



**LAND USE SERVICES DEPARTMENT
PLANNING DIVISION
PLANNING COMMISSION STAFF REPORT**



HEARING DATE: September 19, 2013

AGENDA ITEM # 3

Project Description

APN: 0335-113-56
 APPLICANT: ARROWHEAD ADVENTURE LLC
 COMMUNITY: LAKE ARROWHEAD
 LOCATION: LAKE'S EDGE ROAD, SOUTH SIDE;
 APPROXIMATELY 50 FEET EAST OF LAKE RESORT
 ROAD.
 PROJECT NO: P201200501
 STAFF: KEVIN WHITE
 REP(S): GRESHAM, SAVAGE, NOLAN & TILDAN
 PROPOSAL: GENERAL PLAN LAND USE ZONING DISTRICT
 AMENDMENT FROM LAKE ARROWHEAD/GENERAL
 COMMERCIAL (LA/CG) TO LAKE
 ARROWHEAD/SINGLE RESIDENTIAL, 14,000
 SQUARE FEET MINIMUM LOT SIZE (LA/RS-14M)
 FOR TWO EXISTING PARCELS ON 1.03 ACRES.



66 Hearing Notices Sent On: September 6, 2013
 P.C. Field Inspection Date: September 10, 2013

Report Prepared By: Kevin White
 Field Inspected By: Commissioner Allard

SITE INFORMATION:

Project Size: 1.03 Acres

Terrain: Gently sloping

Vegetation: Jeffery Pine plant community.

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Lodge and Single Family Residence	LA/CG
North	Commercial Retail	LA/CG
South	Single Family Residences	LA/RS-14M
East	Office/Residential	LA/CG & LA/RS14M
West	Single Residential	LA/CG

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	N/A	N/A
Water Service:	LACSD	Presently Served
Sewer Service	LACSD	Presently Served

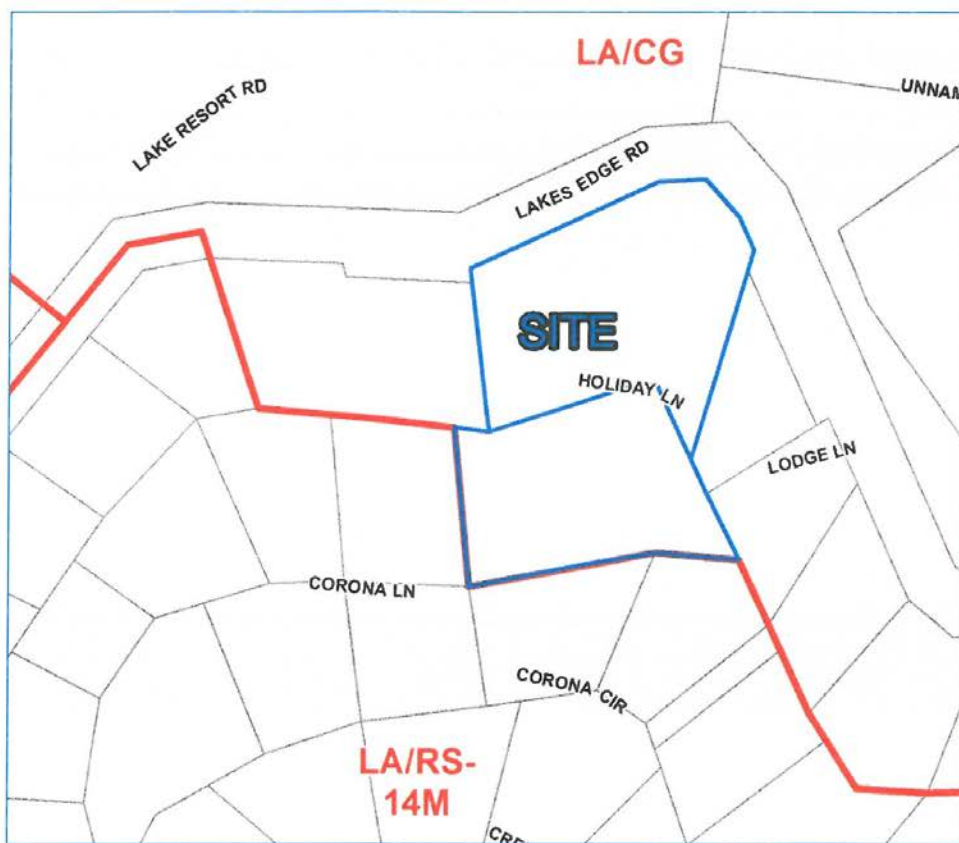
STAFF RECOMMENDATION: That the Planning Commission **Recommend** that the Board of Supervisors Adopt the General Plan Amendment.

