



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: November 12, 2019

Subject: Receive and File the Planning Commission's Approval of Planning Application No. 2019-57 for building design and construction 75 single-family residential units in Summerly Neighborhood 21.

Applicant: Ryan Cummins, Woodside Homes

Recommendation

Receive and File the Notice of Decision for Planning Application No. 2019-57 acted on by the Planning Commission on November 5, 2019.

The Planning Commission by a 5-0 vote:

adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2019-57 (RESIDENTIAL DESIGN REVIEW NO. 2019-23) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopted A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING PLANNING APPLICATION NO. 2019-57 (RESIDENTIAL DESIGN REVIEW NO. 2019-23) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 75 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-21 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-040-015).

Background

Planning Application No. 2019-57 (Residential Design Review No. 2019-23) proposes the design and construction of 75 single-family residential units, preliminary plotting, conceptual wall and fence plan, and related improvements. The project proposes three floor plans ranging in size from 1,989 sq. ft. to 2,322 sq. ft. and three architectural styles (Spanish, Craftsman & Traditional). The project is located in Tract Map No. 31920-21 (APN: 371-040-015) of the Summerly Development of the East Lake Specific Plan. The lot sizes for Tract Map No. 31920-21 range in size from 5,000 sq. ft. to 8,672 sq. ft. and are 5,484 sq. ft. on average.

The project was approved at the November 5, 2019 Planning Commission meeting with a 5-0 vote. No one spoke in opposition of the project and only the applicant attended the hearing.

City Council Action

The Planning Commission's decision is final and no action by the City Council is required unless the City Council by majority vote elects to review and reconsider the Planning Commission's decision by ordering the matter set for a future noticed public hearing pursuant to LEMC Section 17.410.110.F, or the applicant or an interested person files a complete appeal application within 15 days of this notice appearing on the City Council's agenda.

Fiscal Impact

The time and costs related to processing this Project 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 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 – Planning Commission Staff Report