



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;
Lynn Merrill, Director of Public Works, Operations and Maintenance

Department: Public Works

Subject: **Approve Final Tract Map No. 17329-4 (Ward 5)**

Recommendation:

It is recommended that the Mayor and City Council of the City of San Bernardino, California, Adopt Resolution No. 2024-110:

1. Approving Final Tract Map No. 17329-4 (Subdivision 05-40) involving the subdivision of the parcel (APN 0348-111-51) containing 24.68 acres into twenty (20) single family lots at the northwest corner of N. Little League Drive and W. Ohio Avenue; and
2. Accepting the public dedications as set forth on said map; and
3. Authorizing execution of the standard form of agreement for the subdivision improvements.

Executive Summary

On May 9, 2023, the Planning Commission approved Development Permit Type-P 22-06, allowing the development of 20 single-family residences on a project site containing approximately 24.68 acres within previously approved Tentative Tract Map 17329. The proposed project consists of subdividing one parcel containing approximately 24.68 acres into twenty (20) single-family residential lots. 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. The City Engineer has reviewed the proposed Final Map for Tract No. 17329-4 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 therefore recommend the approval of the Final Map by the Mayor and City Council.

Background

On February 22, 2006, the Planning Commission adopted a Mitigated Negative Declaration for the approval of Subdivision 05-40 (Tentative Tract Map 17329) allowing the subdivision of a parcel containing approximately 55.76 acres into 94 single family lots. On September 22, 2020, the Planning Commission approved Development Permit Type-P 20-05, allowing the development of 74 single-family residences on a project site containing approximately 31.08 acres within previously approved Tentative Tract map 17329. On May 9, 2023, the Planning Commission approved Development Permit Type-P 22-06, allowing the development of 20 single-family residences on a project site containing approximately 24.68 acres within previously approved Tentative Tract Map 17329.

Discussion

The proposed project consists of subdividing one parcel containing a total of approximately 24.68 acres into twenty (20) single-family residential lots. The proposed single-family lots are part of a planned residential development, which was approved on May 9, 2023, by the Planning Commission as Development Permit Type-P 22-06 per Resolution 2023-020.

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. 17329-4 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. 17329-4 aligns with Strategic 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. 2024-110:

1. Approving Final Tract Map No. 17329-4 (Subdivision 05-40) involving the subdivision of the parcel (APN 0348-111-51) containing 24.68 acres into

- twenty (20) single family lots at the northwest corner of N. Little League Drive and W. Ohio Avenue; and
2. Accepting the public dedications as set forth on said map; and
 3. Authorizing execution of the standard form of agreement for the subdivision improvements

Attachments

Attachment 1	Resolution 2024-110
Attachment 2	Final Map for Tract 17329-4
Attachment 3	Tract 17329-4 Improvement Agreement
Attachment 4	Project Bonds
Attachment 5	Resolution 2023-020

Ward:
Fifth Ward

Synopsis of Previous Council Actions:

February 22, 2006, Planning Commission approved Subdivision 05-40 (Tentative Tract Map 17329).

May 9, 2023, Planning Commission approved Development Permit- P 22-06 and adopted Resolutions 2023-020 attached.