



CONSENT CALENDAR

City of San Bernardino Request for Council Action

Date: May 15, 2024

To: Honorable Mayor and City Council Members

From: Charles A. Montoya , City Manager;
Gabriel Elliott, Director of Community Development and Housing

Department: Community Development & Housing

Subject: **Development Code Amendment (Zoning Map Amendment) 20-05 – Amazing 34 Project (Second Reading and Adoption of Ordinance No. MC-1637) (Ward 3)**

Recommendation:

It is recommended that the Mayor and City Council of the City of San Bernardino, California accept the final reading and adopt Ordinance No. MC-1637 of the Mayor and City Council of the City of San Bernardino, California, approving Development Code Amendment (Zoning Map Amendment) 20-05 changing the Zoning District Classification from Office Industrial Park (OIP) to Industrial Light (IL) of two (2) parcels containing a total of approximately 3.84 acres, pursuant to a Mitigated Negative Declaration (Attachment 1).

Executive Summary

This agenda item is the second and final reading of Development Code Amendment (Zoning Map Amendment) 20-05. It is recommended that the Mayor and City Council accept the final reading and adopt Ordinance No. MC-1637.

Background

On May 1, 2024, the Mayor and City Council conducted a public hearing on approving Development Code Amendment (Zoning Map Amendment) 20-05 to change the Zoning District Classification from Office Industrial Park (OIP) to Industrial Light (IL) of two (2) parcels containing a total of approximately 3.84 acres (Attachment 1, Exhibit A). Subsequent to Mayor and City Council discussion, the City Council conducted the first reading of, and introduced, Ordinance No. MC-1637.

Discussion

Ordinance No. MC-1637 approving Development Code Amendment (Zoning Map Amendment) 20-05 changing the Zoning District Classification from Office Industrial Park (OIP) to Industrial Light (IL) of two (2) parcels containing a total of approximately 3.84 acres will create consistent zoning for the property to allow for the development of a new industrial warehouse.

2021-2025 Strategic Targets and Goals

Development Code Amendment (Zoning Map Amendment) 20-05 aligns with Key Target Goal No. 4(b): Economic Growth and Development. The proposed amendment will rezone and existing property to Industrial Light (IL) to create consistency within the project area in order to allow the development of a new industrial warehouse that will provide an economic benefit to the City.

Fiscal Impact

While there would be no direct fiscal impact from the proposed amendment, the development impact fees associated with the subsequent development of the project site would total approximately \$260,910. City services will be provided to this project similar to other industrial developments in the City and surrounding area.

Conclusion

It is recommended that the Mayor and City Council of the City of San Bernardino, California accept the final reading and adopt Ordinance No. MC-1637 of the Mayor and City Council of the City of San Bernardino, California, approving Development Code Amendment (Zoning Map Amendment) 20-05 changing the Zoning District Classification from Office Industrial Park (OIP) to Industrial Light (IL) of two (2) parcels containing a total of approximately 3.84 acres, pursuant to a Mitigated Negative Declaration (Attachment 1).

Attachments

Attachment 1	Ordinance No. MC-1637 (Approving DCA [ZMA] 20-05)
Attachment 2	Ordinance No. MC-1637 (Approving DCA [ZMA] 20-05) – Exhibit A (Zoning Map Amendment)

Ward:

Third Ward

Synopsis of Previous Council Actions:

On May 1, 2024, the Mayor and City Council introduced Ordinance No. MC-1637 to approve Development Code Amendment (Zoning Map Amendment) 20-05 for the Amazing 34 Project.