



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Interim Assistant Community Development Director

Date: March 28, 2023

Subject: **Planning Application No. 2021-38 (Lakeshore Drive Condos) – A Request for Approval of Tentative Tract Map No. 38271 to Subdivide an Approximately 10.29-Acre Site into One Lot for Condominium Purposes and Residential Design Review to Construct 140 Two-Story Attached Condominium Residences within the Lakeshore Village Specific Plan**

Applicant: Brett Crowder, Lake Elsinore Lakeshore, LLC

Recommendation

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING AN ADDENDUM TO THE LAKESHORE VILLAGE SPECIFIC PLAN MITIGATED NEGATIVE DECLARATION (MND NO. 2003-03) FOR PLANNING APPLICATION NO. 2021-38 (TENTATIVE TRACT MAP NO. 38271 AND RESIDENTIAL DESIGN REVIEW NO. 2021-05);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2021-38 (TENTATIVE TRACT MAP NO. 38271 AND RESIDENTIAL DESIGN REVIEW NO. 2021-05) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN;
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38271 TO SUBDIVIDE AN APPROXIMATELY 10.29-ACRE SITE INTO ONE LOT AND 140 RESIDENTIAL UNITS FOR CONDOMINIUM PURPOSES IN THE ATTACHED RESIDENTIAL AND COMMERCIAL/RESIDENTIAL FLEX DESIGNATIONS OF THE LAKESHORE VILLAGE SPECIFIC PLAN (APNS: 379-230-001, 379-230-002); and

4. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2021-05 PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 140 TWO-STORY ATTACHED CONDOMINIUM RESIDENTIAL UNITS LOCATED IN THE ATTACHED RESIDENTIAL AND COMMERCIAL/RESIDENTIAL FLEX DESIGNATIONS OF THE LAKESHORE VILLAGE SPECIFIC PLAN (APNS: 379-230-001, 379-230-002).

Background

On March 7, 2023, the Planning Commission held a public hearing to consider Planning Application No. 2021-38 and voted 4-0 to recommend City Council approval of the project. No public comments were received and only the applicant attended the hearing. During the meeting, one Commissioner asked how potential construction noise impacts on neighbors would be addressed. The applicant stated that perimeter block walls to buffer noise would be constructed prior to start of construction. Another Commissioner asked about the placement of air conditioning units and emergency access interference. The project engineer stated that the equipment could be relocated to the courtyard areas in final design plans to comply with building and fire code provisions.

Project Location

The project site is located on the southwest side of Lakeshore Drive at the intersection of Lakeshore Drive and Gunnerson Street. (APNs: 379-230-001, 379-230-002).

Environmental Setting

	EXISTING USE	ZONING	GENERAL PLAN
Project Site	Vacant	Attached Residential (AR)	Lakeshore Village SP
North	Vacant	C1 – Neighborhood Commercial	Neighborhood Commercial
South	MF Residential	R2 – Medium Density Residential	Medium Density Residential
East	SF Residential	Detached Residential (DR)	Lakeshore Village SP
West (front)	Vacant	CP – Commercial Park	General Commercial
West (rear)	Mobilehome Lots	MC – Mobilehome Community	High Density Residential

Project Description

Planning Application No. 2021-38 (Lakeshore Drive Condos) consists of requests for Tentative Tract Map No. 38271 to subdivide an approximately 10.29-acre site into one approximately 9.71-acre lot for condominium purposes and Residential Design Review No. 2021-05 to construct 140 two-story attached condominium residences and associated improvements within the Lakeshore Village Specific Plan. The proposed buildings feature four floor plans ranging in size from 1,807 sq. ft. to 2,008 sq. ft. and three architectural styles (French Country, Santa Barbara and Modern Farmhouse). The project also involves construction of off-site infrastructure including street frontage improvements along Lakeshore Drive and installation of traffic signals at the intersection of Lakeshore Drive and Gunnerson Street.

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 20'-0" wide shared driveway serving up to four units per cluster. The site will feature two common open space areas with amenities including a playground structure ("tot lot"), a swimming pool, a recreation building and seating areas. Guest parking will be provided near the common open space areas. Private open space areas will be provided adjacent to the residences between buildings and in required yards along rear and side property lines.

Access to the development will be provided by a two-way gated entrance at the intersection of Lakeshore Drive and Gunnerson Street where new traffic signals will be installed as part of the project. Common open areas as well as the project frontage will be landscaped with fully irrigated, drought-resistant plantings.

