



CITY OF SAN BERNARDINO

COMMUNITY DEVELOPMENT DEPARTMENT

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

Phone: 909.384.7272 • Fax: 909.384.5515

DEVELOPMENT AND ENVIRONMENTAL REVIEW COMMITTEE

AGENDA

FEBRUARY 9, 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. **DEVELOPMENT PERMIT TYPE-D 16-01** – A request to develop, establish and operate a 1.0MW ground mounted solar facility on a property containing approximately 5.2 acres.

Address: Between 5th Street and 6th Street, east of Waterman Avenue
Ward: 1
APN: 0279-041-08, 14 and 15
Zoning: Residential Medium (RM)
Owner: City of Riverside
Applicant: Sunpower
Status: New Item
Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Consideration and Adoption of Mitigated Negative Declaration) of the California Environmental Quality Act
Recommendation: **Adopt Resolution No. 2017-006 adopting the Mitigated Negative Declaration and approving Development Permit Type-D 16-01, based on Findings of Fact and subject to the recommended Conditions of Approval**
Project Manager: Travis Martin, Associate Planner

2. **DEVELOPMENT PERMIT TYPE-D 16-02** – A request to develop, establish and operate a 3.0MW ground mounted solar facility on a property containing approximately 18.5 acres.

Address: North of 6th Street, east of Waterman Avenue
Ward: 1
APN: 0278-161-30, 0278-181-12 and 19; and 0278-161-29 (San Bernardino County)
Zoning: Residential Suburban (RS) and Residential Urban (RU)
Owner: City of Riverside
Applicant: Sunpower
Status: New Item
Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Consideration and Adoption of Mitigated Negative Declaration) of the California Environmental Quality Act
Recommendation: **Adopt Resolution No. 2017-007 adopting the Mitigating Negative Declaration and approving Development Permit Type-D 16-02, based on Findings of Fact and subject to the recommended Conditions of Approval**
Project Manager: Travis Martin, Associate Planner

3. **MINOR USE PERMIT 17-01** – A request to allow the conversion of existing smog check use to a convenience store use without alcohol sales within an existing 1,400 square foot building and exterior façade and required on-site improvements on a site containing 22,583 square feet.

Address: 702 W. 2nd Street
Ward: 1
APN: 0134-268-06
Zoning: Commercial Regional (CR-1)
Owner: Mehran Verdi
Applicant: Andrew Martin Kayba
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15301 (Existing Facilities) of the California Environmental Quality Act
Recommendation: **Adopt Resolution No. 2017-008 adopting the Categorical Exemption and approving Minor Use Permit 17-01, based on Findings of Fact and subject to the recommended Conditions of Approval**
Project Manager: Mary Blais, Contract Planner

4. **CONDITIONAL USE PERMIT 17-02** – A request to allow the development, establishment and operation of a drive-thru express carwash within a building containing approximately 6,265 square feet, along with the construction of the required on and off-site improvements, on a site containing approximately 1.39 acres.

Address: 505 W. Baseline Street
Ward: 2
APN: 0140-042-06, 07, 32, 34, and 35
Zoning: Commercial General (CG-1) & Transit Overlay District (TOD)
Owner/Applicant: Matt Canada
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15332 (Infill Development Projects) of the California Environmental Quality Act
Recommendation: **Move to Planning Commission**
Project Manager: Chantal Power, Associate Planner

5. **GENERAL PLAN AMENDMENT 16-09, DEVELOPMENT CODE AMENDMENT (ZONING MAP AMENDMENT) 16-11, SUBDIVISION 16-08, DEVELOPMENT PERMIT TYPE-D 16-26 AND VARIANCE 16-03** – A request to change the General Plan Land Use Designation and Zoning District of a property comprised of six (6) parcels containing approximately 62.02 acres from Industrial Light (IL) and Public-Commercial Recreation (PCR) to Industrial Light (IL); and, allow the development and establishment of an industrial warehouse building containing approximately 1,063,852 square feet, along with the construction of the required on-site and off-site improvements.

Address: 1494 S. Waterman Avenue
Ward: 3
APN: 0141-421-14, 18, 19, 20 and 0141-431, 17 and 18.
Zoning: Industrial Light (IL) and Public Commercial Recreation (PCR) zones
Owner: City of Riverside and Southern California Edison Company
Applicant: Hillwood
Status: New Item
Environmental Determination: Notice of Preparation of an Environmental Impact Report, pursuant to §15082 of the California Environmental Quality Act.
Recommendation: **Release Notice of Preparation for CEQA-mandated 30-day Public Review Period**
Project Manager: Travis Martin, Associate Planner

ADJOURNMENT

That the Development and Environmental Review Committee be adjourned to the next regular meeting scheduled for **Thursday, February 23, 2017, at 10:00 a.m.** in the Fourth Floor Conference Room of City Hall, 300 North “D” Street, and San Bernardino, California.