



San Bernardino County

Legislation Text

File #: 3918, Agenda Item #: 63

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

April 6, 2021

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Bloomington Commercial Center Zoning Amendment, Conditional Use Permit and Tentative Parcel Map

RECOMMENDATION(S)

Conduct a public hearing to consider the Bloomington Commercial Center Zoning Amendment, Conditional Use Permit and Tentative Parcel Map on an 8.9-acre parcel; and:

1. Adopt the Mitigated Negative Declaration.
2. Consider a proposed ordinance amending the zoning from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to General Commercial (CG) on 8.9 acres.
3. Make alterations, if necessary, to the proposed ordinance.
4. Approve introduction of the proposed ordinance.
5. Read title only of proposed ordinance, waive reading of the entire text and adopt the ordinance.
6. Adopt the recommended Findings for approval of the Zoning Amendment, Conditional Use Permit, and Tentative Parcel Map.
7. Approve the Conditional Use Permit for a Commercial/Retail Center to include a 7-pump truck fueling canopy, 8-pump auto fueling canopy, 9,900-square foot convenience store, 3,000-square foot quick service drive-thru restaurant and 2,800-square foot quick service drive thru restaurant, subject to the recommended Conditions of Approval.
8. Approve Tentative Parcel Map 20192 to subdivide 8.9 acres into four parcels, subject to the recommended Conditions of Approval.
9. Direct the Clerk of the Board to File the Notice of Determination.
 - Applicant: Chandi Enterprises, LLC
 - Community: Bloomington
 - Location: 10951 Cedar Avenue, at the southeast corner of Cedar Avenue and Santa Ana Avenue(Presenter: Heidi Duron, Planning Director, 387-4110)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

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 Division 2020-21 budget. All costs of processing this application are paid by the applicant.

BACKGROUND INFORMATION

The applicant, Chandi Enterprises, has proposed a project consisting of four actions: (1) Adoption of a Mitigated Negative Declaration, (2) Adoption of a Zoning Amendment from Single Residential one-acre minimum Additional Agriculture (RS-1-AA) to General Commercial (CG), (3) Approval of a Conditional Use Permit (CUP) for a Commercial/Retail Center to include a 7-pump truck fueling canopy, 8-pump auto fueling canopy, 9,900-square foot convenience store, 3,000-square foot quick service drive-thru restaurant and 2,800-square foot quick service drive thru restaurant, and (4) Approval of Tentative Parcel Map 20192 to subdivide 8.9 acres into four parcels.

Project Analysis

The project site has been designated commercial by the recent adoption of the Countywide Plan. However, a countywide zoning amendment is required to be consistent with the Countywide Plan, which is still pending. Instead of waiting for the countywide update to zoning districts, the applicant has proposed a Zoning Amendment to establish a zoning district of General Commercial (CG) for the Project site. This action is consistent with Section 6(c) of the Resolution adopting the Countywide Plan, which states that “[d]uring the interim period [after the adoption of the Countywide Plan and until zoning districts are updated], if a nonconformity exists between the Land Use Designation and the Land Use District (Zone) of a parcel, and a property owner desires to use or develop their property in conformance with the Land Use Designation, a property owner may submit an application for a zone change consistent with the Land Use Designation along with the appropriate development or use application for approval by the County.”

The proposed project would provide restaurants, convenience retail and gas station services that are needed in the area. The project plans comply with the development standards of the County Development Code. A detailed project analysis is included as an attachment to this report/recommendation in the Planning Commission staff report.

California Environmental Quality Act Compliance

An Initial Study (IS) was prepared to identify potential impacts the project may have on the environment, as well as project design features and mitigation measures that will reduce potential impacts to less-than-significant levels. The IS concludes that all potentially significant environmental impacts of the proposed project can be mitigated to less-than-significant levels. Therefore, the recommendation includes adoption of a Mitigated Negative Declaration and filing a Notice of Determination.

Planning Commission Recommendation

San Bernardino County Code requires a recommendation from the Planning Commission before the Board of Supervisors approves, modifies or disapproves a Zoning Amendment. At the Planning Commission hearing on February 18, 2021, six individuals spoke in opposition to the project. Their concerns were related primarily to accommodation of trucks on the project site and the potential for overnight parking. The applicant intends to accommodate trucks in the customer parking lot, but the project is not intended as a facility for truck parking. The Planning Commission added conditions of approval to require reciprocal parking and access easements on the parcel map and parking lot signage limiting parking for customers only, with no overnight parking. The Planning Commission recommended approval of the project by a unanimous vote of 4-0 (Commissioner Gongora abstained).

PROCUREMENT

Not Applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Deputy County Counsel, 387-5455) on March 9, 2021; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on March 12, 2021; and

County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on March 16, 2021.