



Land Use Services Department
Planning Division

Bloomington Commercial Center

Zoning Amendment, Conditional Use Permit
PROJ-2022-00073

Mark Wardlaw, Director
Land Use Services Department
July 23, 2024



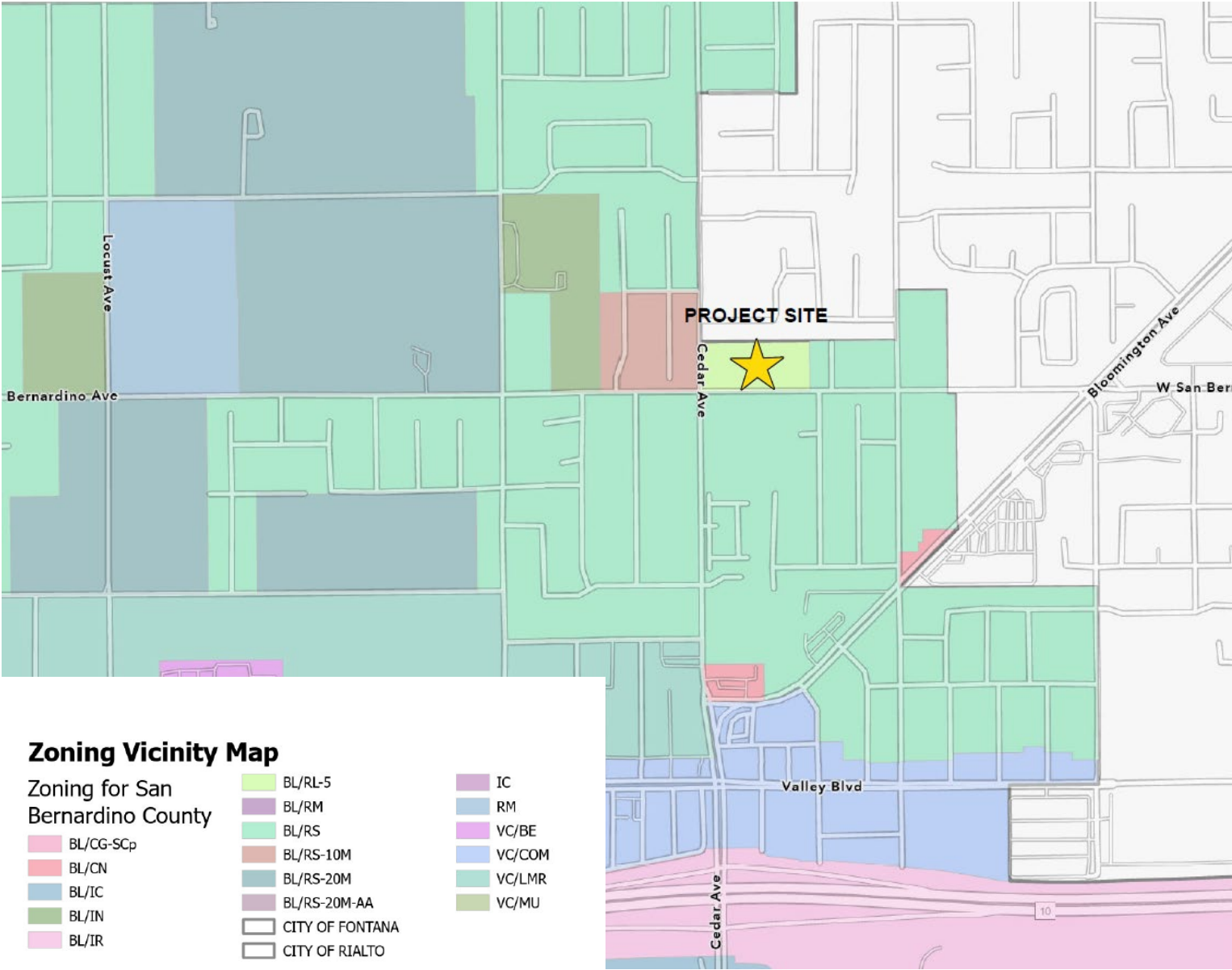
The Bloomington Commercial Center Project (Project) is a proposed commercial retail plaza at the northeast corner of Cedar Avenue and San Bernardino Avenue in Bloomington.

The Project was reviewed and recommended for approval by the Planning Commission on April 18, 2024, and consists of the following:

- Zoning Amendment to change the zoning from Rural Living to General Commercial.
- Conditional Use Permit to construct a 5,200 square-foot convenience store, 1,485 square-foot car wash, 5,740 square-foot restaurant, 15,350 square-foot two story multi-tenant commercial building, and a gas station.

