



CONSENT CALENDAR

City of San Bernardino Request for Council Action

Date: August 21, 2024

To: Honorable Mayor and City Council Members

From: Rochelle Clayton, Acting City Manager;
Lynn Merrill, Director of Public Works

Department: Public Works

Subject: **Approve Final Tract Map No. 20421 (Ward 5)**

Recommendation:

It is recommended that the Mayor and City Council of the City of San Bernardino, California, adopt Resolution No. 2024-189, approving Final Tract Map No. 20421 (Subdivision 21-11) involving the subdivision a parcel (APN 0261-151-10) containing 6.10 acres into twenty-five (25) single family lots located at the southwest corner of W. Belmont Avenue and N. Olive Avenue, accepting the public dedications as set forth on said map; and authorizing execution of the standard form of agreement for the subdivision improvements.

Executive Summary

The project consists of subdividing one parcel of approximately 6.10 acres into twenty-five (25) single-family residential lots as part of a planned residential development, which was approved on December 7, 2022, by the Mayor and City Council as Reporting Program Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract map 20421) per Resolution 2022-245.

Pursuant to the requirements of Chapter 19.48 (Final and Parcel Maps) of the City of San Bernardino Development Code and the Subdivision Map Act, the applicant has submitted a Final Tract Map No. 20421, which has been reviewed by the City Engineer and determined that the Final Map is in compliance with the Subdivision Map Act, the City's ordinances regarding subdivisions, and all conditions of approval, and is recommended for the Mayor and City Council action and final acceptance.

Background

Together, Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract Map 20421) constituted the Belmont Residential

Subdivision Project. Subdivision 21-11 (Tentative Tract Map 20421) includes the subdivision of a parcel (APN: 0261-151-10) containing approximately 6.10 acres into twenty-five (25) single-family residential lots ranging in size from 7,372 to 9,700 square feet.

The Planning Division of the Community Development and Housing Department of the City of San Bernardino reviewed, Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract Map 20421) for compliance with the California Government Code, compliance with the California Subdivision Map Act, consistency with the City of San Bernardino General Plan, and compliance with the City of San Bernardino Development Code.

On November 8, 2022, the Planning Commission of the City of San Bernardino held a duly-noticed public hearing to consider public testimony and the staff report, and adopted Resolution No. 2022-048 recommending the adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and the approval of Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract Map 20421) to the Mayor and City Council.

On December 7, 2022, Mayor and City Council adopted Resolution No. 2022-245 and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approved Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract Map 20421).

Discussion

The proposed project consists of subdividing one parcel containing a total of approximately 6.10 acres into twenty-five (25) single-family residential lots. The proposed single-family lots are part of a planned residential development, which was approved on December 7, 2022, by the Mayor and City Council as Reporting Program Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract map 20421) per Resolution 2022-245.

Pursuant to the requirements of Chapter 19.48 (Final and Parcel Maps) of the City of San Bernardino Development Code and the Subdivision Map Act, the applicant has submitted a Final Map for Mayor and City Council action and final acceptance. The City Engineer has reviewed the proposed Final Map for Tract No. 20421 and determined that the Final Map is in compliance with the Subdivision Map Act, the City's ordinances regarding subdivisions, and all conditions of approval.

2021-2025 Strategic Targets and Goals

The adoption of a Resolution approving the Final Map for Tract No. 20421 aligns with Goal No. 1 Improved Operational & Financial Capacity. Specifically, the transformation of existing vacant underutilized properties into productive single-family residential lots for the purpose of developing single-family residential homes meets the City's economic development goals. The adoption of a Resolution approving the Final Map for Tract No. 20421 aligns with Goal No. 1 Improved Operational & Financial

Capacity. Specifically, the transformation of existing vacant underutilized properties into productive single-family residential lots for the purpose of developing single-family residential homes meets the City’s economic development goals.

Fiscal Impact

There will be no fiscal impact. All public infrastructure improvements required for this subdivision will be constructed by the developer at its sole cost. City services will be provided to this project similar to other residential projects in the City.

Conclusion

It is recommended that the Mayor and City Council of the City of San Bernardino, California, adopt Resolution No. 2024-189, approving Final Tract Map No. 20421 (Subdivision 21-11) involving the subdivision a parcel (APN 0261-151-10) containing 6.10 acres into twenty-five (25) single family lots located at the southwest corner of W. Belmont Avenue and N. Olive Avenue, accepting the public dedications as set forth on said map; and authorizing execution of the standard form of agreement for the subdivision improvements.

Attachments

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| Attachment 1 | Resolution 2024-189 |
| Attachment 2 | Final Map for Tract 20421 |
| Attachment 3 | Tract 20421 Improvement Agreement |
| Attachment 4 | Project Bonds |
| Attachment 5 | Resolution 2022-245 |

Ward:

Fifth Ward

Synopsis of Previous Council Actions:

On November 8, 2022, Planning Commission adopted Resolution No. 2022-048 forwarding a recommendation to approved Subdivision 21-11 (Tentative Tract Map 20421).

On December 7, 2022, Mayor and City Council adopted Resolution 2022-245 and approved Subdivision 21-11 (Tentative Tract Map 20421).