



San Bernardino County

Legislation Text

File #: 8049, Agenda Item #: 112

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

May 23, 2023

FROM

CHAD NOTTINGHAM, Interim Director, Land Use Services Department

SUBJECT

Linden Avenue Condominium Project Consisting of Zoning Amendment, Conditional Use Permit and Tentative Tract Map

RECOMMENDATION(S)

CONTINUED OPEN HEARING FROM TUESDAY, MAY 9, 2023, ITEM NO. 67

1. Conduct a public hearing for the Linden Avenue Condominium project consisting of a Zoning Amendment, Conditional Use Permit and Tentative Tract Map on approximately 12.6 acres located in Bloomington.
2. Adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.
3. 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.
4. 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.
5. Make alterations, if necessary, to the proposed ordinance.
6. 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.
7. ADOPT ORDINANCE.
8. 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.
9. 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.
10. Direct the Clerk of the Board of Supervisors to file the Notice of Determination.
 - Applicant: ALL-ERA PROPERTIES, LLC
 - Community: Bloomington
 - Location: 10719 Linden Avenue, west of Cedar Avenue, between Slover Avenue and Santa Ana Avenue in the community of Bloomington.

(Presenter: Chad Nottingham, Interim Director, 387-4431)

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

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 (LUS), Planning Division 2022-23 budget. All costs of processing this application are paid by the applicant.

BACKGROUND INFORMATION

The applicant, ALL-ERA PROPERTIES, LLC, has proposed a project consisting of the following: (1) Adoption of a Zoning Amendment to change the zoning designation from Single Residential (RS), and Single Residential 20,000 square foot minimum lot size (RS-20M), to Multiple Residential (RM) on four parcels totaling approximately 12.6 acres; (2) Approval of a Conditional Use Permit for the development of a 181-unit multi-family condominium complex on approximately 12.6 acres; and (3) Approval of Tentative Tract Map No. 20481 as a single lot subdivision for condominium purposes on approximately 12.6 acres, subject to the Conditions of Approval. The project site is located on Linden Avenue west of Cedar Avenue between Slover Avenue and Santa Ana Avenue in the community of Bloomington. A comprehensive planning analysis of the project is included within the Planning Commission Staff Report and attached as a supporting document to this report/recommendation.

With the approval of the Countywide Plan/Policy Plan and the two-map system by the Board of Supervisors (Board) on October 27, 2020 (Item No. 100), the Land Use Category designation for the project site is Medium Density Residential (MDR). However, the zoning map has not yet been updated to reflect the MDR designation and the project site remains zoned RS and RS-20M. Rather than waiting for a comprehensive zoning update, the applicant is requesting a Zoning Amendment to change the project site from RS and RS-20M to RM in order to bring the zoning into compliance with the land use category designation and to support the proposed multi-residential use.

In accordance with the California Environmental Quality Act, an Initial Study (IS) was prepared to identify potential impacts the project may have on the environment. The IS concludes that all potentially significant environmental impacts resulting from the construction and operation of the project can be mitigated to a less-than-significant level. Therefore, the recommendation includes the adoption of a Mitigated Negative Declaration (MND).

The San Bernardino County Code requires a recommendation from the San Bernardino County Planning Commission (Planning Commission) for final action by the Board on zoning amendments. At the Planning Commission hearing on February 23, 2023, there were two in-person public comments, one opposed to the project and one in favor of the project, and no other comments were received. No comments were submitted during the comment period for the MND, which was between December 12, 2022 and January 12, 2023. Public notices were sent in English as well as Spanish to the surrounding property owners. The Planning Commission recommended approval of the project by a unanimous vote of 4-0 (Commissioner Stoffel absent). A public hearing was opened at the April 25, 2023, Board meeting and was continued to May 9, 2023, and further to May 23, 2023, to allow County staff and the applicant to discuss available options to memorialize an affordable housing commitment offered by the applicant as a public benefit for the project. The applicant has agreed to commit eight units of the 181-unit project as affordable housing in an Agreement for the Provision of Affordable Housing (Agreement). The Agreement has been submitted to the Board as a separate Board Agenda Item.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed County Counsel (Jason Searles, Supervising Deputy County Counsel, 387-5455)

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on May 9, 2023; Finance (Penelope Chang, Administrative Analyst, 387-5412) on May 4, 2023; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on May 4, 2023.