



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 26, 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. **ADMINISTRATIVE DEVELOPMENT PERMIT 16-056** – A request to perform interior and exterior modifications to an existing commercial building containing approximately 30,484 square feet in order to establish a medical clinic facility, and upgrade on-site accessibility and landscaping, on a parcel containing approximately 3.78 acres.

Address: 1499 E. Highland Avenue
Ward: 3
APN: 0147-271-35
Zoning: Commercial General (CG-1)
Owner: Flores Enterprises
Applicant: Chris Post – ATC Design Group
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15301 (Existing Facilities) of the California Environmental Quality Act
Recommendation: **Preliminary Review – No Action Required**
Project Manager: Mary Blais, Contract Planner

2. **CONDITIONAL USE PERMIT 16-21** – A request to allow the development, establishment and operation of a drive-thru automated car wash containing approximately 4,608 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 1.05 acres

Address: W. Frontage Road; north of E. Highland Avenue
Ward: 4
APN: 1199-311-22
Zoning: Commercial General (CG-1)
Owner: Ralph Monge
Applicant: Miller Architectural Corporation
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Recommendation: **Move to Planning Commission**
Project Manager: Mary Blais, Contract Planner

3. **CONSIONAL USE PERMIT 16-29** – A request to modify previously approved Conditional Use Permit 89-47 for an existing veterinary hospital to add overnight animal boarding and construct a new building containing approximately 7,600 square feet, along with the construction of the required on-site and off-site improvements, on a property comprised of four (4) parcels containing a total of approximately 0.93 acres.

Address: 939 W. 40th Street
Ward: 4
APN: 0151-191-07, 08, 09 and 0266-221-01
Zoning: Commercial General (CG-1)
Owner: VCA Real Property Acquisition Corp.
Applicant: VCA, Inc.
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: Chantal Power, Associate Planner

4. **DEVELOPMENT PERMIT TYPE-P 16-07 & VARIANCE 16-04** – A request to allow the development, establishment and operation of a mixed-use building comprised of a coffee shop containing approximately 1,276 square feet and one (1) residential unit containing approximately 1,448 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 6,750 square feet.

Address: 1360 N. E Street
Ward: 2
APN: 0145-203-19
Zoning: Commercial General (CG-1)
Owner/Applicant: Mohammed Hossain
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Recommendation: **Move to Planning Commission**
Project Manager: Chantal Power, Associate Planner

5. **PRE-APPLICATION 16-18** - A request to allow the development, establishment and operation of a restaurant containing approximately 2,237 square feet with a drive-thru and a multi-tenant retail building containing approximately 3,112 square feet, along with the construction of the required on-site and off-site improvements on a parcel containing approximately 0.67 acres.

Address:	2855 N. Waterman Avenue
Ward:	7
APN:	0150-073-21
Zoning:	Commercial General (CG-1)
Owner/Applicant:	Colton Dynasty Limited Partnership
Status:	New Item
Environmental Determination:	To be determined upon submittal of formal application
Recommendation:	<u>Preliminary Review – No Action Required</u>
Project Manager:	Elizabeth Mora-Rodriguez, Assistant Planner

ADJOURNMENT

That the Development and Environmental Review Committee be adjourned to the next regular meeting scheduled for **Thursday, February 9, 2017, at 10:00 a.m.** in the Fourth Floor Conference Room of City Hall, 300 North “D” Street, and San Bernardino, California.