



CONSENT CALENDAR

City of San Bernardino Request for Council Action

Date: November 6, 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. 20376 for 9 Townhouse Residential Units at the Northwest Corner of E. Pacific Street and N. Garden Drive (Ward 2)**

Recommendation:

It is recommended that the Mayor and City Council of the City of San Bernardino, California, adopt Resolution No. 2024-218:

1. Approving Final Tract Map No. 20376 (Subdivision 20-06) involving the subdivision a parcel (APN 0147-231-07) containing approximately 0.77 acres and the development and establishment of a townhouse development comprised of nine (9) detached residential units, located at the northwest corner of E. Pacific Street and N. Garden Drive;
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

The project consists of subdividing a 0.77-acre parcel into a townhouse development with nine detached residential units, which was approved by the Planning Commission on April 12, 2022. The final tract map has been reviewed by the City Engineer and determined to be in compliance with the Subdivision Map Act, the City's ordinances regarding subdivisions, and all conditions of approval.

Background

On April 12, 2022, the Planning Commission adopted Resolution No. 2022-016 approving Subdivision 20-06 (Tentative Tract Map 20376) and Development Permit

Type-D 20-08, allowing the subdivision of a parcel containing approximately 0.77 acres and the development and establishment of a townhouse development comprised of nine (9) detached residential units located at the northwest corner of E. Pacific Street and N. Garden Drive (APN: 0147-231-07) within the Residential Medium (RM) zone.

On June 11, 2024, the Planning Commission adopted Resolution No. 2024-018 approving Extension of Time 24-02 and allowing a one-year extension of time for Subdivision 20-06 (Tentative Tract Map 20376) and Development Permit Type-D 20-08.

Discussion

The proposed project consists of subdividing a parcel (APN 0147-231-07), approximately 0.77 acres in size, and developing a townhouse community with nine detached residential units at the northwest corner of E. Pacific Street and N. Garden Drive.

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 action and final acceptance by the Mayor and City Council. The City Engineer has reviewed the Final Map for Tract No. 20376 and determined it is in compliance with the Subdivision Map Act, the City's subdivision ordinances, and all conditions of approval.

2021-2025 Strategic Targets and Goals

The adoption of a Resolution approving the Final Map for Tract No. 20376 aligns with Goal No. 1 Financial Stability. 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. 2024-218:

1. Approving Final Tract Map No. 20376 (Subdivision 20-06) involving the subdivision a parcel (APN 0147-231-07) containing approximately 0.77 acres and the development and establishment of a townhouse development comprised of nine (9) detached residential units, located at the northwest corner of E. Pacific Street and N. Garden Drive;
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 2024-218
Attachment 2	Final Map for Tract 20376
Attachment 3	Tract 20376 Improvement Agreement
Attachment 4	Project Bonds
Attachment 5	Resolution No. 2022-016 (Planning Commission)
Attachment 6	Resolution No. 2024-018 (Planning Commission)

Ward:

Second Ward

Synopsis of Previous Actions:

On April 12, 2022, Planning Commission adopted Resolution No. 2022-016 approving Subdivision 20-06 (Tentative Tract Map 20376) and Development Permit Type-D20-08.

On June 11, 2024, Planning Commission adopted Resolution No. 2024-018 approving Extension of Time 24-02 for Subdivision 20-06 (Tentative Tract Map 20376).