



PUBLIC HEARING

City of San Bernardino Request for Council Action

Date: December 7, 2022

To: Honorable Mayor and City Council Members

From: Robert D. Field, City Manager;
Nathan Freeman, Agency Director of Community, Housing,
and Economic Development

Department: Community, Housing, & Economic Development (CED)

Subject: **Belmont Residential Subdivision Project**

Recommendation:

It is recommended that the Mayor and City Council of the City of San Bernardino, California:

1. Introduce, read by title only, and waive further reading of Ordinance No. MC-1603 of the Mayor and City Council of the City of San Bernardino, California, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving Development Code Amendment (Zoning Map Amendment) 21-05 changing the Zoning District Classification of a parcel (APN: 0261-151-10) containing approximately 6.10 acres from Residential Low (RL) to Residential Suburban (RS) (Attachment 1);
2. Adopt Resolution No. 2022-245 of the Mayor and City Council of the City of San Bernardino, California, approving Subdivision 21-12 (Tentative Tract Map 20421) allowing 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 located on the southwest corner of W. Belmont Avenue and N. Olive Avenue, pursuant to a Mitigated Negative Declaration (Attachment 2); and
3. Schedule the adoption of the above Ordinance to the regularly scheduled meeting of the Mayor and City Council on January 18, 2023.

Background

On November 8, 2022, the Planning Commission, by a vote of 6-0, with two members absent, adopted Resolution No. 2022-048 forwarding a recommendation that the Mayor and City Council (Attachment 3):

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Approve Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract Map 20421) based on the Findings of Fact and subject to the recommended Conditions of Approval.

Discussion

The subject property is comprised of one (1) parcel containing approximately 6.10 acres located on the southwest corner of W. Belmont Avenue and N. Olive Avenue within the northwest area of the City of San Bernardino. The project site is located within the Residential Low (RL) zone and is currently vacant and underutilized.

The intent of the Residential Low (RL) and Residential Suburban (RS) zoning classifications are described as follows, pursuant to Chapter 19.04 (Residential Zones) of the City of San Bernardino Development Code:

RL (RESIDENTIAL LOW) ZONE	RS (RESIDENTIAL SUBURBAN) ZONE
This zone is intended to promote the development of low-density, large lot, single-family detached residential units with a minimum average lot size of 10,800 square feet. The RL zone allows a maximum density of 3.1 units per net acre.	This zone is intended to promote the development of single-family detached units in a suburban setting with a minimum lot size of 7,200 square feet, and a maximum density of 4.5 units per net acre.

The proposed project is requesting to change the Zoning District Classification of the project site to Residential Suburban (RS) in order to allow the future development of a single-family residential development comprising twenty-five (25) units.

Analysis

The project site is located on the southeast corner of W. Belmont Avenue and N. Olive Avenue within the Residential Low (RL) zone.

Table 1, below, provides a summary of the surrounding land use characteristics of the subject site and surrounding properties.

TABLE 1: SITE AND SURROUNDING LAND USES

LOCATION	LAND USE	ZONE	GENERAL PLAN DESIGNATION
Site	Vacant	Residential Low (RL)	Single-Family Residential

North	Single-Family Residential	Residential Suburban (RS)	Single-Family Residential
South	Single-Family Residential	Residential Low (RL)	Single-Family Residential
East	Single-Family Residential and Vacant	Residential Low (RL)	Single-Family Residential
West	Single-Family Residential	Residential Suburban (RS)	Single-Family Residential

The project site is comprised of a single parcel that is currently zoned Residential Low (RL). The proposed project is requesting to change the Zoning District from Residential Low (RL) to residential Suburban (RS).

Subject to approval of the zone change, the project proposes to subdivide the property to create twenty-five (25) new parcels ranging in size from 7,372 to 9,700 square feet, with an average lot size of approximately 7,916 square feet. Extensions to the existing streets west of the project site (Rosemary Lane and Shepard Lane) would be provided to give each lot direct street frontage and connect the subdivision through to N. Olive Avenue.

Table 2 below demonstrates that the proposed subdivision complies with the standards of the City's Development Code for subdivisions located in Residential Suburban (RS) zone.

TABLE 2: DEVELOPMENT CODE AND GENERAL PLAN CONSISTENCY

CATEGORY	PROPOSED	DEVELOPMENT CODE	GENERAL PLAN
Land Use	Subdivision of 6.10 acres into 25 single-family residential lots	Permitted Subject to the Approval of a Tentative Tract Map	Yes
Lot Size	Minimum: 7,372 sq. ft. Maximum: 9,700 sq. ft. Average 7,916 sq. ft.	Minimum: 7,200 sq. ft..	N/A

Infrastructure

The City's Water Department has reviewed the proposed subdivision and determined that the necessary infrastructure is in place to serve the twenty-five (25) single-family residential lots.

