



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Assistant Community Development Director

Date: December 12, 2023

Subject: Planning Application No. 2022-03 (Mission Trail at Lemon) – a Request for Approval of Tentative Tract Map No. 38378 to Subdivide an approximately 17.21-acre Site into One (1) Lot for Condominium Purposes and Residential Design Review to Construct 191 Detached Condominium Residences within the East Lake Specific Plan

Applicant: Brett Crowder, Coastal Commercial Properties

Recommendation

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182(c) (Residential Projects Implementing Specific Plans);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2022-03 (TENTATIVE TRACT MAP NO. 38378 AND RESIDENTIAL DESIGN REVIEW NO. 2022-02) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38378 TO SUBDIVIDE AN APPROXIMATELY 17.21-ACRE SITE INTO ONE LOT AND 191 RESIDENTIAL UNITS FOR CONDOMINIUM PURPOSES LOCATED IN APNS: 370-050-019, 370-050-020, AND 370-050-032; and
4. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2022-02 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 191 TWO-STORY DETACHED CONDOMINIUM RESIDENTIAL UNITS IN LOCATED APNS: 370-050-019, 370-050-020, AND 370-050-032.

Background

On November 14, 2023, a City Council meeting was held with a quorum of four Council Members present. A motion was made to find the project exempt from CEQA and approve the MSHCP Consistency, Tentative Tract Map, and the Residential Design Review resolutions. However, the motion failed by 2-2 vote. The project was then continued to the December 12, 2023 City Council meeting in order for the project to be considered by the full Council in accordance with City Council Policy No. 200-1.

The applicant has addressed issues raised at the November 14, 2023 City Council meeting related to Victorian Lane improvements, Parking, and Noise and other impacts from the adjacent Motocross Track as follows:

1. Victorian Lane:

Victorian Lane is classified as a Collector Roadway in the General Plan, where full-width is 68 feet and curb-to-curb width is 48 feet. The applicant is required to dedicate right-of-way for Victorian Lane adjacent to the property for a total right-of-way of 34 feet from centerline to the project property line. COA No. 88 has been revised to require the applicant to provide cash-in-lieu fees for the cost of half width improvements along Victorian Lane. The Engineer's estimate is required to include half width of pavement plus curb and gutter, and sidewalk along the project's frontage.

2. Parking:

The proposed project would provide garage, driveway, and open guest parking. Each residence would have a two-car garage resulting in 383 total garage parking spaces. The project would also provide 196 driveway spaces and 135 open common parking spaces. The applicant has revised the parking and circulation plan to provide designated guest/visitor parking spaces around the recreational center.

3. Motocross Track Noise:

The applicant is required to provide all prospective home buyers and homeowners a written disclosure statement identifying that the project is located within an active recreation area. Said written disclosure statements would indicate that such recreation activities will include, but are not limited to, noise impacts, excessive lighting, and dust. The disclosure statements will also include the restrictions identified in the Covenants, Conditions and Restrictions (CC&Rs), requiring homeowners to park their vehicles in their garages or driveways (where applicable) and requiring an on-street parking permit for additional vehicles. The applicant has also agreed to provide this information at sales offices.

Planning Commission Action

On October 17, 2023, the Planning Commission conducted a duly noticed Public Hearing and recommended approval of the project to the City Council with a 5-0 vote. Only the applicant attended the hearing. No one spoke in opposition to the project.

Project Location

The project site located adjacent to and west of Mission Trail, across from Lemon Street to the south, and Lewis Street and Victorian Lane to the north within the East Lake Specific Plan. The project site encompasses Assessor Parcel Numbers (APNs) 370-050-019, 370-050-020, and 370-050-030.

