



## **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:** May 18, 2021

**Subject:** Planning Application No. 2016-56 (Running Deer Estates) for the Design and Construction of 96 Single-Family Residential Units and a variance request for Lot 7 of Tract No. 31957

**Applicant:** Edgar Gomez, Richmond American Homes

### **Recommendation**

1. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT PLANNING APPLICATION NO. 2016-56 (RESIDENTIAL DESIGN REVIEW NO. 2021-01 AND VARIANCE NO. 2021-01) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
2. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2021-01 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 96 SINGLE-FAMILY RESIDENTIAL UNITS LOCATED WITHIN TRACT NO. 31957; and,
3. Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING VARIANCE NO. 2021-01 FOR LOT 7 OF TRACT 31957 TO ENCROACH 5.6 FEET INTO THE REQUIRED 20 FOOT REAR YARD SETBACK DUE TO SITE CONSTRAINTS.

### **Background**

On September 13, 2005, the City Council approved Mitigated Negative Declaration (MND) No. 2005-06 and Tentative Tract Map (TTM) No. 31957 for the subdivision of 34.2 acres into 101 single residential lots, three (3) lettered lots for open space and a water quality/detention basin.

On September 25, 2007, the City Council approved a two (2) year extension of time for TTM 31957 to September 13, 2009.

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 31957 for an additional seven (7) years to September 13, 2016.

On March 14, 2017, the City Council approved a four (4) year extension of time and Revision No. 1 for TTM 31957 to comply with the current National Pollution Discharge Elimination System (NPDES) requirements increasing the basin size and reducing the number of lots by five, removing a connection to Mountain Street, and removing storm drain outlets to Running Deer Drive and Mountain Street.

Tract Map No. 31957 was finalized and recorded on September 30, 2020. Rough Grading Permits have been issued and the site has been graded.

### **Project Request and Location**

Planning Application No. 2016-56 (Residential Design Review No. 2021-01 and Variance No. 2021-01) proposes the design and construction of 96 single-family residential units, preliminary plotting, conceptual wall and fence plan, conceptual landscaping, and related improvements located within Tract Map No. 31957 and a variance for Lot 7 to encroach 5.6 ft. into the required 20 ft. rear yard setback due to site constraints. The project proposes five (5) single-story floor plans ranging in size from 2,012 sq. ft. to 2,481 sq. ft. and three (3) architectural styles. The lot sizes for Tract Map No. 31957 range in size from 6,050 sq. ft. to 16,100 sq. ft. and are 8,162 sq. ft. on average.

The project site is located northerly of Lincoln Street and westerly of Mountain Street and Running Deer Road (APNs: 394-120-007, 008, 012, and 013).

### **Environmental Setting**

	<b>EXISTING LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
Project Site	Vacant	Single Family Residential (R-1)	Low Medium Residential (LMR)
North	Vacant	Single Family Residential (R-1)	Low Medium Residential (LMR)
South	School & Residential	Public Institutional (PI) and Single Family Residential (R-1)	Public Institutional (PI) and Hillside Residential (HR)
East	Residential	Single Family Residential (R-1)	Low Medium Residential (LMR)
West	Open Space	Open Space (OS) and Single Family Residential (R-1)	Open Space (OS) and Low Medium Residential (LMR)

### **Project Description**

**Residential Design Review No. 2021-01:** 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, and landscape plan.

1. **Floor Plans:** The project proposes five (5) different single-family detached plans, as described below:
  - **Plan 1 (Decker):** Single-story 2,012 square foot unit with 2 bedrooms, two baths, study/optional bedroom 3, great room, kitchen, laundry, entry, and a two-car garage.
  - **Plan 2 (Daniel):** Single-story 2,191 square foot unit with 3 bedrooms, two baths, study/optional bedroom 4, great room, kitchen, laundry, entry, and a two-car garage.

- Plan 3 (Delaney): Single-story 2,289 square foot unit with 3 bedrooms, 2.5 baths, dining/optional study/optional bedroom 4, great room, kitchen, laundry, entry, and a two-car garage.
- Plan 4 (Timothy): Single-story 2,295 square foot unit with 3 bedrooms, 2.5 baths, study/optional dining/optional bedroom 4, great room, kitchen, laundry, entry, and a two-car garage.
- Plan 5 (Paige): Single-story 2,481 square foot unit with 3 bedrooms, 2.5 baths, study/optional dining/optional bedroom 4, great room, kitchen, nook, laundry, entry, and a three-car garage.

