



## **REPORT TO PLANNING COMMISSION**

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Assistant Community Development Director

**Date:** September 17, 2019

**Subject:** **Planning Application No. 2018-54 (Tessera)** – Design review for the construction of 90 condominium units.

**Applicant:** Leonard Leichnitz, Lumos Communities

### **Recommendation**

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING OF PLANNING APPLICATION NO. 2018-54 (RESIDENTIAL DESIGN REVIEW NO. 2018-17) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 90 CONDOMINIUM UNITS LOCATED ON ASSESSOR PARCEL NUMBERS; 373-071-020, 021, 022, 023, 024, 025, 026, 027, 028.

### **Background**

On October 11, 2005 the City Council approved Mitigated Negative Declaration No. 2005-07, Tentative Tract Map No. 33370 for Condominium Purposes and Residential Design Review No. 2005-02.

On September 11, 2007, the City Council approved a 36-month extension of time for TTM 33370.

On October 11, 2009, Residential Design Review 2005-02 expired.

On June 27, 2017, the City Council approved the final map finding it in substantial conformance with TTM 33370, authorized the City Clerk to sign and record the map, and authorized the City Manager to sign the subdivision agreement.

### **Discussion**

#### **Project Request and Location**

A request for approval for a Residential Design Review application for architectural design of 90 condominium units and associated common facilities located 9.11 acres that was previously subdivided into nine (9) lots; five (5) residential lots, one (1) recreation lot and three (3) lots for streets and common areas. The project is located at the southwesterly corner of Franklin Street and Avenue 5 and more specifically referred to as Assessor Parcel Numbers; 373-071-020, 021, 022, 023, 024, 025, 026, 027, 028.

### Environmental Setting

	EXISTING LAND USE	LEMC	GENERAL PLAN
Project Site	Vacant	R-3, High Density Residential	Medium High Density
North	Vacant	C-2, General Commercial	Medium Density
South	Vacant	R-1, Single Family Residential	SP
East	Vacant	R-1, Single Family Residential	SP
West	Vacant	R-1, Single Family Residential	SP

### Project Description

#### Site Plan

The project is being developed on a vacant 9.9 gross acre site. Access is via two (2) decorative paved streets located at Avenue 5 and Franklin Street. The development is a clustered plan that typically includes six (6) units per cluster. The entrance to each cluster will be a “T” shaped decorative concrete paved area. The recreation center is located at the center of the project and consists of a pool, club house and covered picnic area. The condominiums are single family detached units with private individual fenced rear yards and private entrances.

There will be three (3) condominium plans offered. Each plan will have three (3) different elevations available. All of the plans are two story units with attached two (2) car garages. Plan 1 is a 1,560 square foot unit consisting of a great room, kitchen, and bath on the first floor and three bedrooms, two baths and a laundry area on the second floor. Plan 2 is a 1,675 square foot unit with a living room dining room, kitchen and bath downstairs and three bedrooms, two bathrooms, and laundry upstairs. Plan 3 is 1,783 square foot unit that includes a great room, kitchen, nook and bathroom on the first floor and the option of 4 bedrooms or 3 bedrooms and a loft option, 2 bathrooms and laundry room on the second floor. Plans 2 and 3 provide two additional open parking spaces in front of their respective garages. Additional parking is provided on site (see the Circulation and Parking Section of this report for details).

The total building area is 152,461 square feet or thirty-eight percent (38%) of the project site which is within the maximum building area allowed under Section 17.28.090 of the LEMC.

As previously mentioned, each unit is provided with a fenced rear yard or private open space. These private open space areas are approximately 319 square feet which exceeds the minimum required private open space area of 100 square feet per unit pursuant to Section 17.28.120 (Open Space) of the LEMC.

The project will be completely enclosed with a decorative block wall with pilasters. Units that back to the recreation area will also have a block wall. Some perimeter lots will have a combination block and wrought iron wall for enhanced views. The City Standard wood fencing will be used between each condominium unit enclosing the private open space area.

#### Circulation and Parking

This project is intended to be regulated by a Homeowners Association. Interior streets will be private roads to be maintained by the Association. There are two access points proposed. The primary access point off of Franklin Street is sixty feet (60') in width. The secondary, forty-four foot (44') road access is located off of Avenue 5. The four (4) interior streets (Street “B”, “C”, “D”, and “E”) will allow parking on one side of the street. The right of way is proposed at forty-four feet

(44') in width with a clear driving width of twenty-eight feet (28') per the request of the County of Riverside Fire Department. The parking rows have planters and extended sidewalks at each end of the street, which will direct pedestrian crossings. The long lengths of block wall along each of these streets have indented planter areas at the middle of the wall run, breaking up the long expanses.

Section 17.66.030 (Number of Parking Spaces Required) of the LEMC also requires two covered parking space and two open spaces for single family detached units. However, this section further states that "In lieu of two open spaces in the driveway, one open space per dwelling unit may be provided elsewhere on the lot...in a Planned Unit Development." Staff found that this exception could apply to the subject project. Considering this, the project proposes a minimum of 135 parking spaces. The Plan 2 and Plan 3 provide two enclosed and two open parking spaces. The Plan One provides two covered spaces, but not two open spaces, therefore the additional parking spaces for Plan One units are provided on one side of the four streets shown. In addition, there will be enough parking spaces to accommodate visitor parking. The following table details the parking provided:

Type of Parking	Provided	Required	Notes
Covered	180	180	
Open	104	90	Pursuant to Section 17.66.030.D.1.a. Open Spaces
Guest	44	27	10% of total
Total	328	297	

### Landscaping

The project site includes common open spaces areas that will be landscaped by the developer, and a private open space that will be landscaped by the homeowner. The common open space landscaped areas include the front yards of each unit, all slope areas, the retention basin, the street frontage along Franklin Street and Avenue 5 and the landscaped areas of the recreation center. These areas consist of approximately 60,137 square feet (excluding the Franklin Street and Avenue 5 areas) or 15% of the total project site and are shown on the Conceptual Landscape Plan that is attached. The private rear yards will remain un-landscaped to allow each owner to create their own personalized space.

