



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 23, 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. **MINOR USE PERMIT 17-02** – A request to allow the establishment and operation of an automotive repair facility within an existing commercial building containing approximately 9,290 square feet on a site comprised of two (2) parcels containing a total of approximately 0.53 acres.

Address: 327 E. Redlands Boulevard
Ward: 3
APN: 0283-011-05 and 06
Zoning: Commercial General (CG-1)
Owner: R&R Property Investment LLC
Applicant: Raed Nino
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15301 (Existing Facilities) of the California Environmental Quality Act
Recommendation: **Adopt Resolution No. 2017-015 adopting the Mitigating Negative Declaration and approving Minor Use Permit 17-02, based on Findings of Fact and subject to the recommended Conditions of Approval**
Project Manager: Elizabeth Mora-Rodriguez, Assistant Planner

2. **DEVELOPMENT CODE AMENDMENT 17-02 AND CONDITIONAL USE PERMIT 17-06** – A request to amend Chapter 19.06 (Commercial Zones), §19.06.025(1)(G) (Pawn Shops) of the City of San Bernardino Development Code to allow the relocation of an existing Pawn Shop subject to approval of a Conditional Use Permit; and, a request to restablish and operate an existing pawn shop at a new location.

Address: 415 W. 5th Street, Suite E
Ward: 1
APN: 0134-141-16
Zoning: Commercial General (CR-2)
Owner: Business Center Properties LLC
Applicant: Wayne Skiles
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

3. **DEVELOPMENT PERMIT TYPE-P 17-01** – A request to allow the development of two (2) additions containing approximately 85,500 and 9,000 square feet to an existing industrial building containing approximately 60,300 square feet, along with the construction of the required on-site and off-site improvements, on a vacant parcel containing approximately 7.6 acres.

Address: 1212 S. Mountain View Avenue
Ward: 3
APN: 0280-312-06, 07, 08 and 37
Zoning: Industrial Heavy (IH)
Owner: Parviz Razavian
Applicant: Martina Masasrani
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: **Release Mitigated Negative Declaration for CEQA-mandated 20-day Public Review Period**
Project Manager: Chantal Power, Associate Planner

ADJOURNMENT

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