Environmental Setting

| | EXISTING USE | GENERAL PLAN | ZONING |
|--------------|---|--|--|
| Project Site | Vacant | East Lake Specific Plan (ELSP) | ELSP - Action Sports, Tourism, Commercial and Recreation with a Mixed Use Overlay |
| North | Vacant | East Lake Specific Plan (ELSP) | ELSP - Action Sports, Tourism, Commercial and Recreation with a Mixed Use Overlay |
| South | Vacant | East Lake Specific Plan (ELSP) | ELSP - Action Sports, Tourism, Commercial and Recreation with a Mixed Use Overlay |
| East | Light industrial, commercial, and residential | City of Wildomar – Commercial Retail (CR) and Medium High Density Residential (MHDR) | City of Wildomar – C-1/C-P and Rural Residential (R-R) |
| West | Lake Elsinore Motor Sport Park | East Lake Specific Plan (ELSP) | ELSP - Action Sports, Tourism, Commercial and Recreation with a Light Industrial Overlay |

Project Description

Planning Application No. 2022-03 (Mission Trail at Lemon) consists of applications for Tentative Tract Map No. 38378 to subdivide an approximately 17.21-acre site into one approximately 16.93-acre lot for condominium purposes (0.28-acre right-of-way dedication) and Residential Design Review No. 2022-02 to construct 191 detached condominium residences and associated improvements within the East Lake Specific Plan. The proposed buildings feature seven (7) two-story floor plans ranging in size from 1,323 sq. ft. to 2,146 sq. ft. and three (3) architectural styles (French Country, Santa Barbara and Modern Farmhouse).

Below is a description of the project design aspects and features, including site design, floor plans, architectural design and conceptual wall and fence plans.

Site Design

The buildings will be arranged in a clustered manner with regular spacing along a 26'-0" wide, two-lane private loop street. Each building will be served by a 24'-0" wide shared drive aisle serving up to six (6) units or eight (8) units per cluster. The attached design review package shows the typical clustering layout as well as the parking and circulation plan for the project. The site will feature two (2) common open space areas with amenities. Private open space areas will be provided adjacent to the residences between buildings and in required yards along rear and side property lines.

Floor Plans

Each building will be either rectangular or roughly "L"-shaped in plan. Each unit will contain a two-car garage, interior laundry facilities, common living areas, and a private patio. Seven floor plans are proposed as specified below:

6-Plex Cluster

Plan 1: Two-story, 1,631 square-foot unit with 3 bedrooms, 2.5 bathrooms, 2-car garage

Plan 2: Two-story, 1,779 square-foot unit with 3 bedrooms, 2 bathrooms, 2-car garage

Plan 3: Two-story, 2,146 square-foot unit with 5 bedrooms, 4 bathrooms, 2-car garage

8-Plex Cluster

Plan 1: Two-story, 1,323 square-foot unit with 3 bedrooms, 2 bathrooms, 2-car garage

Plan 2: Two-story, 1,599 square-foot unit with 3 bedrooms, 2.5 bathrooms, 2-car garage

Plan 3: Two-story, 1,756 square-foot unit with 3 bedrooms, 2.5 bathrooms, 2-car garage

Plan 4: Two-story, 1,918 square-foot unit with 4 bedrooms, 4 bathrooms, 2-car garage

A sufficient mix and variation of plans will be provided throughout the development as depicted in the site plan.

Architectural Design

Three distinct architectural styles are proposed and are generally characterized as follows:

- *French Country* elevations feature a dark composite tile gabled roof, tan or white stucco siding, accent wood siding, metallic railing, window shutters, and stone wainscoting.
- *Santa Barbara* elevations feature a red composite tile varied gable and hipped roof, tan or white stucco siding, metallic railing, window shutters, accent tiles, and stone wainscoting.
- *Modern Farmhouse* elevations feature a dark composite tile gabled roof, tan or white stucco siding, accent siding, metallic railing, window shutters and stone wainscoting.

The architectural styles will be evenly distributed throughout the development as depicted in the site plan. In addition, enhanced architectural treatments will be provided on all elevations including those that are visible from common areas and the public right-of-way.

Recreation and Open Space

The project includes the development of two (2) recreation and open space areas totaling 49,044 sq. ft. on site that would include playground equipment, pool/spa, barbeque area, overhead trellis, turf areas, seating, sidewalks, restrooms, drinking fountains, showers, bocce ball court, fitness equipment, shade structures, table, and chairs.

Landscaping

Landscaping proposed as part of the project would consist of ornamental trees, vines, shrubs, and groundcovers throughout the common areas of the development, such as along roadways, common walls, site boundary, and the open space/recreation areas. Trees would be installed along the proposed sidewalks throughout the project site and along Mission Trail. The entrance to the project site would have a landscaped median and decorative landscaping. The proposed landscaping plan has been designed to complement the different architectural styles and to conform to the water efficiency standards under Chapter 19.08 of the Lake Elsinore Municipal Code (LEMC).