Floor Plans

Each building will be roughly "U"-shaped in plan and feature two condominium units sharing a common wall. Each unit will contain a two-car garage with a recessed storage area for trash bins, interior laundry facilities, common living areas, and a private patio. Four floor plans are proposed as specified below:

Plan 1: Two-story, 1,995 square-foot unit with 3 bedrooms, 2.5 bathrooms, 2-car garage

Plan 2: Two-story, 1,807 square-foot unit with 3 bedrooms, 2.5 bathrooms, 2-car garage

Plan 3: Two-story, 1,892 square-foot unit with 4 bedrooms, 3 bathrooms, 2-car garage

Plan 4: Two-story, 2,008 square-foot unit with 4 bedrooms, 3 bathrooms, 2-car garage

Plan 1 accounts for 34 units (24%), Plan 2 accounts for 35 units (25%), Plan 3 accounts for 27 units (20%), and Plan 4 accounts for 44 units (32%). Therefore, 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.

French Country accounts for 22 buildings (31%) and both Santa Barbara and Modern Farmhouse each account for 24 buildings (34%). Therefore, the architectural styles will be evenly distributed throughout the development.

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.

Conceptual Wall and Fence Plan

Proposed walls and fencing consist of 6'-0" tall split-faced CMU block wall with pilasters along the site perimeter and the boundaries of common open space. Vinyl fencing with maximum 6'-0" height will be provided at edge of private open space areas. Block wall returns will be provided along areas facing the private street.

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 LEMC. Final landscaping and irrigation plans are to be approved by the Planning Division.

Analysis

The project site is in the Lakeshore Village Specific Plan (LVSP) and has land use designations of Attached Residential (AR) and Commercial/Residential Flex (CRF). The intent of the AR designation is to accommodate attached rental residences in multi-family structures with a maximum density of 18 units per net acre; the intent of the CRF designation is to accommodate one and two neighborhood commercial businesses or flex residential use with a maximum density of 18 units per acre consistent with the AR designation. The application proposes to construct 140 two-story attached residential units on an approximately 9.71-acre parcel at an approximate density of 14.4 units per net acre. Therefore, the proposed multi-family residential development is consistent with the land use goals and policies of the LVSP. The project is also consistent with the General Plan because the LVSP was found to be consistent with the General Plan at adoption.

Staff has reviewed the submitted development plans for compliance with the AR development standards and regulations of Section 6.1 of the Lakeshore Village Specific Plan.

The proposed development conforms to applicable standards as shown in the below table.

LVSP Development Standards	Required	Proposed
Lot Area Minimum (sq. ft.)	8,400	423,176
Lot Area Per Dwelling Unit (sq. ft.)	1,815	3,023
Street Frontage Lot Width (ft.)	70	416
Setbacks:		
Front – Main Structures	20 avg., 15 min.	20'-0"
Side – Main Structures	10, 15 from public ROW	10'-0"
Rear – Main Structures	10	10'-0"
Front for Parking	10	> 10'-0"
Lot Coverage (%)	60	40.3%
Building Height	35'-0" max.	27'-0" max.
Dwelling Unit Size Minimum (sq. ft.)	800-900 (for 3-4 bedrooms)	1,807 sq. ft. min.
Open Space (sq. ft.)		
Common Open Space	250 per unit, or 35,000	36,666 sq. ft.
Private Open Space	80 per unit	138 sq. ft. min.
Parking/Unit	2.33 spaces per unit, or 327	2.49 spaces per unit, or 348

Architecture and Site Design

The architectural design of the proposed buildings conforms to the design guidelines of the LVSP 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.

Tentative Tract Map Analysis

Tentative Tract Map No. 38271 includes a subdivision of an approximately 10.29-acre site into one approximately 9.71-acre lot for condominium purposes. The proposed subdivision meets the minimum lot area requirement and street frontage width of the LVSP. 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, shared parking spaces as well as for the maintenance of common areas.

Environmental Determination

Pursuant to California Environmental Quality Act (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 Mitigated Negative Declaration (MND No. 2003-03) prepared for the Lakeshore Village Specific Plan. Pursuant to CEQA Guidelines Section 15164, an Addendum providing minor additions and changes to MND No. 2003-03 has been prepared for the project. All potentially significant effects have been avoided or mitigated pursuant to MND No. 2003-03 and none of the conditions described in Section 15162 have occurred. MND No. 2003-03 was adopted by the City Council on October 28, 2003.

The project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project is not located within an MSHCP Criteria Cell area and therefore is not subject to Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) requirements. The project complies with all other requirements of the MSHCP.

Public Outreach

In October 2022, the applicant mailed advance notice of the development proposal to neighboring property owners within 300 feet of the project site.

Public Notice

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Fiscal Impact

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

Attachments

Attachment 1 – CEQA Resolution
Attachment 2 – MSHCP Resolution
Attachment 3 – TTM Resolution
Attachment 4 – RDR Resolution
Attachment 5 – Conditions of Approval
Attachment 6 – Vicinity Map
Attachment 7 – Aerial Map
Attachment 8 – TTM 38271
Attachment 9 – Design Review Package
Attachment 10 – MND Addendum
Attachment 11 – Public Notice Materials