

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF SAN BERNARDINO COUNTY  
AND RECORD OF ACTION**

April 21, 2026

**FROM**

**MIGUEL FIGUEROA, Director, Land Use Services Department**

**SUBJECT**

Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit for the Bloomington Condominiums Project

**RECOMMENDATION(S)**

1. Conduct a public hearing to consider the Bloomington Condominiums project, consisting of a Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit for a 4.85-acre site and adopt a declaration of intent to:
  - a. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
  - b. Adopt the findings recommended by the Planning Commission in support of the Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit.
  - c. Adopt the Policy Plan Amendment to amend the Land Use Category designation from Low Density Residential to Medium Density Residential for two parcels totaling 4.85 acres.
  - d. Adopt the Zoning Amendment to amend the Land Use Zoning District designation from Single Residential to Multiple Residential for two parcels totaling 4.85 acres.
  - e. Approve Tentative Tract Map No. 20727 to subdivide two parcels totaling 4.85 acres into 68 lots for a condominium development, subject to the Conditions of Approval.
  - f. Approve the Conditional Use Permit to construct a 68-unit condominium complex with associated community amenities and infrastructure on 4.85 acres, subject to the Conditions of Approval.
  - g. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.
    - i. Applicant: TK Management Services – Kevin Kent
    - ii. Community: Fontana
    - iii. Location: 8428 Banana Avenue
2. Continue the item for final action with the Second Cycle 2026 Policy Plan Land Use Element Amendment scheduled for the April 21, 2026, meeting of the Board of Supervisors.  
(Presenter: Miguel Figueroa, Director, 387-4431)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Promote and Fulfill the Countywide Vision.**

**Create, Maintain and Grow Employment Opportunities and Economic Value in the County.**

**Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit for the Bloomington Condominiums Project  
April 21, 2026**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Adequate appropriation and revenue to complete this action have been included in the Land Use Services Department, Planning Division 2025-26 budget. All costs of processing this application are paid by the Applicant.

**BACKGROUND INFORMATION**

This item consists of a request for a Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and Conditional Use Permit for the development of a condominium complex as follows:

- Policy Plan Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for a 4.85-acre site.
- Zoning Amendment from Single Residential (RS) to Multiple Residential (RM) for a 4.85-acre site.
- Tentative Tract Map No. 20727 to subdivide two parcels totaling 4.85 acres into 68 lots for a condominium development.
- Conditional Use Permit to construct a 68-unit condominium complex with associated community amenities and infrastructure on 4.85 acres (collectively the Project).

In accordance with Development Code Subsection 82.04.040(b), Multiple Dwelling, 50 or More Units, Attached or Detached is a permitted use within the Multiple Residential (RM) zoning district, subject to the approval of a Conditional Use Permit. A detailed and comprehensive analysis of the Project is included within the Planning Commission Staff Report and attached as a supporting document to this item.

The Project has been analyzed with the preparation of an Initial Study/Mitigated Negative Declaration (MND). The MND concludes that the Project will not have a significant impact on the environment with the adoption of feasible mitigation measures, which are attached as a supporting document to this item.

The Development Code requires a recommendation from the San Bernardino County Planning Commission (Planning Commission) for final action by the Board of Supervisors on the Policy Plan Amendment and Zoning Amendment. At the Planning Commission hearing on January 22, 2026, there were three in-person public comments in opposition of the Project. Comments received during the Planning Commission hearing focused on the adequacy of parking; potential offsite residential parking that could expand into their neighborhoods; and, that adjacent roadways would be diminished by both on-street parking and additional traffic.

The Planning Commission recommended approval of the Project by a vote of 3-0 (Commissioners Dayal and Stoffel absent). Based on suggestions from the Planning Commission, Condition No. 19 was added to require the creation of a Homeowners Association, establish the applicant's responsibility for landscaping shared and right-of-way areas, and establish garage parking requirements. Aesthetic requirements were also expanded in Condition No. 59. The Planning Commission's recommendation and proposed findings are included within the Planning Commission Staff Report and attached as a supporting document to this item.

**Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and  
Conditional Use Permit for the Bloomington Condominiums Project  
April 21, 2026**

This item is a declaration of intent item and if approved will be continued for final adoption as part of the Second Cycle 2026 Policy Plan Land Use Element Amendment scheduled for the April 21, 2026, meeting of the Board of Supervisors.

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Jason Searles, Supervising Deputy County Counsel, 387-5455) on March 17, 2026; and County Finance and Administration (Iliana Rodriguez, Administrative Analyst, 386-8392) on March 30, 2026.

**Policy Plan Amendment, Zoning Amendment, Tentative Tract Map, and  
Conditional Use Permit for the Bloomington Condominiums Project  
April 21, 2026**

Record of Action of the Board of Supervisors  
San Bernardino County

Hearing Opened  
Public Comment: None  
Hearing Closed

**APPROVED**

Moved: Jesse Armendarez    Seconded: Joe Baca, Jr.  
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY  \_\_\_\_\_  
DATED: April 21, 2026



cc:     File – LUSD/Second Cycle 2026 w/ attachment  
JLL     04/22/2026