



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS HEARING

Land Use Services Department

Applicant: Mark and Cathy Kuri

Heidi Duron
Planning Director
November 17, 2020



2007 General Plan

- General Plan Land Use Zoning District Amendment from Phelan-Pinon Hills/Rural Living (PH/RL) to Phelan-Pinon Hills/Rural Commercial (PH/CR),

2020 Countywide Plan

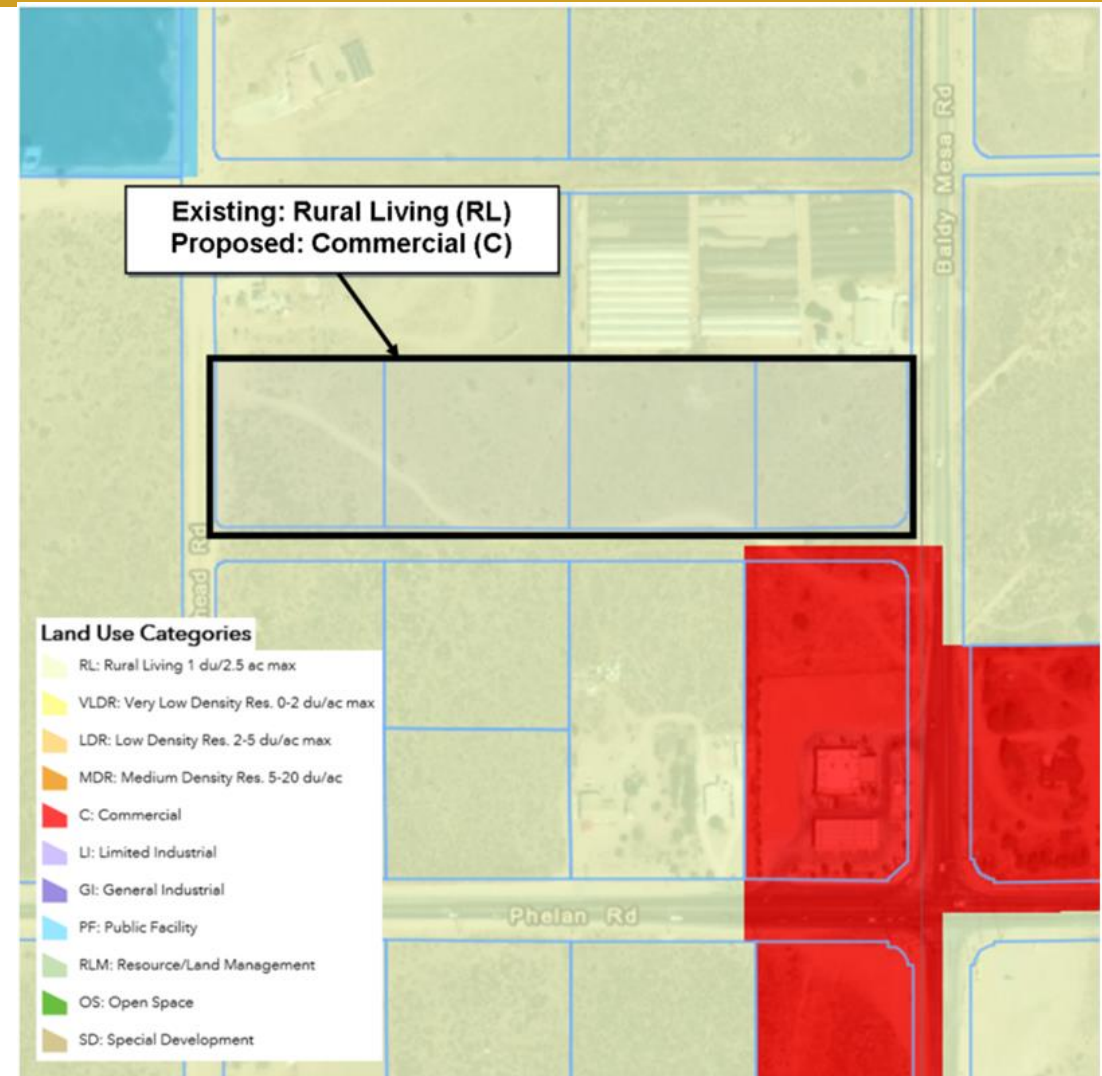
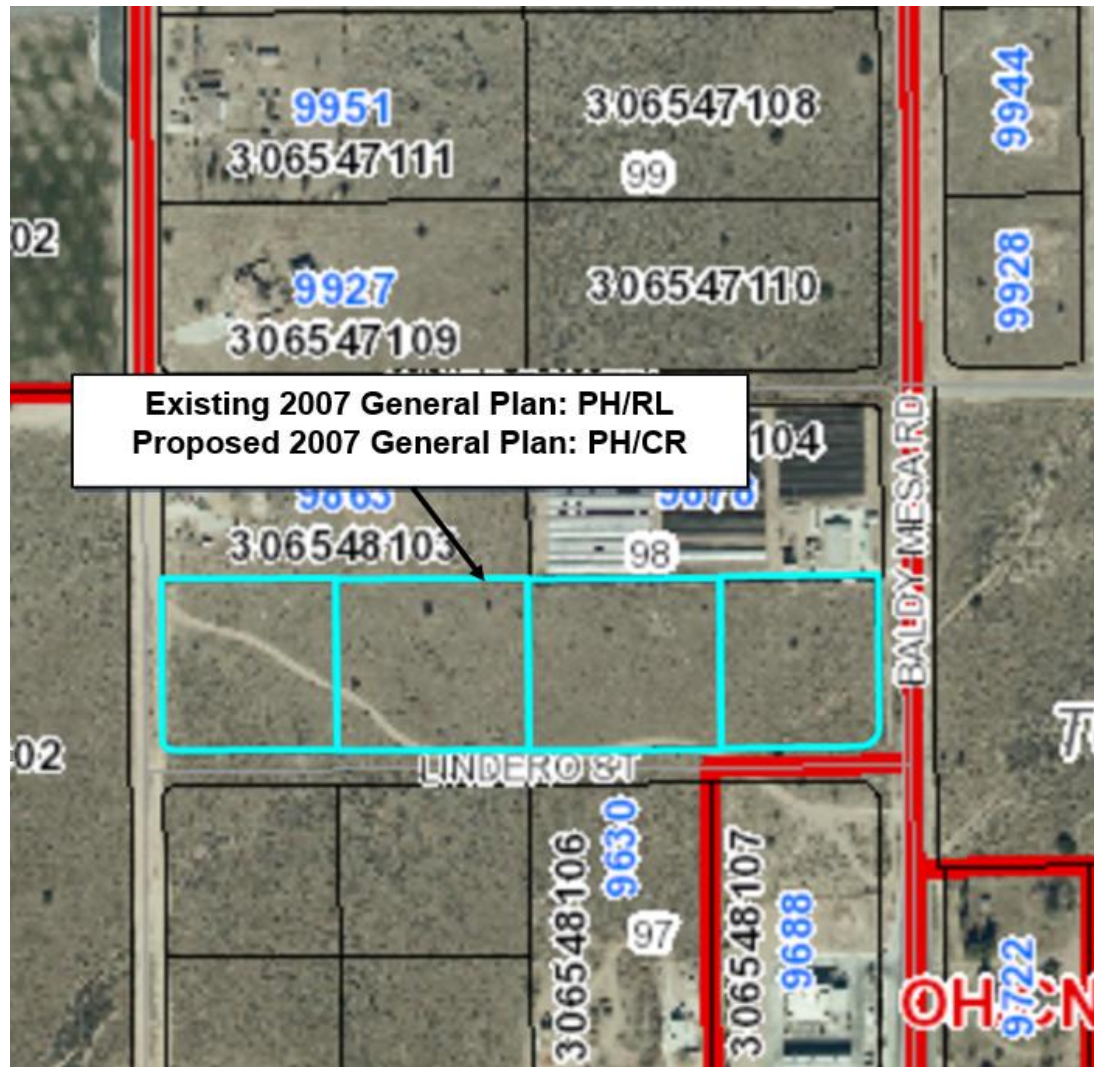
- Policy Plan Amendment to change the Land Use Designation from Rural Living (RL) to Commercial (C), and
- Conditional Use Permit (CUP) for a recreational vehicle and self-storage facility with an office and caretaker dwelling on 8.62 acres.