Vicinity Map







Site Planning:

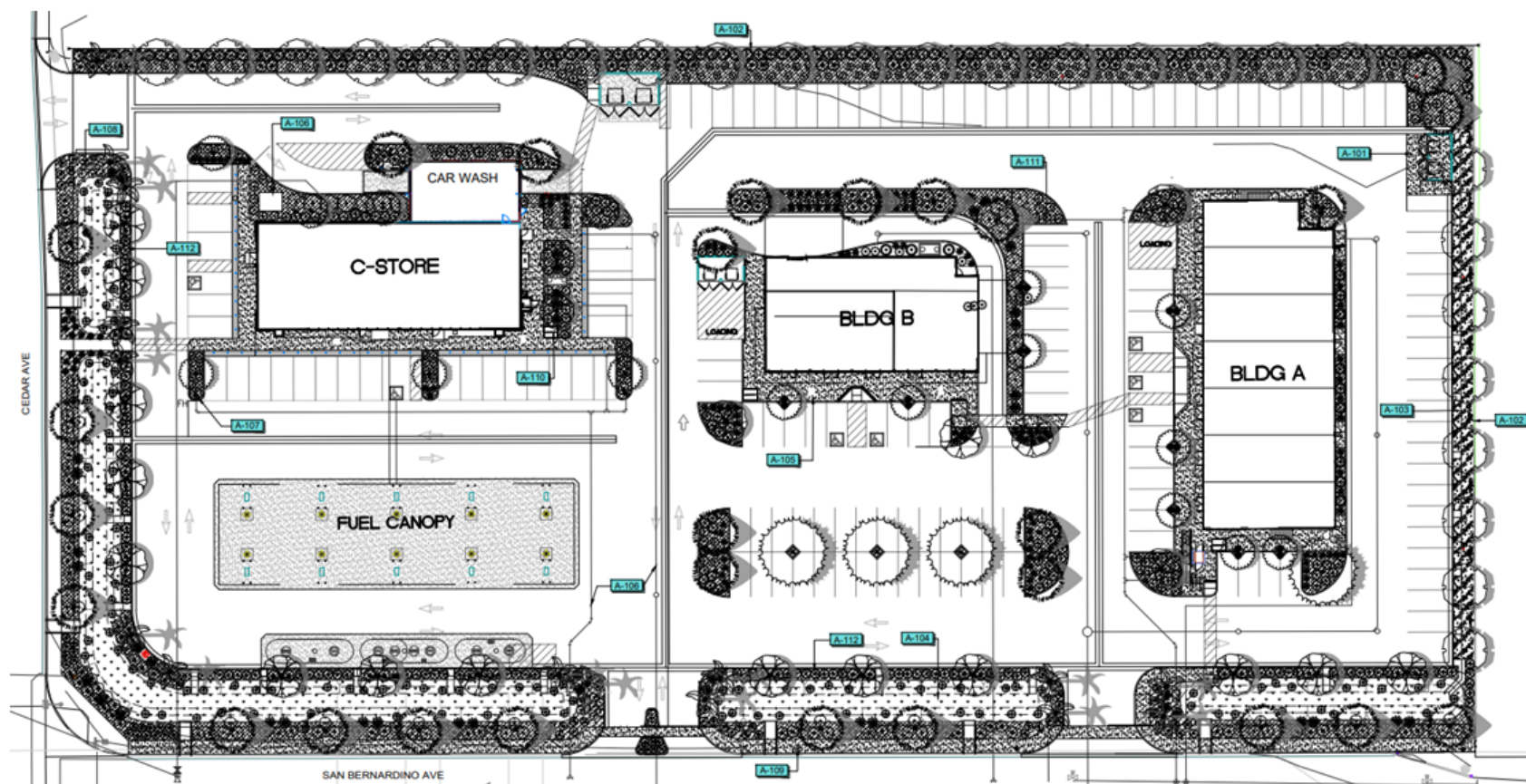
The Project is consistent with requirements for parking, setbacks, landscaping, loading, and access.

Parking:

146 Parking Spaces

Fencing:

Extension of the 8-foot masonry wall along the northern portion of property line and a new 6-foot masonry wall along the eastern property line.



Project Building Elevations



Policy LU-1.1 Growth

The County supports growth and development that is fiscally sustainable for the County and accommodates growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

Policy LU-1.2 Infill Development

New development is preferred to take place on existing vacant and underutilized lots where public services and infrastructure are available.