Recommendations to the Board of Supervisors are not subject to appeal.

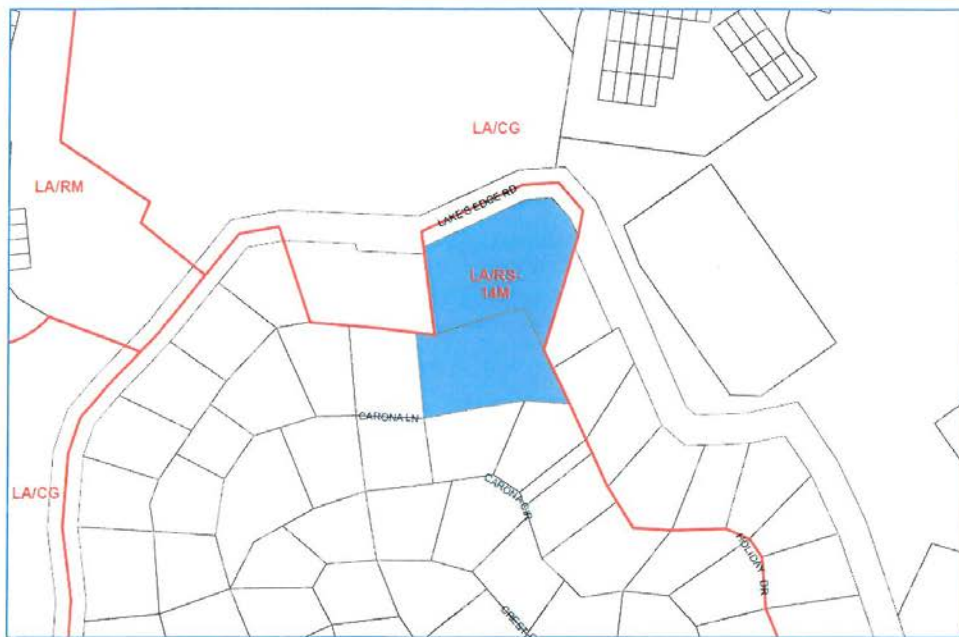
Vicinity Map



Official Land Use Zoning District



Proposed Official Land Use Zoning District



Aerial



BACKGROUND:

The project is a General Plan Land Use Zoning District Amendment (GPA) application to change the Official Land Use Zoning District from Lake Arrowhead/General Commercial (LA/CG) to Lake Arrowhead/Single Residential-14,000 square foot minimum lot size (LA/RS-14M). The project site includes two parcels that total 1.03 acres. Both parcels have been developed. The northern parcel was developed in 1928 with a 5,648 square foot structure that currently is used as a Bed and Breakfast. The Southern Parcel is developed with a Single Family Residence that was built in 2004.

The site is located on the south side of Lakes Edge Road, approximately 50 feet east of Lake Resort Road. The vacant portions of the site have natural vegetation consisting of coniferous forest. The terrain onsite varies from a topographic high of 5236 feet (above mean sea level) in the southwest portion of the site to about 5191 feet at the northwest corner.

ANALYSIS

The purpose of the General Commercial District is to provide appropriately located areas for stores, offices, service establishments, and amusements offering a wide range of commodities and services scaled to meet neighborhood and community needs. The proposed change from LA/CG to LA/RS-14M would prohibit the majority of the commercial land uses that are currently allowed within the LA/CG zoning district, according to the appropriate land use approval required by the San Bernardino County Development Code. The change from LA/CG to LA/RS-14M is considered "down zoning" because the potential land use development intensity on the project site would be reduced by permitting only single residences. Residential uses will typically generate less noise, traffic, waste and air pollution than commercial uses. However, because both of the parcels included in this GPA application are already developed with residential structures, there should be no significant change in environmental impacts that would result from the use of the two properties after the approval of this GPA.

Changing the project site designation to LA/RS-14M would facilitate the use of the properties as single family residences. The proposed zoning also provides areas for accessory and non-residential uses as permitted by the Development Code such as Garages, Guest Houses, Animal Keeping, Accessory Crop Production, and Child Care. In addition to accessory residential uses, the Development Code also accepts other land uses in the RS District, most of which require a Use Permit. Those uses include but are not limited to: Mobile Home Parks, Lakes, Places of Worship, Wireless Telecommunications Facilities, Libraries and Parks.

