

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



18-5

10:30 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on Change of Zone No. 7922, Ordinance No. 348.4878, Conditional Use Permit No. 3758, and Negative Declaration For Environmental Assessment No. 42949 – Owner/Applicant: BLP Desert, L.P. /Polk Meadows, L.P. – Representative: Greg Beaver – **4th Supervisorial District** – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Commercial Retail (C-R) – Location: North of Avenue 42, east of Washington Street, and west of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P – REQUEST: Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634-square-foot office with 12 customer parking spaces and a 1,322-square-foot caretaker's residence with a 600-square-foot garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 square feet. The proposed project includes a monument sign and wall signage of approximately 30 square feet each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week. APN 607-130-010, the Chairman called the matter for hearing.

Ken Baez, Planning Department Staff, presented the matter.

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, March 27, 2018 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None _____

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 27, 2018 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: February 27, 2018
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *[Signature]* Deputy

AGENDA NO.
18-5

xc: Planning, COB



PROOF OF PUBLICATION

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST. _____

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

02/16/18

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 16th of February 2018 in Palm Springs, California.

Kelsie J. Acuna

DECLARANT

Ad#:0002731567
P O : CZ 7922, CUP 3758, Ord 348.4878
of Affidavits :1

Public Hearing | Public Hearing

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, ADOPTION OF AN ORDINANCE AND A CONDITIONAL USE PERMIT IN THE BERMUDA DUNES - WESTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, February 27, 2018 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by BLP Desert, L.P. / Polk Meadows, L.P. - Greg Beaver, on Change of Zone No. 7922, which proposes to change the zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project, and such other zones as the Board may find appropriate; adoption of Ordinance No. 348.4878 associated with Change of Zone 7922; and, Conditional Use Permit No. 3758, which proposes the construction and operation of a mini-warehouse project of approximately 91,125 square feet with eight (8) mini-storage buildings up to 13 feet in height, and also includes a 634 sq. ft. office with 12 customer parking spaces and a 1,322 sq. ft. caretaker's residence with a 600 sq. ft. garage up to 24 feet in height ("the project"). The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. The project is located north of Avenue 42, east of Washington Street, and west of Yucca Lane, Fourth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for Environmental Assessment No. 42949.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JAY OLIVAS, PROJECT PLANNER, AT (760) 863-7050 OR EMAIL jolivas@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: February 13, 2018
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUBLISHED: 2/16/18

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2018 FEB 27 AM 10:30

18.5 of 02/27/18