



# **CITY OF SAN BERNARDINO**

## **COMMUNITY DEVELOPMENT DEPARTMENT**

201 North E Street, 3<sup>rd</sup> Floor, San Bernardino, California 92401

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## **DEVELOPMENT AND ENVIRONMENTAL REVIEW COMMITTEE AGENDA**

**OCTOBER 11, 2017, 10:00 A.M.**

**201 NORTH E STREET, 3<sup>RD</sup> FLOOR BOARD ROOM**

**\*ENTRANCE ACCESSIBLE VIA THE 5<sup>th</sup> LEVEL OF PARKING STRUCTURE\***

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 the technical review of projects. The D/ERC is made up of representatives from the Land Development, Building & Safety, and Planning Divisions of the Community Development Department; Public Works Department; Water Department; and San Bernardino County Consolidated Fire District. 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 16-20** - A request to allow an expansion containing approximately 3,508 square feet for an existing night club with an existing ABC Type-47 License (On-Sale General for Bona Fide Public Eating Place) containing approximately 6,017 square feet, on four (4) parcels containing a total of approximately 0.75 acres.

Address: 1293 W. 5<sup>th</sup> Street  
Ward: 1  
APN: 0138-191-01, 02, 03 and 04  
Zoning: Paseo Las Placitas Specific Plan  
Owner/Applicant: Fernando Olmos  
Status: Previously Continued 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: Oliver Mujica, Planning Division Manager

2. **CONDITIONAL USE PERMIT 17-10** - A request to allow the development, establishment and operation of a drive-thru automated car wash containing approximately 3,734 square feet, along with the construction of the required on-site and off-site improvements, on a site comprised of two (2) parcels containing a total of approximately 0.81 acres.

Address: 1710 W. Baseline Street  
Ward: 6  
APN: 0143-161-18 and 19  
Zoning: Commercial General (CG-1)  
Owner/Applicant: Quick Quack Car Wash  
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act.  
Recommendation: **Move to Planning Commission**  
Project Manager: Elizabeth Mora-Rodriguez, Assistant Planner

3. **DEVELOPMENT PERMIT TYPE-D 16-18** – A request to allow the conversion of an existing two-story building containing ten (10) office suites into a mixed-use building containing four (4) residential units and two (2) office suites, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 15,000 square feet.

Address: 1605 North “D” Street  
Ward: 2  
APN: 0145-132-26  
Zoning: Commercial Office (CO)  
Owner/Applicant: Gilbert Ayala  
Status: Previously Continued 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: Oliver Mujica, Planning Division Manager

4. **DEVELOPMENT PERMIT TYPE-D 17-08** – A request to allow the the development, establishment and operation of Phase II of a Plane Staging Area containing approximately 13.5 acres in connection with an existing plane disassembly site located at the San Bernardino International Airport, along with the construction of the required on-site and off-site improvements.

Address: Between U Street and W Street, and 103<sup>rd</sup> Street and 106<sup>th</sup> Street  
Ward: 1  
APN: 0136-371-33  
Zoning: Public Facility (PF)  
Owner: Horizon Pacific c/o Unical  
Applicant: Aviation Services, Inc.  
Status: New Item  
Environmental Determination: Addendum to Mitigated Negative Declaration (California State Clearinghouse No. 2014081059, pursuant to §15164(b) (Addendum to an EIR or Negative Declaration) of the California Environmental Quality Act.  
Recommendation: **Adopt Resolution No. 2017-047 adopting the Addendum to Mitigated Negative Declaration and approving Development Permit Type-D 17-08, based on Findings of Fact and subject to the recommended Conditions of Approval**  
Project Manager: Chantal Power, Associate Planner

## **ADJOURNMENT**

That the Development and Environmental Review Committee be adjourned to the next regular meeting scheduled for **Wednesday, October 25, 2017, at 10:00 a.m.** in the 3<sup>rd</sup> Floor Board Room of 201 North E Street, San Bernardino, California.