Project Location

- Located in the Community of Phelan.
- Extending between Arrowhead Road and Baldy Mesa Road.
- Proposed project site is relatively flat with sparse shrubs.

Proposed Amendment



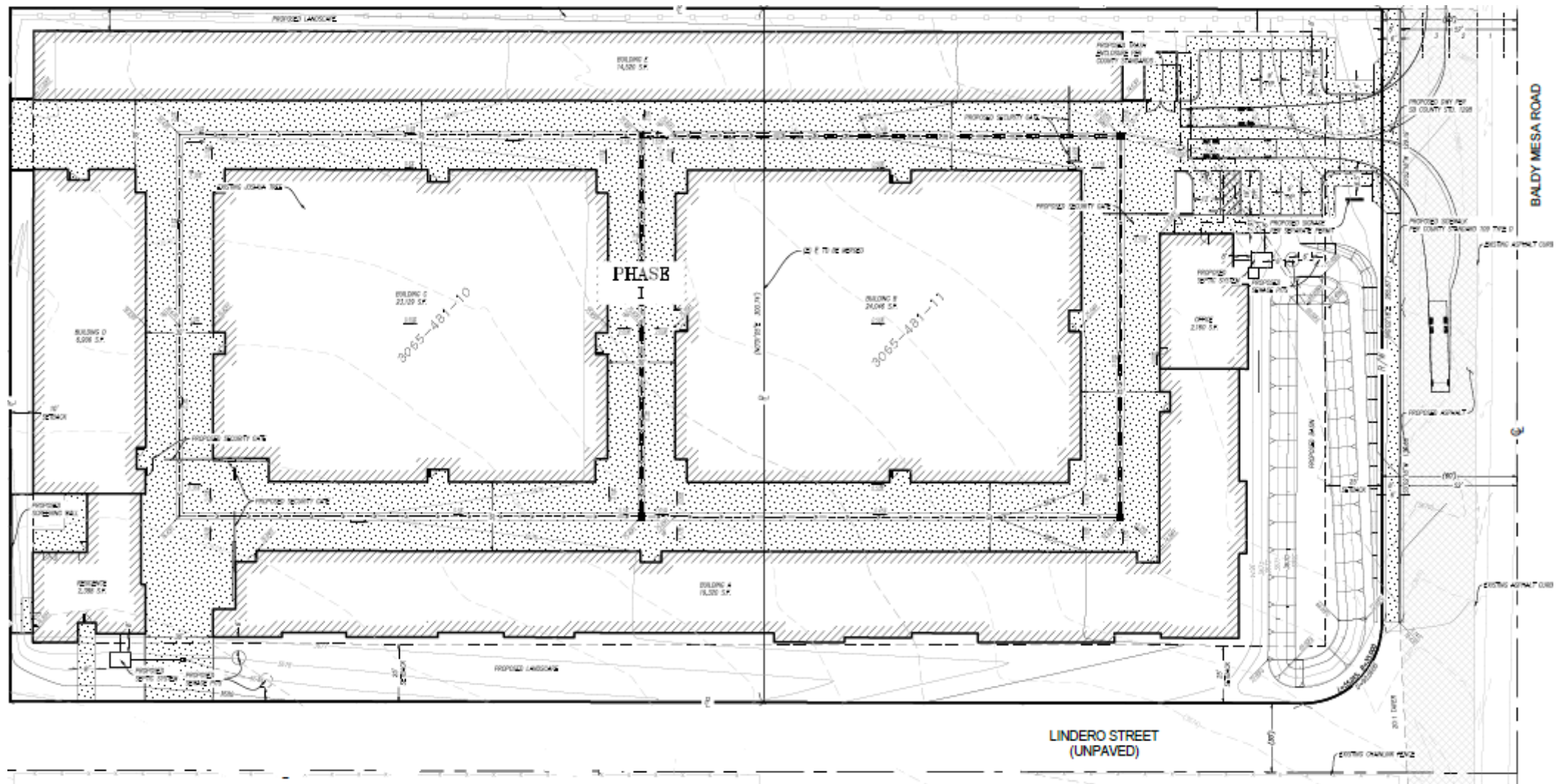


On Baldy Mesa Road, looking west.

