



San Bernardino County

Legislation Text

File #: 4774, Agenda Item #: 61

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

September 14, 2021

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Pine Rose Cabins Policy Plan Amendment, Zoning Amendment and Conditional Use Permit

RECOMMENDATION(S)

Conduct a public hearing to consider the Pine Rose Cabins Policy Plan Amendment, Zoning Amendment and Conditional Use Permit on five acres in Twin Peaks and:

1. Adopt the Mitigated Negative Declaration.
2. Adopt the resolution amending the County Policy Plan from Low Density Residential to Commercial on three of the nine parcels (0.56 acre) of the five-acre project site (APNs 0334-391-03, -04, and 0334-393-06), as the Third Cycle 2021 Land Use Element Amendment.
3. Consider proposed ordinance amending the zoning from Single Residential, Minimum Lot Size 14,000 square feet and Multiple Residential to Neighborhood Commercial on five acres.
4. Make alternations, if necessary, to proposed ordinance.
5. Approve introduction of proposed ordinance.
 - An ordinance of San Bernardino County, State of California, amending the San Bernardino County Land Use Zoning District Map FH23.
6. Adopt the ordinance.
7. Adopt the recommended Findings for the approval of the Policy Plan Amendment, Zoning Amendment and Conditional Use Permit.
8. Approve the Conditional Use Permit to allow the operation of an existing five-acre cabin/lodging resort, consisting of 19 cabins and two event areas, to include facilities for receptions, weddings, and similar functions for up to 292 persons, subject to the recommended Conditions of Approval.
9. Direct the Clerk of the Board to file the Notice of Determination.
 - Applicants: Dave and Tricia DuFour - Pine Rose Cabins
 - Community: Twin Peaks
 - Location 25994 Highway 189, Twin Peaks

(Presenter: Terri Rahhal, Director, 387-4431)

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 Finding (Net County Cost).

Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Planning Division 2021-22 budget. All costs of processing these applications are paid by the applicants.

BACKGROUND INFORMATION

The applicants, Dave and Trish DuFour, are proposing a project consisting of four actions: (1) Adoption of a Mitigated Negative Declaration, (2) Approval of a Policy Plan Amendment from Low Density Residential (LDR) to Commercial (C) on three of nine parcels of the 5-acre project site, (3) Adoption of a Zoning Amendment from Single Residential, Minimum Lot Size 14,000 square feet (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) on five acres, and (4) Approval of a Conditional Use Permit for an existing five-acre cabin/lodging resort consisting of 19 cabin units, two areas for wedding events/receptions, and similar functions for up to 292 persons located at 25994 Highway 189 in Twin Peaks.

The proposed Policy Plan Amendment to Commercial (C) and Zoning Amendment to Neighborhood Commercial (CN) would allow for the land use approval of the Pine Rose Cabins facility. The Pine Rose Cabins facility is considered a lodging/meeting facility type use, which would be permitted in the Neighborhood Commercial (CN) zoning district. A detailed project analysis containing site planning features, code compliance summary and an environmental evaluation is included in the Planning Commission staff report attached to this report/recommendation.

In accordance with the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387) an Initial Study (IS) was prepared to identify the potential impacts the proposed project may have on the environment, as well as the design features and mitigation measures that will reduce said impacts to less-than-significant levels. The IS concludes that all potentially significant environmental impacts resulting from the construction and operation of the proposed project can be mitigated to a less-than-significant level. 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 final action by the Board of Supervisors on Policy Plan and Zoning Amendments. At the Planning Commission hearing on June 3, 2021, there were 16 public comments in favor of the project and three comments in opposition. The hearing lasted approximately three hours with lengthy discussions between the Planning Commissioners and the applicants relative to the operations of the site and how public concerns are addressed through the permitting process. The Planning Commission recommended approval of the Project with a vote of 5-0.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Deputy County Counsel, 387-5455) on August 20, 2021; Finance (Kathleen Gonzalez, Administrative Analyst III, 387-5412) on August 20, 2021; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on August 24, 2021.