Conceptual Wall and Fence Plan

The project proposes 6-foot-high concrete masonry unit walls along the north, south, and east sides of the site. An 8-foot-high concrete masonry unit wall will be constructed along the western boundary of the site that is adjacent to the Motorsports Park. Pedestrian and vehicular entry gates would be 6-foot-high metal rolling security gates at the project driveway at Mission Trail. Residences and private exterior spaces would be separated by rear and side yard 6-foot-high vinyl fences.

Noise

To reduce the noise from the adjacent Motocross Track, the project will construct an 8-foot-high concrete masonry wall. The project will also be required to implement the following noise abatement design features to ensure that interior noise levels meet or exceed the 45 dBA CNEL interior noise level requirements:

- Windows & Glass Doors: Windows and glass doors would be well-fitted, well-weather-stripped assemblies and shall have minimum sound transmission class (STC) ratings of 35 for residences located along the western property line, and STC ratings of 29 for residences along the northern, eastern, and southern property lines.
- Exterior Doors: All exterior doors facing the project site property lines (facing offsite land uses) would be well-fitted, well-weather stripped, and have minimum STC ratings of 29.
- Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits would be caulked or filled with mortar to form an airtight seal. All exterior wall assemblies facing the Motorsports Park shall have a minimum

STC rating of 35 and all exterior wall assemblies along the northern, eastern, and southern property lines facing offsite land uses shall have a minimum STC rating of 29.

- Roof: Roof sheathing of wood construction shall be per manufacturer's specification or caulked plywood of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Ceilings: Ceilings shall be per manufacturer's specification or constructed of well-sealed gypsum board of at least one-half inch thick.

Additionally, the applicant is required to provide all prospective home buyers and home owners a written disclosure statement identifying that the project is located within an active recreation area. Said written disclosure statements would indicate that such recreation activities will include, but are not limited to, noise impacts, excessive lighting, and dust (COA No. 14).

Parking

The proposed project would provide garage, driveway, and open guest parking. Each residence would have a two-car garage resulting in 383 total garage parking spaces. The project would also provide 196 driveway spaces and 135 open common parking spaces. In total the project would provide 713 spaces. Driveways in the proposed community are 19 ft. in length. Designated guest/visitor parking spaces around the recreational center will also be provided.

To ensure that parking occurs on approved and developed parking spaces, the developer is required to include restrictions in the Covenants, Conditions and Restrictions (CC&Rs). Such restriction would include requiring homeowners to park their vehicles in their garages or driveways (where applicable) and requiring an on-street parking permit for additional vehicles (COA No. 20). Furthermore, a condition of approval has been added to require the developer to install signage restricting vehicular parking along Mission Trail (COA No. 88).

Street Improvements

Mission Trail is classified as an Urban Arterial Highway in the General Plan, where full-width is 120 feet and curb-to-curb width is 96 feet. The applicant is required to dedicate right-of-way for Mission Trail adjacent to the property for a total right-of-way of 60 feet from centerline to the project property line. Street improvements on Mission Trail include widened section of new AC pavement and base material, curb and gutter, sidewalks, parkway landscaping, utility relocations, signage relocations, modifying traffic signals as required on Mission Trail and Lemon Street, and streetlights.

Victorian Lane is classified as a Collector Roadway in the City's General Plan, where full-width is 68 feet and curb-to-curb width is 48 feet. The applicant is required to dedicate right-of-way for Victorian Lane adjacent to the property for a total right-of-way of 34 feet from centerline to the project property line. The applicant is required to provide cash-in-lieu fees for the cost of half width improvements along Victorian Lane. The Engineer's estimate shall include half width of pavement plus curb and gutter, and sidewalk along the project's frontage (COA No. 88).