Plan 1 will account for 27 units (28%), Plan 2 will account for 24 units (25%), Plan 3 will account for 23 units (23.9%), Plan 4 will account for 2 units, and Plan 5 will account for 20 units (20.8%).

2. Architecture and Treatments: The proposed Project would offer three architectural styles and treatments for each of the floor plans. The following describes each of these architectural styles:

- Spanish Architectural Style (Elevation A): includes concrete “S” tile roofs, wood fascia/arge, decorative clay pipes, decorative corbels, and decorative window shutters and trims.
- Traditional Architectural Style (Elevation B): includes concrete flat tile roofs, wood fascia/arge, brick veneer, cementitious siding, decorative corbels, and decorative window shutters and trims.
- Craftsman Architectural Style (Elevation C): includes concrete flat tile roofs, wood fascia/arge, outlookers, stone veneer, cementitious siding, and decorative window shutters and trims.

Elevation A will account for 32 units (33.3%), Elevation B will account for 34 units (35.4%) and Elevation C will account for 30 units (31.3%).

Enhanced architectural treatments will be provided on those elevations that are visible from public right of way. These lots include lots 1, 4, 8-23, 30, 33, 34, 42, 43, 49, 50, 60, 66, 67 and 95.

3. Conceptual Wall and Fence Plan: Perimeter walls will be split-face masonry block with pilasters. Front returns will be six-foot split-face masonry block walls. Interior fencing will be a six-foot vinyl. A six-foot tubular steel fence will be provided for the detention basin.
4. 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.

**Variance No. 2021-01**: is a request to encroach 5.6 ft. into the required 20 ft. rear yard setback for Lot 7 of Tract Map No. 31957.

## **Analysis**

The proposed project has been reviewed for consistency with the General Plan and the Lake Elsinore Municipal Code (LEMC). The project site has a General Plan Land Use designation of Low-Medium Density Residential, which allows for detached single-family homes with densities ranging between one (1) to six (6) dwelling units per net acre. Tract Map No. 31957, which was previously approved for the subdivision of approximately 34.2 acres into 96 single-family residential lots with a density of 2.8 dwelling units per acre, was found to be consistent with the General Plan. The proposed project is requesting to establish standards for color palettes, articulation, orientation, and design of a single-family residential development for Tract Map No. 31957. The proposed project will not change the density or intensity of use and is therefore consistent with the General Plan.

The project is requesting a variance to encroach 5.6 ft. into the required 20 ft. rear yard setback for Lot 7 of Tract Map No. 31957 in accordance with Section 17.415.080 of the LEMC. Lot 7 is an irregular diamond shaped lot and the strict application of the code will prevent this lot from enjoying the same rights as the surrounding lots. The granting of the variance will not constitute granting of a special privilege to this lot. The variance will allow Lot 7 to be developed in a similar fashion as the surrounding properties. The variance is the minimum deviation to enable reasonable development of the property. The proposed variance would not diminish the residential nature of the property and adequate Conditions of Approval have been added to ensure this.

In addition, the project is requesting a minor exception in accordance with Section 17.415.090.A.3 of the LEMC for Lots 32, 39, 44, 57, 68, and 95 to decrease rear yard setbacks. The rear yard setback for these lots will be as follows: Lot 32 – 19.5 ft., Lot 39 – 17.1 ft., Lot 44 – 17.5 ft., Lot 57 – 18.5 ft., Lot 68 – 19.5 ft., and Lot 95 – 17.9 ft. The decrease in rear yard setback for these lots will not exceed 15 percent reduction of the required rear yard setback. The setback area is not required as an essential open space or recreational amenity to the use of the site. In addition, the proposed setback area or yard for these lots will be in character with the surrounding neighborhood and the decrease will not adversely affect adjacent properties.

The proposed project meets all other required development standards for setbacks, lot coverage, building height, minimum dwelling unit size, and parking as identified in the Single Family Residential (R-1) zone and provides all the required amenities as identified in Chapter 17.44 (Residential Development Standards) of the LEMC. Therefore, the proposed project is consistent with the LEMC.

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 to ensure compliance with the General Plan and the LEMC. The project's architecture, landscaping, walls, and fences have resulted in a well-designed residential project.

## **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 MND and none of the conditions described in Section

15162 exist. MND No. 2005-06 which was adopted by the City Council on September 13, 2005 evaluated environmental impacts that would result from the maximum buildout of Tract Map No. 31957. Approval of the proposed 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.

#### MSHCP Consistency

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 rough graded per the previously approved Tract Map No. 31957. The project complies with all applicable requirements of the MSHCP.

#### Exhibits

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