



# San Bernardino County

## Legislation Text

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**File #: 3207, Agenda Item #: 107**

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### **REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO AND RECORD OF ACTION**

**November 17, 2020**

#### **FROM**

**TERRI RAHHAL, Director, Land Use Services Department**

#### **SUBJECT**

Kuri Recreational Vehicle and Personal Storage Facility General Plan/Policy Plan Amendment and Conditional Use Permit

#### **RECOMMENDATION(S)**

1. Conduct a public hearing for the Kuri Recreational Vehicle and Personal Storage Facility General Plan/Policy Plan Amendment and Conditional Use Permit on 8.62 acres in Phelan and adopt a declaration of intent to:
  - a. Adopt the Mitigated Negative Declaration.
  - b. Adopt the recommended Findings for approval of the General Plan Amendment and Conditional Use Permit.
  - c. Adopt the General Plan Amendment, which under the 2007 General Plan would be to change the Land Use Zoning District from Phelan-Pinon Hills/Rural Living (PH/RL) to Phelan-Pinon Hills/Rural Commercial (PH/CR) and a Policy Plan Amendment, which under the 2020 Countywide Plan, Policy Plan would be to 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 that will include a 2,160-square foot office, a 2,388-square foot caretaker's dwelling, four self-storage structures totaling 73,401 square feet, and outdoor RV storage on 8.62 acres, subject to the recommended Conditions of Approval.
  - e. Direct the Clerk of the Board to file the Notice of Determination.
    - Applicant: Mark and Cathy Kuri
    - Community: Phelan/1<sup>st</sup> Supervisorial District
    - Location: North of Lindero Street, extending between Arrowhead Road and Baldy Mesa Road
2. Continue the item for final action with the Fourth Cycle General Plan Land Use Element Amendment for 2020.

(Presenter: Heidi Duron, Planning Director, 387-4110)

#### **COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Create, Maintain and Grow Jobs and Economic Value in the County.**

**Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

#### **FINANCIAL IMPACT**

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost).

Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Planning Division 2020-21 budget. All costs of processing this application are paid by the applicant.

### **BACKGROUND INFORMATION**

The applicant is requesting the approval of three actions (collectively "Project") (1) Adoption of a Mitigated Negative Declaration, (2) approval of a General Plan Amendment (GPA), which under the 2007 General Plan would be to change the Land Use Zoning District from Phelan-Pinon Hills/Rural Living (PH/RL) to Phelan-Pinon Hills/Rural Commercial (PH/CR) and a Policy Plan Amendment, which under the 2020 Countywide Plan, Policy Plan would be to change the Land Use Designation from Rural Living (RL) to Commercial (C), and (3) a Conditional Use Permit (CUP) to allow for the construction and operation of a Self-Storage Facility to include recreational vehicle (RV) and personal storage. The proposed Project is located on a vacant 8.62-acre site located north of Lindero Street, extending between Arrowhead Road and Baldy Mesa Road in the community of Phelan (Project site).

The storage facility will consist of a 2,160-square foot office, a 2,388-square foot caretaker's residence and four storage buildings including: Building A at 19,320 square feet, Building B at 24,046 square feet, Building C at 23,129 square feet and Building D at 6,906 square feet. The Project site includes a total of four parcels. The Project will be phased allowing two parcels to be developed first with the self-storage facility, and two parcels will be developed with the proposed RV storage facility. A lot merger for these four parcels is also required as a Condition of Approval.

Currently, the Project Site and surrounding parcels are zoned Rural Living (RL). The applicant is requesting to change the General Plan Land Use Designation of the 8.62-acre site to Rural Commercial (CR) under the 2007 General Plan and Commercial (C) under the 2020 Countywide Plan, Policy Plan. The proposed Project is considered a public service use, which is an allowed use in the proposed CR District, subject to a Conditional Use Permit. The Project is designed and conditioned to be developed in compliance with the standards set forth in the County Development Code.

An Initial Study (IS) was completed in compliance with the California Environmental Quality Act (CEQA). Measures were included in the project conditions of approval to mitigate potential impacts related to traffic, biological resources, noise and hazards. The IS concludes that with implementation of the recommended mitigation measures, the Project will not have a significant adverse impact on the environment. Therefore, the recommendation includes the adoption of a Mitigated Negative Declaration and the filing of a Notice of Determination.

The San Bernardino County Code requires a recommendation from the Planning Commission for the Board of Supervisors consideration and final action on a General Plan Amendment. At the Planning Commission hearing on September 3, 2020, there were no public comments, and no public comments or objection letters were submitted in response to the public hearing notice. The Planning Commission recommended approval of the Project by a vote of 5-0.

### **PROCUREMENT**

Not Applicable.

### **REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Bart Brizzee, Principal Assistant County Counsel, and Jason Searles, Deputy County Counsel, 387-5455) on October 30, 2020; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on October 29, 2020; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on October 30, 2020.