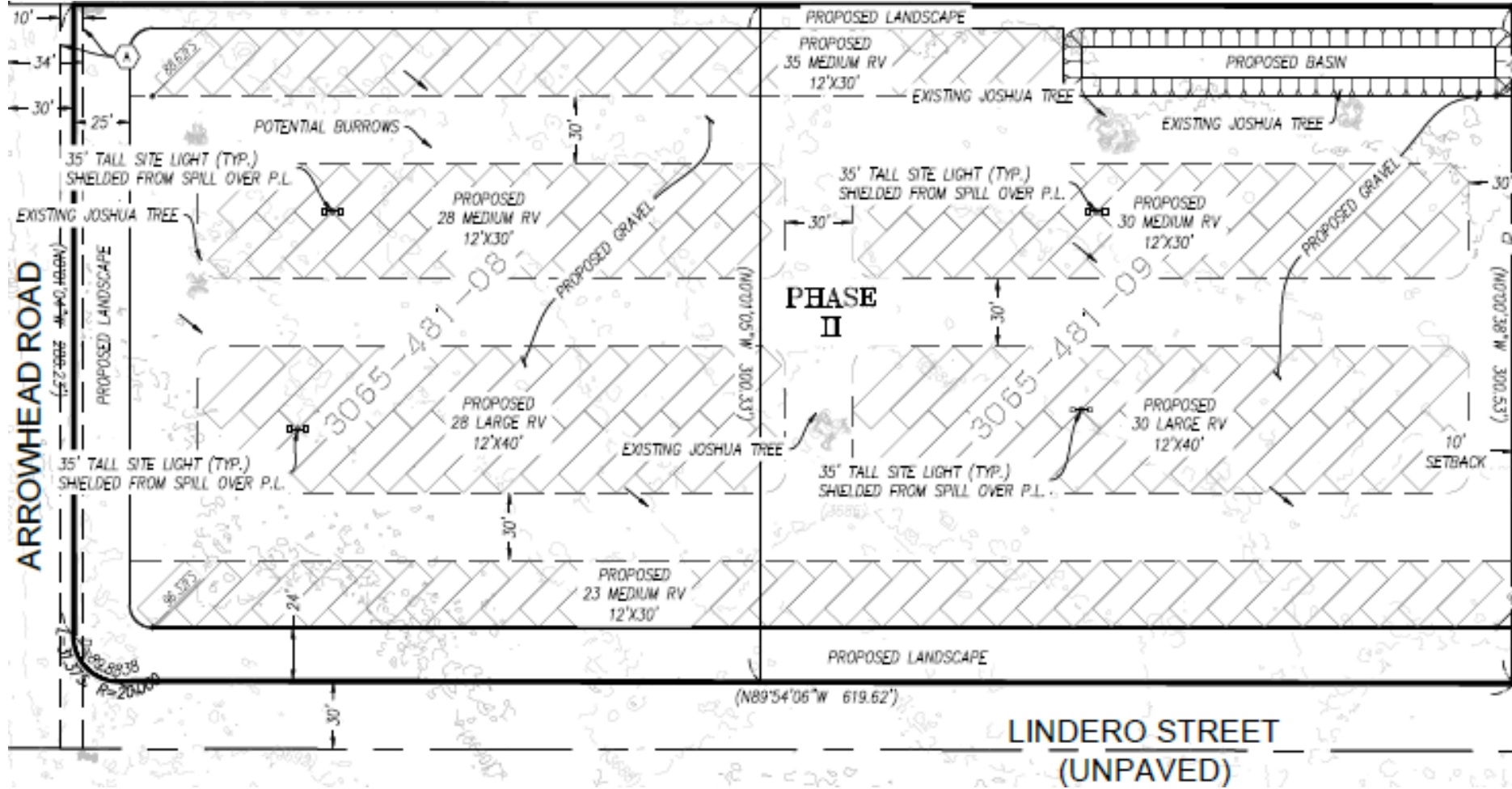


On Arrowhead Road, looking northeast.

Site Plan – Phase I



Site Plan – Phase II



- An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) is proposed for adoption.
- A Notice of Availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
 - No comments were received.

- The Planning Commission conducted a public hearing on September 3, 2020.
- Public Comments:
 - No comments were received.
- The Planning Commission recommended Board of Supervisors approval of the Project by a unanimous vote.

That the Board of Supervisors:

1. Conduct a public hearing for the Kuri RV and Personal Storage Facility Project and adopt a declaration of intent to:
 - a. Adopt the Mitigated Negative Declaration.
 - b. Adopt the recommended Findings for approval of the General Plan/Policy Plan Amendment and Conditional Use Permit.
 - c. Adopt the General Plan Amendment, which under the 2007 General Plan would change the Land Use Zoning District from Phelan-Pinon Hills/Rural Living (PH/RL) to Phelan-Pinon Hills/Rural Commercial (PH/CR) and under the 2020 Countywide Plan would change the Land Use Designation from Rural Living (RL) to Commercial (C) on 8.62 acres.
 - d. Approve the Conditional Use Permit for an RV and personal storage facility on 8.62 acres, subject to the recommended Conditions of Approval.
 - e. Direct the Clerk of the Board to file a Notice of Determination
2. Continue the item for final action with the Fourth Cycle General Plan Land Use Element Amendment for 2020.