Analysis

The project site is located within Planning Area 2 of the East Lake Specific Plan (ELSP) and has an Action Sports, Tourism, Commercial and Recreation Land Use Designation with a Mixed-Use Overlay. The Mixed-Use overlay offers an option to develop residential and commercial uses in addition to those uses described in the Action Sports, Tourism, Commercial, and Recreation land use designation. Per Table 2-12 (Mixed Use Overlay – Allowable Land Uses) of the ELSP, Condominiums are listed as permitted uses. Table 2-13 (Mixed Use Overlay Development Standards) allows Detached Multiple-Family Cluster Residential Only Development with a density up to 18 Dwelling Units per Net Acre (du/ac). The application proposes to construct 191 two-story detached condominium residential units on an approximately 16.93 net acre parcel at an approximate density of 11.3 du/ac. The proposed multi-family residential development is consistent with the land use goals and policies of the ELSP. The project is also consistent with the General Plan because the ELSP was found to be consistent with the General Plan at adoption.

Staff has reviewed the submitted development plans for compliance with the Mixed-Use Overlay development standards and regulations of Table 2-13 for Detached Multiple-Family Cluster Residential Only Development of the ELSP. The proposed development conforms to applicable standards as shown in the below table.

| ELSP Development Standards | Required | Proposed |
|---|-----------------|-------------------|
| Density | Up to 18 du/ac | 11.3 du/ac |
| Lot Area Minimum (sq. ft.) | No Minimum | 737,906 sq. ft. |
| Minimum Lot Width | No Minimum | n/a |
| Setbacks (ft.): | | |
| Front – Living Area to Public Street | 10 | 10' |
| Front – Living Area to Private Drive | 10 | 10' min – 19' max |
| Front – Porch | 10 | 10' min – 13' max |
| Front – Garage, Straight-in Drive | 18 | 19' min – 24 max |
| Front – Garage, Side Entry | 10 | 10' min – 19' max |
| Front – Rear Alley/Street Loaded Garage | 5 | n/a |
| Side – Main Dwelling | 5 | 8' min -20' max |
| Side – Garage | 5 | 8' min -20' max |
| Rear | 10 | 20' min -20' max |
| Rear – Alley/Street Loaded Garage | 18 | n/a |
| Corner Side – Public Street | 10 | 10' min – 10' max |
| Corner Side – Private Street | 10 | 10' min – 10' max |

| <i>Separation Between Buildings (ft.)</i> | | |
|---|---|---|
| Garage Face to Garage Face | 28 | 30' min – 35' max |
| Bldg. Front to Bldg. Front | 10 | 30' min – 35' max |
| Bldg. Front to Bldg. Side | 8 | 43' min – 74' max |
| Bldg. Front to Bldg. Rear | 15 for one-story building, plus 5 additional feet for each additional story | 88' min – 89.5' max |
| Bldg. Side to Side | 8 | 8' min – 20' max |
| Bldg. Side to Rear | 8 | 8' min – 23' max |
| Bldg. Rear to Rear | 15 for one-story building, plus 5 additional feet for each additional story | 20' in – 23' max |
| Lot Coverage (%) | 70 | 42% |
| Building Height | 40' max. | 27'-0" max. |
| Parking | Total Required: 446 Covered (1/Unit): 191 Open (1.33/Unit): 255 | Total Proposed: 713 Covered (Garage): 382 Open Spaces: 331 (196 Private Drive Way & 135 On-Street) |
| Shared driveway access into dwelling unit cluster | | |
| Building heights up to 25 feet | 26 feet minimum width | n/a |
| Building heights greater than 25 feet | 30 feet with no on-street/alley parking allowed | n/a |
| Driveway in front of garage door | 18 feet minimum length | 19' min -24' max |
| Private Street Width | 40 feet minimum | 40' min – 46' max |
| Garage Access Alley/Street Width | | |
| Building heights up to 25 feet | 24 ft. with no on-street/alley parking allowed | 24' |
| Building Heights greater than 25 feet | 30 feet with no on-street/alley parking allowed | n/a |
| Dwelling Unit Size Minimum (sq. ft.) | | |
| Studio Dwelling Units | 900 | n/a |
| One-Bedroom Dwelling Units | 900 | n/a |
| Two-Bedroom Dwelling Units or Larger | 1,000 plus 100 sq. ft. for each additional bedroom | 1,323 sq. ft. – 2,146 sq. ft. |
| <i>Open Space (sq. ft.)</i> | | |
| Common Open Space | 250 per unit, or 35,000 | 36,666 sq. ft. |
| Private Open Space | 80 per unit | 138 sq. ft. min. |

Tentative Tract Map Analysis

Tentative Tract Map No. 38378 includes a subdivision of an approximately 17.21-acre site into one (1) approximately 16.93-acre lot for condominium purposes (0.28-acre right-of-way dedication). The proposed subdivision meets the minimum lot area requirement and street frontage width of the East Lake Specific Plan. The tentative map also complies with Chapter 16.24 (Tentative Map) of the LEMC and the Subdivision Map Act. The project will be required to form a Homeowner's Association (HOA) for reciprocal access easements, for parking spaces as well as for the maintenance of common areas.

