



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager

Prepared by: Justin Kirk, Assistant Community Development Director

Date: May 14, 2019

PROJECT: **Planning Application No. 2016-44:** A request by Pardee Homes for the approval of building design and construction of 163 detached single-family dwelling units ranging in size from 1,793 sq. ft. to 2,267 sq. ft. with associated features and facilities upon a previously approved condominium map within Tract No. 33267 of the Village at Lakeshore Specific Plan

APPLICANT: Chris Willis, Pardee Homes, LLC.

Recommendation

ADOPT, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION 2016-44 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

ADOPT, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION 2016-44 PROVIDING BUILDING DESIGNS FOR 163 DETACHED CONDOMINIUM RESIDENTIAL UNITS RANGING IN SIZE FROM 1,793 SQ. FT. TO 2,267 SQ. FT. UPON A PREVIOUSLY APPROVED CONDOMINIUM MAP WITHIN THE VILLAGE AT LAKESHORE SPECIFIC PLAN.

Project Request/Location

The applicant is requesting approval of building design and construction of 163 detached single-family dwelling units ranging in size from 1,793 sq. ft. to 2,267 sq. ft. upon a previously approved condominium map within Tract No. 33267 of The Village and Lakeshore Specific Plan (APN: 379-050-034 and 006).

Environmental Setting

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant	Specific Plan	Specific Plan
North	Residential	Single-Family Density	Specific Plan
South	Residential	High Density Residential	Residential
East	School	Public Institutional	Public Institutional
West	Storage & Residential	County of Riverside	County of Riverside

Background

On September 12, 2006, the City Council approved Mitigated Negative Declaration (MND) No. 2006-05, Specific Plan No. 2005-01 (The Village at Lakeshore Specific Plan), Zone Change (ZC) No. 2005-01, Tentative Tract Map (TTM) No. 33267, Conditional Use Permit (CUP) No. 2005-21, and Residential Design Review (RDR) No. 2005-09, which entitled an infill residential project on an approximately twenty (20) acre site which included 146 attached single-family condominium residences within thirty-seven (37) separate detached buildings consisting primarily of four (4) attached units each.

On June 23, 2015, the City Council approved Specific Plan Amendment (SPA) No. 2014-02 & Residential Design Review (RDR) No. 2014-07, which modified the previously approved Specific Plan and Residential Design Review by increasing the density of the condominium type to 163 detached single-family condominium residences.

Between July 2008 and July 2013, the California Legislature adopted Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill 116, all automatically extending the life of TTM 33267 for an additional seven (7) years to September 12, 2015.

On December 8, 2015, the City Council approved a one-year extension time for TTM 33267.

On September 27, 2016, the City Council approved a five (5) year extension of time for TTM 33267, which represented the final extension of time pursuant to the Subdivision Map Act, Government Code Section 66452.6(e).

On April 16, 2019, the Planning Commission acted to recommend to the City Council approval of the Residential Design Review. As part of this action the Commission positively noted the modifications to the project to include the adjacent remnant right of way as a landscaped area which incorporated an informal DG trail and the modification to the internal circulation to include 40'-0" minimum clear width streets

Description of Residential Design Review No. 2019-00002

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.

Floor Plans

The proposed 163-unit project would offer three (3) different plans, which are described as follows:

- Plan 1: Two story 1,793 square foot units with 3 bedrooms, 2.5 baths; great room; dining room, kitchen, laundry, and two-car garage.
- Plan 2: Two-story 2,021 square foot units with 3 bedrooms, 2.5 baths; great room; dining room (optional den), kitchen, laundry and two-car garage.
- Plan 3: Two-story 2,267 square foot units with 4 bedrooms, 2.5 baths, great room, dining room, loft (optional den and 5th bedroom), kitchen, laundry and two-car garage.

The proposed 163 unit development will be developed with three plans; Plan 1 will account for 49 units (30%), Plan 2 will account for 54 units (33%), and Plan 3 will account for 60 units (37%). The proposed plotting provides an appropriate mixture of plan and elevations types to ensure variety in the street scape.

Architecture and Treatments

The proposed project would offer three architectural styles and treatments for each of the floor plans, including Spanish Colonial, Santa Barbara and Craftsman. The following describes each of these architectural styles:

- The *Spanish Style* includes concrete "S" tile roofs, decorative shutters, vertical windows with wood window trim, stucco siding and squared entries.
- The *Santa Barbara Architectural Style* includes concrete "S" tile roofs, decorative shutters, vertical windows with wood trim, stucco siding and have a mixture of both squared and rounded entries.
- The *Craftsman Architectural Style* includes concrete flat tile roofs, vertical windows with wooden trim, stucco siding and squared entries.

Enhanced architectural treatments will be provided on those elevations which are visible from public right of ways in the form of shutters, window trim and additional side yard windows.

Conceptual Wall and Fence Plan

The Conceptual Wall and Fence Plan for the project shows that perimeter walls will be decorative block with (1) row split face and concrete cap at a maximum height of 6'. Rear, side yard and side yard return fencing will be 6' maximum height and will be constructed out of vinyl fencing material. Additionally, side yard vinyl gates will be installed which will match the material and height of all side and rear yard fencing.

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 Village at Lakeshore Specific Plan Amendment No. 1. The proposed project meets or exceeds all required development standards as identified in the Village at Lakeshore Specific Plan and Amendment No. 1 of the Specific Plan. The proposed Condominium project is consistent with the previous approvals granted to the site and is an improvement over previous iteration as the following modifications have been made:

- Inclusion of a remnant right of way lot that is under CALTRANS ownership and landscaping of the lot, to be maintained by the HOA.

- Modifications to the internal streets to increase the minimum width to 40'-0" from 36'-0"
- Enhanced recreational amenities
- Increasing driveway lengths to 18'-0"
- Elimination of Alleyways

Building, Engineering, and Fire staff have reviewed the requested Design Review application and have conditioned the project to mitigate any concerns. Overall the proposed project as designed and conditioned will provide a high quality and complimentary housing option within the community.

Fiscal Impact

All costs associated with the processing of the Residential Design Review have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The Project has been conditioned to pay all applicable development impact fees, incorporate into various community facility districts to offset costs to public safety and maintenance, and require the internal maintenance of roads, landscaping, community amenities, and other such items to be paid for by the Homeowner's Association.

Environmental Determination

CEQA Guidelines Section 15162 establishes the standard to be used when determining whether subsequent environmental documentation is necessary. Section 15162 states that when an environmental document has already been adopted for a project, no subsequent environmental documentation is needed for subsequent entitlements which comprise the whole of the action unless substantial changes or new information are presented by the project. All potentially significant impacts have been avoided or mitigated pursuant to the earlier mitigated negative declaration and none of the conditions described in Section 15162 exist. Mitigated Negative Declaration (MND) No. 2006-05 (State Clearinghouse No. 200671027) was adopted by the City Council on September 12, 2006. Addendum #1 to MND 2006-05 was subsequently approved by the City Council on June 23, 2015. The Project does not present substantial changes or new information regarding the potential environmental impacts of development. Therefore, no additional CEQA documentation is necessary.

Exhibits:

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