

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

502B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 9, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 3605 / VARIANCE NO. 1852 – EA No. 42032 – Applicant: Rainbow Spa, Inc. – Engineer/Representative: Gabriel King - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8-14 DU/AC) – Location: Northerly of Avenue 18, westerly of Langlois Road, easterly of Corkill Road – 9.0 Gross Acres - Zoning: Controlled Development (W-2) - REQUEST: The conditional use permit proposes to permit a pre-existing 156-space permanent occupancy Recreational Vehicle (RV) Park with accessory clubhouse, office facility, parking area, and recreation area with pool, including the addition of an approximate 20,000 square foot RV storage area; the variance proposes to adjust certain permanent occupancy development standards including reducing space size requirements and reducing recreational area requirements to reflect special circumstances related to an existing RV Park established prior to 1988. APN(s): 654-210-022; 654-200-054, 654-210-005, 654-210-006, 654-210-007, 654-210-008, 654-210-009.
(Legislative)

REVIEWED BY EXECUTIVE OFFICE

DATE 4/23/09

Tina Grande
Departmental Concurrence

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on February 18, 2009.

The Planning Department recommended approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:

ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42032 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Ron Goldman
Planning Director

RG:jd

D.M.

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Wilson, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is set for public hearing on Tuesday, June 2, 2009 at 1:30 p.m.

Ayes: Buster, Tavaglione, Stone, Wilson and Ashley
Nays: None
Absent: None
Date: May 5, 2009
xg: Planning Applicant, COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref. District: Fourth Agenda Number:

16.1

The Honorable Board of Supervisors

RE: Conditional Use Permit No. 3605 / Variance No. 1852

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APPROVED VARIANCE NO. 1852, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 3605, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The applicant introduced Petitions signed by 154 members of Rainbow Spa, Inc., indicating the members hold a common undivided ownership in the RV Park. Applicant and the park members requested a permit with full life term. Applicant further introduced five Proponent Exhibits signed by the Managers of surrounding RV and Mobile Home Parks in the area, also requesting a full life term. The Planning Department recommended a twenty-year life term, based upon comparable parks in the area.

Ms. Mary Justice, a member of the public, spoke on behalf of another park, requesting Rainbow Spa, Inc., to be held to the same street improvement standards, and asked what they were. She was referred to the appropriate conditions of approval by the Transportation Department.

After discussion and consultation with County Counsel on the potential risks of a full life term, and with concerns expressed by Commissioner Petty on age-restricted projects and the space limitations of the recreation area, the Planning Commission voted 5-0-0 to approve with a 30-year life term which expires in 2039.

4/9/09

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