



CITY OF SAN BERNARDINO

COMMUNITY DEVELOPMENT DEPARTMENT

300 North "D" Street, San Bernardino, California 92418

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DEVELOPMENT AND ENVIRONMENTAL REVIEW COMMITTEE AGENDA

**JANUARY 12, 2017, 10:00 A.M.
CONFERENCE ROOM, 4TH FLOOR, CITY HALL**

The City of San Bernardino recognizes its obligations to provide equal access to public services to those individuals with disabilities. Please contact Facilities Services (909-384-5244) 48 hours prior to the meeting with any requests for reasonable accommodation, to include sign interpreters.

The Development and Environmental Review Committee (D/ERC) is a City staff committee responsible for technical review of projects. The D/ERC is made up of representatives from the Police Department; County Fire Department; Water Department; Public Works Department; and the Land Development, Building & Safety, and Planning Divisions of the Community Development Department. Applicants and their representatives should attend the meeting to clarify issues and receive input from City Departments and other reviewing agencies.

All approvals given by the D/ERC are final action unless an appeal is filed and fee paid within fifteen (15) days to the Community Development Department.

CALL TO ORDER

ROLL CALL

NEW BUSINESS:

1. **CONDITIONAL USE PERMIT 15-16** – A request to allow the addition of one modular building containing approximately 2,880 square feet to allow the expansion of an existing church preschool, along with the required on-site and off-site improvements, on a parcel containing approximately 3.40 acres.

Address: 6245 N. Palm Avenue
Ward: 5
APN: 0261-191-31
Zoning: Residential Estate (RE)
Owner: Generations Church of San Bernardino
Applicant: Cynthia Vitto
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15301 (Existing Facilities) of the California Environmental Quality Act
Recommendation: **Move to Planning Commission**
Project Manager: Travis Martin, Associate Planner

2. **EXTENSION OF TIME 16-08 FOR SUBDIVISION 05-40 (TENTATIVE TRACT MAP 17329)** – A request to allow a one (1) year extension of time for Subdivision 05-40 for Tentative Tract Map 17329 involving the subdivision of a parcel containing approximately 55.76 acres into ninety-four (94) single family residential lots ranging from 10,800 square feet minimum to one (1) acre minimum.

Address: North of W. Meyers Road, east and west of N. Little League Drive
Ward: 5
APN: 0261-031-10 and 11, 0261-062-11, 12, 13, and 14, 0348-111-13, and 14
Zoning: Residential Estate (RE) and Residential Low (RL)
Owner: SB17329, LLC
Applicant: JEC Enterprises Inc. dba GFR Homes
Status: Previous Environmental Determination, pursuant to §15162 of the California Environmental Quality Act
Recommendation: **Move to Planning Commission**
Project Manager: Elizabeth Mora-Rodriguez

3. **EXTENSION OF TIME 16-09 FOR SUBDIVISION 06-31 (TENTATIVE TRACT MAP 16794)** – A request to allow a one (1) year extension of time for Subdivision 06-31 for Tentative Tract Map 16794 involving the subdivision of a parcel containing approximately 18.45 acres into forty-four (44) individual parcels (forty-three (43) single family residential lots and one (1) debris basin lot).

Address: West side of Palm Avenue, north of Verdemont Drive
Ward: 5
APN: 0261-011-08, 13 and 14
Zoning: Residentiela Low (RL)
Owner: Palm Avenue 45, L.P.
Applicant: Oxbow SB44, LLC
Status: Previous Environmental Determination, pursuant to §15162 of the California Environmental Quality Act
Recommendation: **Move to Planning Commission**
Project Manager: Mary Blais, Contract Planner

4. **GENERAL PLAN AMENDMENT 16-08 & DEVELOPMENT CODE AMENDMENT/ZONING MAP AMENDMENT 16-10** – A request to change the General Plan Land Use Designation and Zoning District of a parcel containing approximately 1.85 acres from Residential Medium (RM) to Commercial General (CG-1).

Address: 2500 N. Del Rosa Drive
Ward: 7
APN: 0272-192-35
Zoning: Residential Medium (RM)
Owner/Applicant: Arrowhead Central Credit Union
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act
Recommendation: **Move to Planning Commission**
Project Manager: Mary Blais, Contract Planner

5. **SPECIFIC PLAN 16-01** - A request to allow the change of the General Plan Land Use Designations and the Zoning Districts of the properties contained within an area comprised of approximately 41.6 acres in order to establish the Rancho Palma Specific Plan.

Address:	The Specific Plan boundaries are generally formed by Cable Creek to the north, Palm Avenue to the east, the 215 freeway to the south and Little League Drive to the west
Ward:	5
APN:	0261-181-01, 13, 14, 15 and 0261-182-10
Zoning:	Commercial General (CG-1)
Owner/Applicant:	Strata Palma, LLC
Status:	New Item
Environmental Determination:	Final Environmental Impact Report, pursuant to §15090 of the California Environmental Quality Act
Recommendation:	<u>Move to Planning Commission</u>
Project Manager:	Chantal Power, Associate Planner

ADJOURNMENT

That the Development and Environmental Review Committee be adjourned to the next regular meeting scheduled for **Thursday, January 26, 2017, at 10:00 a.m.** in the Fourth Floor Conference Room of City Hall, 300 North "D" Street, and San Bernardino, California.