

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



**ITEM
1.7
(ID # 3861)**

MEETING DATE:
Tuesday, April 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3742 AND ADOPT MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42880. Applicant: James Delhamer, – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Town Center/Commercial (TC/C) as per Specific Plan No. 213 – Location: Northwesterly corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP) - REQUEST: Receive and File the Planning Commission's decision to approve Conditional Use Permit No. 3742, which proposes a 136,411 square foot self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a 1-story 41,147 sq. ft. building, including a ground floor 1,144 sq. ft. office and caretaker's unit above the office. Building B is a 2-story 46,640 sq. ft. Building, and Building C is a 2-story 47,480 sq. ft. building. The project proposes five (5) parking spaces, one accessible parking. APN: 957-371-012. Applicant Fees 100%

RECOMMENDED MOTION: That the Board of Supervisors:

ACTION: Consent

Charissa Leach, Assistant TLMA Director

3/28/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 11, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on March 15, 2017.

**The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:**

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42880**, 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,

APPROVED CONDITIONAL USE PERMIT NO. 3742, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---------------------------|---------------------|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| SOURCE OF FUNDS: Applicant Fees 100% | | | Budget Adjustment: | No |
| | | | For Fiscal Year: | N/A |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Conditional Use Permit proposes a 136,411 square foot self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a 41,147 sq. ft. building including a ground floor 1,144 sq. ft. office, and caretaker's unit above the office. Building B is a 2-story 46,640 sq. ft. building, and Building C is a 2-story 47,480 sq. ft. building. The project proposes five (5) parking spaces, including one accessible parking space. The project is located within the Southwest Area Plan, more specifically this project is located at the northwesterly corner of Calistoga Drive and Commerce Court.

The Planning Commission considered the project on March 15, 2017. Planning Staff provided a memo to explain the reduction in parking due to a conflict with Landscaping requirements. The memo also stated the removal of two conditions that were added in error and to relocate a condition from general to "prior to building permit issuance". There were no comments from the public. The Planning Commission approved the project with a 4-0 vote (Commissioner Taylor-Berger was absent).

Board Action

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

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

SUPPLEMENTAL

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. **PLANNING COMMISSION MINUTES**
- B. **MEMO TO PLANNING COMMISSIONERS**
- C. **PLANNING COMMISSION STAFF REPORT**



Tina Grande, Principal Management Analyst

3/30/2017



**PLANNING COMMISSION
MINUTE ORDER
MARCH 15, 2017**

I. AGENDA ITEM 4.2

CONDITIONAL USE PERMIT NO. 3742 – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Delhamer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Mixed Use Planning Area (MUPA) as per Specific Plan No. 213 – Location: Northwesterly corner of Calistoga Drive and Commerce Court – 4.36 Gross Acres – Zoning: Specific Plan (SP).

II. PROJECT DESCRIPTION:

The Conditional Use Permit proposes a 136,411 sq. ft. self-storage (mini-warehouse) facility. The project will include a total of three (3) buildings. Building A is a one story, 41,147 sq. ft. building, and a proposed 1,144 sq. ft. office. Building B is a two story, 46,640 sq. ft. building and Building C is a two story, 47,480 sq. ft. building. The project proposes seven (7) parking spaces and one (1) accessible parking space.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rctlma.org.

Spoke in favor:

Bruce Jordan, Applicant, 131 Calle Iglesia, San Clemente, 92672, (749) 388-9090.

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Hake, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Taylor-Berger Absent)

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42880; and

APPROVED Conditional Use Permit No. 3742.