### Architecture

The applicant is proposing three different units, Plan 1, Plan 2 and Plan 3. The architecture proposed is Traditional, Craftsman, and Ranch. Unit clusters have been designed to incorporate a singular architectural style for a reinforced design scheme. Features include individual porch entries with Craftsman/Cottage style pillars and covered roof, shutters, pot shelves, faux balconies, wide window trim, and bay windows.

### Analysis

#### Siting

The proposed site plan meets or exceeds the requirements of Chapter 17.14 (Residential Development Standards), Chapter 17.28 (R-3, Medium High-Density Residential District) and Chapter 17.66 (Parking Requirements) of the LEMC. Additionally, the applicant has exceeded the requirement contained in Chapter 17.28 (R-3, Medium High Density Residential District) of the LEMC, in that the applicant is proposing thirty-eight percent (38%) building coverage instead of

the allowed sixty percent (60%) coverage, the dwelling unit per net acre is 13.2 du/ac instead of the allowed 18 du/ac, and 328 parking spaces are provided instead of the 298 parking spaces required.

### Noise

According to the Noise Study prepared by Urban Crossroads on August 26, 2005 the future noise from Franklin Street and I-15 Freeway are the principal sources of noise. It was found that the site would experience exterior noise levels that exceed the City's exterior noise standards of 60 dBA. The recommended mitigation measures require the applicant to build a six foot (6') to eight foot (8') high noise barrier along both Franklin Street and Avenue 5. In addition, several of the units will be required to use upgraded dual-glazed windows with a Sound Transmission Class (STC) rating of 29 or higher. A "window closed" condition shall be provided for all units in Lots 1, 2, 3, 4, 11 and 12 facing Franklin Street and Avenue 5. All recommended mitigation measures shall be Conditions of Approval for the project (see attached Mitigated Monitoring & Reporting Program for further details).

### Traffic

A Traffic Study was prepared by Urban Crossroads, Inc. on August 3, 2005. The objectives of the traffic analysis included; (1) documentation of existing traffic conditions in the vicinity of the site; (2) evaluation of the traffic conditions for (2007) with and without the proposed project; and (3) determination of on-site and off-site improvements and system management actions needed to achieve City of Lake Elsinore's level of service requirements under 2007 with project conditions.

Foremost, the Traffic Impact Analysis, referenced herein, found that three intersections were anticipated to operate at a Level of Service (LOS) "E" or "F" without the proposed improvements. These intersections are Main Street @ I-15 northbound ramps (EW), Main Street @ I-15 southbound ramps (EW), Main Street and Franklin Street and Franklin Street @ Auto Center Drive. Mitigation measures agreed upon between the City and the applicant include; 1) install traffic signal at Main Street at Franklin, construct eastbound left turn lane, and construct westbound left turn lane; 2) in lieu of installation of traffic signals at the Main Street/I-15 northbound and southbound signalization, the applicant shall pay the Transportation Uniform Mitigation Fees (TUMP) and Transportation Impact Fees (TIF). Other improvements consist of; 1) Street 'A' at Franklin Street: shared northbound left/right turn lane, (EW); and 2) Avenue 5 at Franklin Street: shared northbound left/right turn lane (EW). The project has been conditioned to meet these suggested requirements.

### Circulation and Parking Space Layout

The circulation and parking layout meet the requirements set forth in Chapter 17.66 (Parking Requirements) of the Lake Elsinore Municipal Code (LEMC). In compliance, the applicant has provided 180 covered spaces and 148 open parking spaces (104 spaces in front of garages and 44 spaces on four (4) streets). No "compact spaces" are being proposed as a part of this application. The applicant has provided forty-four foot (44') "private road" widths with a thirty-six foot (36') two-way drive lanes. Parking will be provided on one side of streets B, C, D, and E. Parking will not be allowed along the opposite side of these roadways. To enforce this, the curbs of these roads will be painted "red" with "No Parking Allowed" lettering. As a result, a clear lane of twenty-eight feet (28') will be maintained as reviewed and accepted by the Riverside County Fire Department. Staff has determined that the circulation shown will present adequate turning radii and turnarounds for emergency and trash and delivery vehicles.

### **Private Open Space**

The applicant has exceeded the private open space requirement set forth in Chapter 17.28 (R-3, Medium High-Density Residential District/Open Space) of the LEMC. Each unit is provided with a fenced rear yard or private open space area. These private open space areas are approximately 319 square feet each, which exceeds the minimum required private open space area of 100 square feet pursuant to the Chapter 17. 28 of the LEMC.

### **Architecture**

The architectural design of the proposed buildings meets the requirements set forth within Chapter 17.14 (Residential Development Standards) of the LEMC in that the architecture of the buildings has been designed to enhance their immediate surroundings. Additionally, the applicant has provided three different elevations for each of the three plans. The applicant has provided varying features that include individual porch entries with Craftsman style pillars and covered roof, shutters, pot shelves, faux balconies, wide window trim, and bay windows. The color and materials proposed for this project meet the minimum requirements set forth within Chapter 17.14 (Residential Development Standards) of the LEMC in that the colors and materials proposed will create a sensitive alteration of colors and materials, producing diversity and enhancing the architectural effects.

### **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 Mitigated Negative Declaration (MND). 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 MND was approved and adopted in 2005, Amendment No. 11 (SCH # 2005091060) 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 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 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.

### **Exhibits**

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