



REPORT TO PLANNING COMMISSION

To: Honorable Chairman and Members of the Planning Commission

From: Justin Kirk, Assistant Community Development Director

Prepared by: Damaris Abraham, Senior Planner

Date: December 3, 2019

Subject: Planning Application No. 2019-72 (Summerly Neighborhood 25) – Design review for the construction of 60 single-family residential units in TR 31920-25.

Applicant: Patric Lynam, Meritage Homes

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2019-72 (RESIDENTIAL DESIGN REVIEW NO. 2019-28) 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. 2019-72 (RESIDENTIAL DESIGN REVIEW NO. 2019-28) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 60 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT 31920-25 OF THE SUMMERLY DEVELOPMENT OF THE EAST LAKE SPECIFIC PLAN (APN: 371-040-017).

Background

The East Lake Specific Plan (ELSP) was adopted by the City in 1993 and originally included 3,000 acres that would allow for a total of up to 9,000 residential units. There have been 10 subsequent amendments to the Specific Plan that were approved and adopted. Most recently, the City Council approved Amendment No. 11, which is a comprehensive specific plan that consolidated all previous versions of the ELSP.

On April 24, 2018, the City Council approved a revision to Tentative Tract Map (TTM) No. 31920, specifically remapping Parcels 23, 26 and 27, to increase the total number of residential lots by 82 units going from 156 to 238 units. The revised lots range in size from 3,501 sq. ft. to 9,058 sq. ft., with an average size of 4,345 sq. ft. The minimum lot size for parcels 23, 26, and 27 were reduced from 5,000 sq. ft. to 3,501 sq. ft. This design review application is for Parcel 26 of the revised TTM 31920, which is also referred to as Tract Map No. 31920-25.

Project Request and Location

The applicant is requesting approval of Planning Application No. 2019-72 (Residential Design Review No. 2019-28) for the design and construction of 60 single-family residential units,

preliminary plotting, conceptual wall and fence plan, and related improvements (Project). The Project is located in Tract Map No. 31920-25 (APN: 371-040-017) of the Summerly Development of the ELSP. The lot sizes for Tract Map No. 31920-25 range in size from 3,760 sq. ft. to 5,763 sq. ft. and are 4,039 sq. ft. on average.

Environmental Setting

	EXISTING LAND USE	ESLP No. 11	GENERAL PLAN
Project Site	Vacant	Medium Density Residential (MDR)	Specific Plan
North	Vacant	Low-Medium Density Residential (LMR)	Specific Plan
South	Open Space	Preservation/Mitigation Area	Specific Plan
East	Residential	Medium Density Residential (MDR)	Specific Plan
West	Vacant	Medium Density Residential (MDR)	Specific Plan

Project Description

The following describes 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.

1. *Floor Plans*: The Project proposes three (3) different single-family detached plans, as described below:
 - *Plan 1*: Single-story 1,628 square foot unit with 3 bedrooms, two baths, great room, dining area, kitchen, laundry, porch, and a two-car garage.
 - *Plan 2*: Two-story 1,861 square foot unit with 4 bedrooms, 3 baths, great room, dining area, kitchen, porch, laundry, and a two-car garage.
 - *Plan 3*: Two-story 2,058 square foot unit with 4 bedrooms, 3 baths, great room, dining area, kitchen, porch, laundry, and a two-car garage.

Plan 1 will account for five units (9%), Plan 2 will account for 26 units (43%), and Plan 3 will account for 29 units (48%).
2. *Architecture and Treatments*: The proposed Project would offer three architectural styles and treatments for each of the floor plans, including Santa Barbara, Coastal, and Farmhouse. The following describes each of these architectural styles:
 - The *Santa Barbara Architectural Style* includes concrete “S” tile roofs, decorative window shutters and trims, and clay accent vent.
 - The *Coastal Architectural Style* includes concrete flat tile roofs, window and door trims, decorative window shutters, and porch columns.
 - The *Traditional Architectural Style* includes flat tile roofs, window and door trims, decorative window shutters, and porch columns.

Elevation B (Santa Barbara) will account for 22 units (37%), Elevation C (Coastal) will account for 20 units (33%) and Elevation E (Farmhouse) will account for 18 units (30%).

In addition, enhanced architectural treatments will be provided on those elevations that are visible from public right of way.

3. *Conceptual Wall and Fence Plan*: To ensure design consistency, the Conceptual Wall and Fence Plan for the Project shows that those similar walls and fences that are provided elsewhere in the Summerly area will continue to be provided with the proposed Project. Perimeter walls will be decorative block with pilasters and tabular steel fence to match the existing Summerly development. Front returns will be six-foot masonry walls. Interior fencing will be six-foot vinyl fence.
4. *Model Home Complex*: The proposed model home complex will feature Plans 1, 2, and 3 and will be located on lots 37 through 40.
5. *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 ELSP, Amendment No. 11 (ELSP#11). The original East Lake Specific Plan and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. The proposed Project complies with the minimum standards of the Summerly Medium Density Residential (MDR) land use designation as detailed in Sections 2.5.5.1, 2.5.5.2, 3.2, and Table 2-9 of the ELSP#11. The proposed Project is consistent with all other applicable provisions of the ELSP#11 and is therefore found to be consistent with the General Plan.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project, and have conditioned the Project so as to mitigate any potential concerns. The proposed plotting provides an appropriate mixture of plan and elevations types to ensure variety in the streetscape. Overall, the proposed Project as designed and conditioned will provide a high quality and complimentary housing option to the Summerly Development.

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 Environmental Impact Report (EIR). 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 EIR was approved and adopted in 2017 for the East Lake Specific Plan, Amendment No. 11 (SCH #2016111029) 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 EIR exist and no new information of substantial importance which require revisions to the earlier EIR 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 has been completely disturbed and graded per the previously approved TR 31920. 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 – MSHCP Resolution
- B – RDR Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Design Review Package