Design Review

The architectural design of the proposed buildings conforms to the design guidelines outlined in Chapter 8 of the ELSP and the Residential Development Standards (Chapter 17.44) of the LEMC. The three elevation styles will create a distinctive street scene within the project site and serve to avoid repetition.

The Design Review Committee, which includes staff from Planning, Building and Safety, Fire, and Engineering, has reviewed the proposed project, and have conditioned the project to ensure compliance with the general plan, the LEMC, and the related environmental document.

Environmental Determination

The proposed project has been determined to be categorically exempt from California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan). Where a public agency has prepared an EIR on a Specific Plan, a residential project undertaken pursuant to and in conformity with that specific plan is exempt from CEQA if the project meets the following requirements:

1. *Eligibility. To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980.*

The City adopted the East Lake Specific Plan, Amendment No. 11 (SPA 2016-02) and Environmental Impact Report (EIR) SCH No. 2016111029 on November 11, 2017. The proposed project meets this requirement.

2. *Scope. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development.*

The project consists of applications for Tentative Tract Map No. 38378 to subdivide an approximately 17.21-acre site into one approximately 16.93-acre lot for condominium purposes (0.28-acre right-of-way dedication) and Residential Design Review No. 2022-02 to construct 191 detached condominium residences with a density of 11.3 du/ac. The proposed project is consistent with the East Lake Specific Plan, Mixed Use Overlay district which allows Detached Multiple-Family Cluster Residential Only Development with a Density up to 18 Dwelling Units per Net Acre (du/ac).

3. *Limitation. This section is subject to the limitation that a specific plan undergoes an event, such as, but not limited to: a substantial change to the proposed project is made that requires major revisions of the previous EIR; new circumstances under which the project is undertaken that will require major revisions to the previous EIR; or new information has been found resulting in new significant effects or increasing the severity of a significant effect that were not known at the time of the previous EIR. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or supplement to a previous EIR.*

Pursuant to CEQA Guidelines Section 15162, the 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 a previously adopted Environmental Impact Report (SCH No. 2016111029) prepared for the East Lake Specific Plan. A CEQA Exemption Study has been prepared for the project and is included as Attachment 5 to this report. All potentially significant effects have been avoided or mitigated pursuant to the EIR and none of the conditions described in Section 15162 have occurred. EIR (SCH No. 2016111029) was adopted by the City Council on November 28, 2017.

MSHCP Consistency

The project has also been reviewed for consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). A portion of the project site (0.30 acres) is located within the MSHCP Elsinore Area Plan, Criteria Cell # 5131. On August 08, 2023, the Western Riverside County Regional Conservation Authority (RCA) completed the Joint Project Review (JPR# 23-04-11-01) process and concluded that the Project is consistent with both the Criteria and other plan requirements of the MSHCP.

Public Outreach

In August 2023, the applicant mailed advance notice of the development proposal to neighboring property owners within 500 feet of the project site. Additionally, the applicant reached out the Summerly Community's Home Owner Association as a part of their public outreach efforts.

Public Notice

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 500 feet of the subject property. As of the writing of this report, staff has received one (1) email communication from Leonard Lechnitz dated November 7, 2023. The email correspondence along with staff response is included as Attachment 10.

Fiscal Impact

The time and costs related to processing this application have been covered by application fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing

of this application. Project approval 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.

Attachments

Attachment 1 – MSHCP Resolution
Attachment 2 – TTM Resolution
Attachment 3 – RDR Resolution
Attachment 4 – Conditions of Approval
Attachment 5 – Initial Study/Categorical Exemption
Attachment 6 – GIS Package
Attachment 7 – TTM 38378
Attachment 8 – Design Review Package
Attachment 9 – Public Notice Material
Attachment 10 – Public Comment