MEETING DATE:
Tuesday, June 20, 2017

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN AMENDMENT NO. 1213/CONDITIONAL USE PERMIT NO. 3764 – Adoption of a Negative Declaration (Fast Track Authorization 2016-08) – Applicant: Holland Motor Homes, LLC – Fourth Supervisorial District – Bermuda Dunes Zoning District – Location: North of Interstate 10/Varner Road, west of Badger Street – Zoning: Scenic Highway Commercial (C-P-S). REQUEST: General Plan Amendment No. 1213 (Entitlement/Policy Amendment) proposes to modify a 1.71 acre property from Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio). Conditional Use Permit No. 3764 proposes a Recreational Vehicle (RV) retail sales lot with approximately 60,000 square feet of paved and lighted area for approximately 38 RV’s along with a separate retention basin and desert landscaping. No buildings, signage or outdoor speakers are proposed with the project. Hours of operation would be from approximately 8:00 a.m. to 9:00 p.m., Monday through Friday, and on Saturdays from 9:00 a.m. to 6:00 p.m. for the RV sales, but storage of RVs is allowed 24 hours a day, seven days a week. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42973, 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,

2. TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1213, to modify the 1.71 acre property from Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) in accordance with Exhibit 6, and based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and;

3. APPROVE CONDITIONAL USE PERMIT NO. 3764, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS
C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary
The proposed project has been designated “Fast Track” (FTA No. 2016-08) by the Economic Development Agency. The proposed RV retail sales lot is a separate remote lot on the northwest corner of Varner Road and Badger Street and would be operated by Holland Motor Homes. Holland Motor Homes has their main RV sales complex on the easterly side of Badger Street directly across from this remote site that was previously approved in 1998 under CUP No. 3263. CUP 3263 has existing facilities such as customer parking and restrooms. Prospective buyers of RVs on the remote lot under proposed CUP No. 3764 would be shuttled to see the inventory using golf carts across Badger Street.

A General Plan Amendment (GPA) is also being proposed as part of this project since the project is currently designated Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio) with existing Scenic Highway Commercial (CPS) zoning. The subject lot was previously modified under prior GPA 537 in 2000 to LI but has remained undeveloped. The applicant for CUP 3764 is now modifying LI to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio) to accommodate the proposed RV retail sales with the existing CPS zoning remaining in place.

Staff recommends project approval.

Impact on Residents and Businesses
The impact on the local citizens and businesses has been slightly increased with the operation of the proposed RV retail sales lot with approximately 38 RV spaces. However, project impacts which includes environmental impacts, have been adequately addressed with the recommended Negative Declaration for Environmental Assessment No. 42973 and conditions of approval within the CUP to protect the public’s health, safety and general welfare.

The project will also provide a positive economic impact with approximately 8-12 full-time jobs and 10-15 temporary construction jobs.

Supplemental
Additional Fiscal Information
All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

A. BOARD OF SUPERVISORS STAFF REPORT
B. INDEMNIFICATION AGREEMENT

Tina Grande, Principal Management Analyst   6/15/2017