



Item Number: 1

Planning Commission

PUBLIC HEARINGS

Meeting of: September 11, 2024

Submitted By:

Mina Morgan, Associate Planner

Case:

PLAN22-00011

Subject:

A Continuance request for case PLAN22-00011 – A Tentative Tract Map with a Mitigated Negative Declaration to allow for the creation of 131- single-family residential lots on four vacant parcels designated as R-1 (Single-Family Residential) zoning and totaling approximately 43 acres. (Tentative Tract Map No. 20484)

Applicant:

United Engineering Group

Location:

Southeast corner of Hook Boulevard and Cobalt Road

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and continue the public hearing to the Planning Commission's October 9, 2024, hearing.

Summary:

The applicant has requested approval of Tract Map No. 20484 (Attachment A), which will allow for the recordation and development of a 131-lot single family residential subdivision with 7,200 sq. ft. minimum size lots. The proposal is located on four vacant and undeveloped parcels totaling approximately 43 gross-acres with an approximate density of 3.05 units per acre. While the proposed map includes a design in accordance with the R-1 Single-Family Residential zone district and the Single-Family Design Guidelines, this continuance is being requested to allow additional time for the California Environmental Quality Act (CEQA) circulation requirement to be completed. In accordance with CEQA guidelines, an environmental report needs to be circulated for 30-days prior to public

hearing to afford State and local agencies time to comment on the proposed project prior to the decision body’s hearing on the item. Unfortunately, due to some technical difficulties encountered during the initial circulation of the environmental document, the 30-day review period was not initiated in time to complete the review prior to the advertised hearing date of September 11th, 2024. Both the applicant and Staff concur in the request to continue the item to the October 9, 2024, Planning Commission meeting date to ensure compliance with the CEQA circulation period and to provide both Staff and the applicant adequate time to address any comments that may arise.

Site Characteristics:

| | Existing Land Use | General Plan | Zoning | Specific Plan District |
|-------|----------------------------------------------|------------------------------|--------------------------|-------------------------------|
| Site | Vacant undeveloped land | Low Density Residential | R-1 | N/A |
| North | Hook Boulevard and single-family residential | Specific Plan | SP | SP04-001 |
| South | Seneca Road, and single-family residential | Very Low Density Residential | County of San Bernardino | N/A |
| East | Vacant undeveloped land | Low Density Residential | R-1 | N/A |
| West | Vacant undeveloped land | Low Density Residential | R-1 | N/A |

Number of Radius Letters Mailed:

38

Attachments: Attachment A - Tentative Tract Map
Attachment B - Aerial Image
Attachment C - Acknowledgment of the Continuance Request