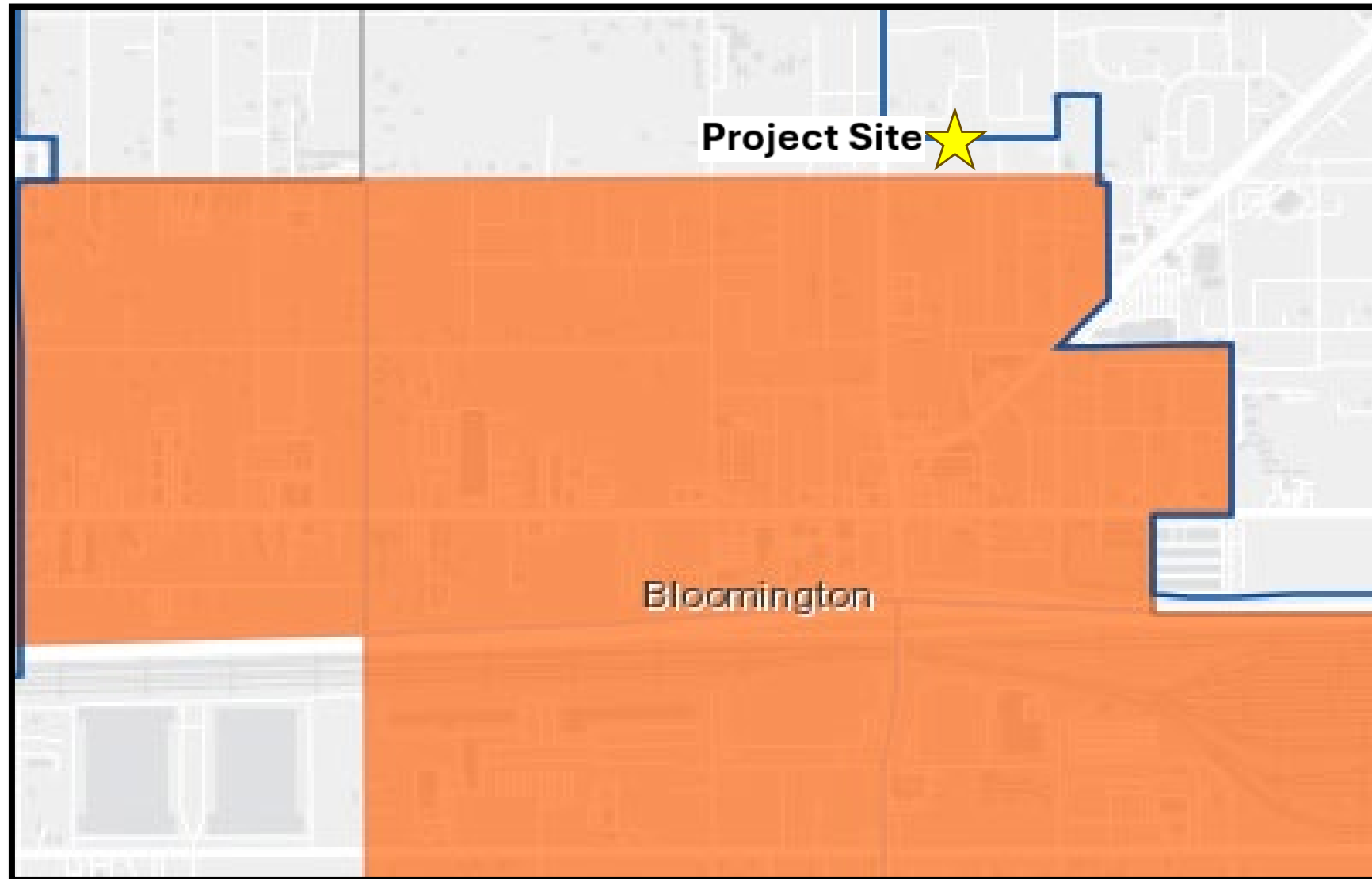
Policy LU-2.1 Compatibility with Existing Uses

New development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. It is also required that new residential developments be located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Policy LU-2.4 Land Use Map Consistency

Proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), is considered to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building and landscape design treatment per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

The Bloomington Community Action Guide identifies in the Values Statement, that Bloomington residents value a mix of housing types and densities, and attractive convenient places for shopping, dining, and entertainment, while maintaining rural areas that foster a small-town feel. Bloomington contains great neighborhoods, parks, and recreation centers, and local services while maintaining a safe, small-town feel.



Project site is located outside the EJFA, shown in orange.

The Initial Study concludes that the Project will have a less than significant adverse impact with the implementation of recommended Conditions of Approval and mitigation measures.

The Project will incorporate several mitigation measures to address the areas of concern, which include:

- biological resources
- cultural resources
- geology and soils
- noise
- transportation
- tribal cultural resources

Project Notice/Notice of Hearing

Notice of Preparation and Project Hearing Notices were sent to surrounding properties within 700 feet of the Project site. No comments have been received.

CEQA Public Comments

A Notice of Availability/Notice of Intent to adopt a Mitigated Negative Declaration was advertised and distributed for a 30-day public comment period, which concluded on January 18, 2024. Two comment letters were received.

- First letter inquired about establishing five lanes on Cedar Avenue.
- Second letter raised concerns about traffic and fencing.

The Planning Commission conducted a public hearing on April 18, 2024, to consider the Project, and:

- No public comments were received.
- The Project has been designed to be consistent with the Countywide Plan and Development Code for the approval of a Conditional Use Permit.
- With a vote of 5-0, the Planning Commission recommended the Board of Supervisors approve the Project.

1. Adopt the Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program.
2. Adopt the findings in support of the Zoning Amendment, and the Conditional Use Permit.
3. Adopt the ordinance to amend the Zoning from Rural Living, 5 Acre Minimum (RL-5) to General Commercial.
4. Approve the Conditional Use Permit for a commercial retail plaza consisting of a gas station with a 5,200-square foot convenience store with a 1,485- square foot car wash, a 5,740- square foot restaurant and a 15,350- square foot multi-tenant commercial building, located at the Northeast corner of Cedar Avenue and San Bernardino Avenue, subject to the Conditions of Approval.
5. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.