



# San Bernardino County

## Legislation Text

---

**File #: 1405, Agenda Item #: 83**

---

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

**December 17, 2019**

**FROM**

**TERRI RAHHAL, Director, Land Use Services Department**

**SUBJECT**

**Crestwood Homes General Plan Amendment and Condominium Development**

**RECOMMENDATION(S)**

1. Conduct a public hearing for the Crestwood Homes General Plan Amendment, Conditional Use Permit, Tentative Tract Map and Major Variance on 4.97 acres in the Sphere of Influence of the City of Montclair and consider a Declaration of Intent to:
  - a. Adopt the Mitigated Negative Declaration.
  - b. Adopt the recommended Findings for approval of the General Plan Amendment, Conditional Use Permit, Major Variance and Tentative Tract Map 20267.
  - c. Adopt a General Plan Amendment to amend the General Plan Land Use Zoning District from General Commercial (CG) and Single Residential (RS-20M) to Multiple Residential (RM).
  - d. Approve the Major Variance for a reduced front yard setback at 15 feet, instead of the required 25 feet in the RM Zoning District, subject to the recommended Conditions of Approval.
  - e. Approve the Conditional Use Permit for the construction of a 40-unit detached condominium development with a Major Variance, subject to the recommended Conditions of Approval.
  - f. Approve Tentative Tract Map 20267 to subdivide the property into one lot for the condominium development and two single-family lots for individual sales, subject to the recommended Conditions of Approval.
  - g. Direct the Clerk of the Board to File the Notice of Determination.
    - Applicant: Crestwood Communities
    - Community: City of Montclair Sphere of Influence
    - Location: 5553 Mission Boulevard
2. Continue the item for final action with the First Cycle General Plan Land Use Element amendment for 2019.

(Presenter: Heidi Duron, Planning Director, 387-4110)

**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**

Consideration of this item will not result in the use of Discretionary General Funding (Net County Cost).

Sufficient appropriation and revenue to complete this action have been included in the Land Use Services' Planning 2019-20 budget. All costs of processing this application are paid by the applicant.

### **BACKGROUND INFORMATION**

The applicant, Crestwood Communities, is requesting: (1) a General Plan Amendment (GPA) to change the Land Use Zoning District from CG (General Commercial) and RS-20M (Single Residential, with minimum lot size of 20,000 square feet) to RM (Multiple Residential) on a portion of the subject site and from CG to RM on the three adjacent parcels to the east; (2) a Conditional Use Permit (CUP) for a 40-unit detached condominium development; (3) Tentative Tract Map 20267 consisting of one lot for condominium purposes and two single family lots for individual sales; and (4) Major Variance for a reduced front yard setback at 15 feet, instead of the required 25 feet (collectively "Project").

The Project site is currently vacant and located on the south side of Mission Boulevard at 5553 Mission Boulevard within the Sphere of Influence of the City of Montclair (City). The subject property was previously used as a commercial site until the buildings were demolished in 2003.

### **Project Analysis**

The proposed GPA will change the Land Use Zoning Designation of the northern portion of the Project site, which is currently designated as RS-20M and CG, to RM. Additionally, the GPA will include changing the Land Use District from CG to RM for three adjacent parcels. The southern portion of the Project site will remain as Residential RS-20M.

The project also includes a Tentative Tract Map (TT 20267) to subdivide the lot into one lot for condominium development and two single-family lots for individual sale. The proposed multi-family development of 40 detached condominiums within the proposed RM zoning designation and the two proposed single-family residential lots within the RS-20M designation will comply with the applicable Development Code standards with approval of the CUP and Major Variance for a reduced front yard setback. The proposed variance will allow for a reduced front yard setback at 15 feet, instead of the required 25 feet in the RM Zoning District. The reduced front yard setback was necessary to allow for code compliant driveways and fire access lanes on the Project site. The inclusion of the single-family homes also allows for the completion of an unfinished right-of-way along Bel Air Avenue, at the southern end of the Project site.

### **Public Input**

The Planning Division received no comments or objection letters regarding the Project.

### **California Environmental Quality Act**

In accordance with Title 14 of the California Code of Regulations (CEQA Guidelines) Section 15070, an Initial Study (IS) has been completed. The IS concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended Conditions of Approval and mitigation measures contained in the IS, which have been incorporated in the Conditions of Approval. A Notice of Availability/Notice of Intent (NOA/NOI) to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 30-day public comment period, which concluded on September 20, 2019. One comment e-mail from the City was received, in which the City asked for clarification on the proposed Variance and exemption of the single-family lot sizes, as well as updates to the environmental document. The City's comments are included in the Final IS/MND.

### **Planning Commission**

The Project was considered in a public hearing by the Planning Commission on October 3, 2019. The Planning Commission recommended approval of the Project with a vote of 5-0. No comments were received from the public during public testimony.

**PROCUREMENT**

Not Applicable.

**REVIEW BY OTHERS**

This item has been reviewed by (Bart Brizzee, Principal Assistant County Counsel and Jason Searles, Deputy County Counsel, 387-5455) on November 4, 2019; Finance (Kathleen Gonzalez, Administrative Analyst III, 387-5412) on December 2, 2019; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on December 2, 2019.