

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

July 23, 2024

FROM

MARK WARDLAW, Director, Land Use Services Department

SUBJECT

Bloomington Commercial Center Conditional Use Permit

RECOMMENDATION(S)

1. Conduct a public hearing to consider a proposed ordinance to amend the Land Use Zoning District from Rural Living to General Commercial and a Conditional Use Permit to construct and operate a commercial retail plaza on an approximate four-acre site.
 2. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
 3. Adopt the findings recommended by the Planning Commission in support of the Land Use Zoning District amendment and Conditional Use Permit.
 4. Make alterations, if necessary, to the proposed ordinance.
 5. Approve introduction of the proposed ordinance.
 - An ordinance of San Bernardino County, State of California, to amend San Bernardino County Land Use Zoning District Map FH29A.
 6. **ADOPT ORDINANCE No. 4475.**
 7. Approve the Conditional Use Permit for a commercial retail plaza consisting of a 5,200 square-foot convenience store, a 1,485 square-foot car wash, a 5,740 square-foot restaurant, a two-story 15,350 square-foot multi-tenant commercial building and a gas station, subject to the Conditions of Approval.
 8. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.
 - Applicant: Shore Cliff Capital, LLC
 - Community: Bloomington
 - Location: Northeast corner of Cedar Avenue and San Bernardino Avenue
- (Presenter: Mark Wardlaw, Director, 387-4431)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Department, Planning Division 2024-25 budget. All costs of processing this application are paid by the Applicant.

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July 23, 2024**

BACKGROUND INFORMATION

The item consists of a proposed ordinance amending the Land Use Zoning District (Zoning Amendment) and a Conditional Use Permit to construct and operate a commercial plaza on an approximate four-acre parcel located in the Rialto Sphere of Influence in the unincorporated community of Bloomington (Project). The subject property is located in the Commercial (C) Land Use Category designation per the Countywide Plan, Policy Plan (General Plan), which was adopted on October 27, 2020 (Item No. 100). The General Plan designated the subject parcel as commercial. However, the comprehensive zoning map update has not been completed, and the parcel remains in the Rural Living 5-Acre Minimum Lot Area (RL-5) zoning district. The Zoning Amendment from the Rural Living 5-Acre Minimum Lot Area (RL-5) to General Commercial (CG) will bring the parcel into conformance with the Commercial (C) Land Use Category pursuant to Government Code Section 65860.

The Zoning Amendment and Conditional Use Permit consist of the following:

- Zoning Amendment from Rural Living 5-Acre Minimum Lot Area (RL-5) to General Commercial (CG).
- Conditional Use Permit for a commercial retail plaza consisting of a 5,200 square-foot convenience store, a 1,485 square-foot car wash, a 5,740 square-foot restaurant, a two-story 15,350 square-foot multi-tenant commercial building and a gas station.

A further detailed and comprehensive analysis of the Project from a planning perspective 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 (IS/MND). The IS/MND concludes that the Project will not have a significant impact on the environment with the adoption of feasible mitigation measures.

Public comments on the IS/MND included two comments/concerns raised by adjacent neighbors. The first letter inquired if the Project would include five (5) lanes to accommodate left-hand turns to alleviate traffic concerns on Cedar Avenue when making an eastbound turn onto Miramont Avenue. The Traffic Impact Analysis for the Project identified that there will be a two-way left hand turn lane north of San Bernardino Avenue to Miramont Avenue. The second letter raised concerns about the rezoning due to increased traffic and privacy concerns. The Project's site plan identifies that there will be a 6-foot-tall block wall along the perimeter adjacent to their property.

The County Code requires a recommendation from the San Bernardino County Planning Commission (Planning Commission) for final action by the Board of Supervisors on the Zoning Amendment. At the Planning Commission hearing on April 18, 2024, there were zero in-person public comments. The Planning Commission recommended approval of the Project by unanimous vote of 5-0. 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.

PROCUREMENT

Not applicable.

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REVIEW BY OTHERS

This item has been reviewed by (Jason Searles, Supervising Deputy County Counsel, 387-5455) on June 25, 2024; Finance (Penelope Chang, Administrative Analyst, 387-4886) on June 25, 2024; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on July 2, 2024.

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Record of Action of the Board of Supervisors
San Bernardino County

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: July 23, 2024



cc: File - Land Use Services Department w/ attachments
JLL 07/24/2024