The General Plan Amendment was requested by the owner of the Bed and Breakfast because he would like to convert the property to a residential use and obtain residential financing. The applicant has stated that the business has seen sharp decline in patrons which has reduced the viability of the property as a commercial Bed and Breakfast use.

In the past the owner has attempted to market the property to residential homebuyers, however prospective buyers has been unsuccessful in obtaining financing due to the commercial zoning.

CEQA

The proposed project does not include any physical changes to the project site. Therefore an exemption under the "General Rule" that CEQA applies only to projects that have the potential for causing a significant effect on the environment is recommended. This exemption is based on the fact that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and therefore the activity is not subject to CEQA.

RECOMMENDATION: That the Planning Commission **RECOMMEND** to the Board of Supervisors that the following actions be taken:

1. **ADOPT** the General Plan Amendment to change the Official Land Use Zoning District from Lake Arrowhead/General Commercial (LA/CG) to Lake Arrowhead/Single Residential-14,000 square foot minimum lot size (LA/RS-14M);
2. **ADOPT** the findings as contained in the staff report; and
3. **FILE** a Notice of Exemption.

ATTACHMENTS:

- 1 Findings
- 2 Correspondence

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EXHIBIT A

FINDINGS

FINDINGS - GENERAL PLAN AMENDMENT (LA/CG to LA/RS-14M)

[SBCC 86.12.060]

1. **The proposed amendment is internally consistent with all other provisions of the respective plan, the General Plan or an applicable specific plan, as it is consistent with the following goal of the County General Plan:**

Goal LU 1 The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents in the Mountain Region of the County.

Goal Implementation: The amendment will create a harmonious blend of single residential uses and allow the removal of a commercial use that that is no longer viable.

2. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County, because the amendment facilitates a logical and orderly expansion of existing adjacent single residential land uses.**
3. **The proposed land use zoning district change is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised, because the proposed amendment represents a continuation of the existing residential land use patterns and zoning in the surrounding area. The amendment does not compromise existing or other planned uses.**
4. **The proposed land use zoning district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area, because the proposed amendment will extend residential development, and allow existing single-family homes to become conforming uses.**
5. **The proposed land use zoning district change does not conflict with provisions of this Development Code, because the project site conforms to the size and location criteria specified for the Single Residential District.**
6. **The proposed land use zoning district change will not have a substantial adverse effect on surrounding property because development standards established with the Single Residential (RS) District are met by the existing parcels and existing development either conforms or has the potential to conform to RS district standards.**

- 7. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.** The site has existing water service and sewer service. Fire and police protection are currently provided by the San Bernardino County Fire Department and the Sheriff's Department. The project area currently has sufficient permitted storage to accommodate the project area's solid waste disposal needs. .
8. Through independent judgment, the County of San Bernardino has determined this project to be exempt from the California Environmental Quality Act (CEQA) under the "General Rule" that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The project will not have a significant adverse impact on the environment because there is no development proposed and the proposed project does not include any physical changes to the project site. The project site is comprised of two parcels that have been previously developed with habitable structures. The existing structures are intended to be utilized as single family residences, and therefore the project will not result in a substantial change in the potential development of the site.

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EXHIBIT B

CORRESPONDENCE

Project Number : P201200501/GPA

The proposal indicates there is not a plan or reason to combine the two properties to make one parcel of 1.03 acres. From my recollection, Lot Number 0335411356 has an existing commercial building and Lot Number 0335411354 is a residence. There are streets on both sides of these properties, Corona Lane and Corona Circle. For the most part these streets are only fit for one car traffic. When traveling these streets you frequently come across an approaching vehicle that either driver needs to back up to an open spot to let the other car pass. With a minimal amount of traffic it works just fine. There is no need to make the roads any wider than they are.

Many of the homes in this area are among the oldest in Lake Arrowhead. Our family has been a residence in this area for over 50 years and relish the old neighborhood feeling and charm.

My concern, with the combining of the two proposed properties, the investor/investors want a return on their investment and we are going to see some type of a much larger facility that will place an adverse impact on the local home owners and traffic in the area. It appears they are not disclosing their plans until after the combination of these properties. It's just not a good idea for this area.

I strongly oppose granting this proposal.

Sincerely,

Home Owner
Jerry Taylor
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Lake Arrowhead, CA.,
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