



# LINDEN AVENUE CONDO PROJECT

Applicant: ALL-ERA Properties, LLC  
Item No. 112  
CONTINUED OPEN HEARING FROM  
TUESDAY, MAY 9, 2023

Presented By: Chad Nottingham, Interim Director  
Land Use Services Department  
May 23, 2023



## PROJECT DESCRIPTION

The Project consists of:

- A Zone change from Single Residential 20,000 square-foot minimum lot size to Multiple Residential
- A Conditional Use Permit for the development of a 181-unit condominium complex to include a Tentative Tract Map as a single lot subdivision on approximately 12.6 acres in the community of Bloomington

## Affordable Housing Allocation

- Developer is proposing eight affordable housing units as part of this development

## Affordable Housing Agreement

- Commits the developer to allocate eight affordable housing units, prior to the close of the land transaction with the Flood Control District
- Parcels will include a deed restriction to ensure affordability is maintained if a unit is sold
- Second agreement will be executed in the coming months, detailing level of affordability, and specific units



**AFFORDABLE**  
**HOUSING**

# RECOMMENDATIONS

1. Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.
2. Adopt the findings as recommended by the San Bernardino County Planning Commission for approval of the project's Zoning Amendment, Conditional Use Permit, and Tentative Tract Map.
3. Consider proposed ordinance amending Land Use Zoning District Map FH29A from Single Residential, and Single Residential with 20,000 square-foot minimum lot size, to Multiple Residential on approximately 12.6 acres.
4. Make alterations, if necessary, to the proposed ordinance.
5. Approve introduction of 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.
7. Approve the Conditional Use Permit for the development of a 181-unit multi-family condominium complex on approximately 12.6 acres, subject to the recommended Conditions of Approval.
8. Approve Tentative Tract Map No. 20481 as a single lot subdivision for condominium purposes on approximately 12.6 acres, subject to the recommended Conditions of Approval.
9. Direct the Clerk of the Board of Supervisors to file the Notice of Determination.