General Plan Goals and Policies

The City of San Bernardino General Plan includes goals and policies to guide future development within the City, including the following:

- Community Design Element 5.5: *Develop attractive, safe, and comfortable single-family neighborhoods*
- Housing Element Goal 3.1.1: *Provide adequate sites to accommodate the production of a variety of housing types through land use designation, zoning, specific plans, and overlay zones.*
- Land Use Element Goal 2.4: *Enhance the quality of life and economic vitality in San Bernardino by strategic infill of new development and revitalization of existing development.*
- Land Use Element Goal 2.6: *Control development and the use of land to minimize adverse impacts.*

The proposed project implements the General Plan goals and policies in that the applicant's proposal to subdivide the subject property for the future development of single-family homes will enhance the physical and visual qualities of the subject property and transform the property from a vacant underutilized site, into a future development that meets the City's housing needs.

California Environmental Quality Act

In accordance with §15063 (Initial Study) of the California Environmental Quality Act (CEQA), the applicant submitted, and the Planning Division accepted, an Initial Study/Mitigated Negative Declaration (Attachment E) prepared in connection with Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract Map 20421). Accordingly, pursuant to §15072 (Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration) of CEQA, a Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project was posted on September 10, 2022, for the CEQA-mandated twenty (20) day public review and comment period.

During the CEQA-mandated twenty (20) day public review and comment period for the Draft Initial Study/Mitigated Negative Declaration for the Project, comments were received in response to Draft Initial Study/Mitigated Negative Declaration Responses from the Yuhaaviatam of San Manuel Nation. Responses to the comments were prepared and included in the Final Initial Study/Mitigated Negative Declaration (Attachment 7).

Additionally, the project includes a Mitigation Monitoring and Reporting Program that incorporates all necessary measures to ensure that the proposed development does not create undue impacts in the vicinity of the project site (Attachment 1, Exhibit B).

2021-2025 Strategic Targets and Goals

Subdivision 21-11 (Tentative Tract Map 20421) aligns with Key Target No. 3: Improved Quality of Life. The proposed single-family residential subdivision consisting of twenty-five (25) single-family residential lots will improve the housing stock and align with the State of California Housing requirements by allowing the future development of additional residential units on a vacant lot, that will be compatible with and improve the surrounding area.

Fiscal Impact

There is no fiscal impact to the City's General Fund as a result of this action.

Conclusion

With the concurrent approval of Development Code Amendment (Zoning Map Amendment) 21-05, the proposed subdivision is consistent with the policies of the City's General Plan and complies with the City's Development Code, is compatible with the surrounding residential neighborhoods, meets the City's Goals and Objectives, and will help the City meet its State mandated housing requirements. Therefore, it is recommended that the Mayor and City Council of the City of San Bernardino, California:

1. Introduce, read by title only, and waive further reading of Ordinance No. MC-1603 of the Mayor and City Council of the City of San Bernardino, California, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving Development Code Amendment (Zoning Map Amendment) 21-05 changing the Zoning District Classification of a parcel (APN: 0261-151-10) containing approximately 6.10 acres from Residential Low (RL) to Residential Suburban (RS) (Attachment 1);
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3. Schedule the adoption of the above Ordinance to the regularly scheduled meeting of the Mayor and City Council on January 18, 2023.

Attachments

Attachment 1	Ordinance No. MC-1603 (Adopting MND/MMRP Approving Development Code Amendment [Zoning Map Amendment] 21-05)
Attachment 2	Ordinance No. MC-1603 (Adopting MND/MMRP Approving Development Code Amendment [Zoning Map Amendment] 21-05) – Exhibit A (MMRP)
Attachment 3	Ordinance No. MC-1603 (Adopting MND/MMRP Approving Development Code Amendment [Zoning Map Amendment] 21-05) – Exhibit B (Zoning Map Amendment)
Attachment 4	Resolution No. 2022-245 (Approving Subdivision 21-11 [Tentative Parcel Map 20421])
Attachment 5	Resolution No. 2022-245 (Approving Subdivision 21-11 [Tentative Parcel Map 20421]) – Exhibit A (Tentative Tract Map)
Attachment 6	Resolution No. 2022-245 (Approving Subdivision 21-11 [Tentative Parcel Map 20421]) – Exhibit B (MMRP)
Attachment 7	Final Initial Study/Mitigated Negative Declaration, dated November 2, 2022

Attachment 8	Planning Commission Resolution No. 2022-048
Attachment 9	PowerPoint
Attachment 10	Newspaper Publication

Ward:

Fifth Ward

Synopsis of Previous Council Actions:

None