements Located at 125 Heald Ave (APN:373-025-008).

Project Request and Location

The applicant is requesting approval of the construction of a 6,839 Square Foot, Eight (8) Unit Apartment Complex, laundry facility, trash enclosure and related improvements. The proposed project is specifically located at Located at 125 Heald Ave (APN: 373-025-008) generally located at the northeast corner of Heald Ave and Ellis.

Background

On March 3, 2016, the Planning Commission previously reviewed this project and unanimously recommended approval to the City Council.

On April 16, 2016, the City Council reviewed this project and unanimously approved the project.

On April 16, 2018, the previously approved entitlement expired and the applicant failed to request an extension of time.

Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	Residential Mixed Use	Residential Mixed Use
North	Residential	Residential Mixed Use	Residential Mixed Use
South	Residential	High Density Residential	R3
East	Vacant	Residential Mixed Use	Residential Mixed Use
West	Vacant	High Density Residential	R3

Project Description

The proposed project consists of the construction of a 6,839 Square Foot, Eight (8) Unit Apartment Complex, laundry facility, trash enclosure and related improvements on an approximately 15,000 SF lot. The proposed apartment complex employs a general craftsman style architecture. The design incorporates recessed windows, shutters, decorative window eaves, corbel details, clay pipes, smooth stucco texture finish, and concrete tile roofs to create an effective architectural design. The proposed project incorporates functional elements such as a laundry facilities, trash enclosures, and covered parking to create an efficient and functional site plan. Landscaping has been incorporated along Heald and Ellis to reduce the structural massing of the proposed apartment building.

Analysis**General Plan Consistency**

The proposed project is located in the Residential Mixed Used General Plan Land Use Designation and the Historic District. The Residential Mixed Use designation provides for a mix of residential and non-residential uses, and specifies a permitted density between 19 and 24 dwelling units per net acre. The proposed project proposes a density of approximately 22.5 dwelling units per net acre.

Municipal Code Consistency

The project is located within the Residential Mixed Use (RMU) designation of the Downtown Master Plan and is located in the Cultural District. The RMU zone identifies multi-family residences as permitted uses provided they meet all of the development standards of the district. Staff has reviewed the proposed project with respect to the relevant development standards as identified in the Downtown Master Plan and has detailed the requirements and the proposed development standards as follows:

Development Standard	Required	Proposed
Building Height	35'-0"	24'-6"
To Sidewalk (Heald)	10'-0"	10'-0"
To Sidewalk (Ellis)	10'-0"	9'-11 ¼"
Side Setback (Interior)	5'-0"	5'-0"
Rear Setback (N/A)	N/A	5'-0"

The proposed project depicts a slight reduction in the required setback along Ellis and a condition of Approval has been added that requires the project design be modified to meet the minimum setback requirements. The project has a maximum density permitted of a 1.2:1 Floor Area Ratio,

the proposed project proposes .48:1. The project is required to provide two spaces per dwelling unit for a total requirement of 16 spaces and proposed a total of 18. The proposed project may lose one parking space due to the required ADA parking spaces and loading zone, furthermore the project accounts for a parking space which is impacted by trash pickup. When removing the two impacted parking spaces the proposed parking provided would be 16 spaces, which is consistent with the requirements of the downtown masterplan. The Downtown Master Plan does not specify minimum dwelling unit sizes, however the Lake Municipal Code specifies the minimum dwelling unit size for two bedrooms to be 700 square feet and for three bedrooms 800 square feet, the proposed unit sizes are 732 SF for two bedrooms and 977 SF for three bedrooms. The proposed project does not contain any variances to the development standards set forth in the Municipal Code for residential development. The proposed project provides all the required amenities as identified for Residential Developments. Therefore the proposed project is found to be consistent with the Municipal Code.

Summary

The proposed infill development has been found consistent with the General Plan and Municipal Code. The proposed design is found to be of a high quality and will provide an appropriate addition to the adjacent residential land uses. The Design Review Committee which includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the requested Design Review application, and support the proposed application. 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 (Cal. Publ. Res. Code §§21000 et seq.: "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15332 (Class 32 – In-Fill Development Projects) because the Project is consistent with the applicable General Plan designation and policies, as well as zoning designation and regulations, the Project is within the City's boundaries and on a site less than five acres surrounded by urban uses, the Property has no value as habitat, and approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality and the Project is adequately served by all required utilities and public services.

Exhibits:

- A. Vicinity Map
- B. Aerial Map
- C. RDR Resolution
- D. Planning Commission Conditions of Approval
- E. 11" x 17" Plans