



CITY OF SAN BERNARDINO

COMMUNITY DEVELOPMENT DEPARTMENT

201 North E Street, 3rd Floor, San Bernardino, California 92401

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DEVELOPMENT AND ENVIRONMENTAL REVIEW COMMITTEE AGENDA REGULAR MEETING

FEBRUARY 14, 2018

10:00 A.M.

201 NORTH E STREET, 3RD FLOOR BOARD ROOM

ENTRANCE ACCESSIBLE VIA THE 5TH 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 (DERC) is a City staff committee responsible for the technical review of projects. The DERC 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. **DEVELOPMENT CODE AMENDMENT 17-09, CONDITIONAL USE PERMIT 17-29 AND PUBLIC CONVENIENCE OR NECESSITY LETTER 18-03** – A request to allow the development, establishment and operation of a service station with a six (6) fueling islands, three (3) diesel truck fueling islands and a convenience store containing approximately 3,806 square feet with a Type 20 (Off-Sale Beer & Wine) ABC License, along with the construction of the required on-site and off-site improvements, on a parcel containing a total of approximately 1.17 acres.

Address: 1195 S. Waterman Avenue
Ward: 3
APN: 0280-142-25 and 36
Zoning: Office Industrial Park (OIP)
Owner: Pannipa Pornphongpan
Applicant: Evergreen-Orange Show & Waterman, LLC
Status: New Item (Pre-Application 17-13)
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development) of the California Environmental Quality Act
Recommendation: **Preliminary Review – No Action Required**
Project Manager: Chantal Power, Associate Planner

2. **GENERAL PLAN AMENDMENT 18-01, SUBDIVISION 18-01, CONDITIONAL USE PERMIT 18-01 AND PUBLIC CONVENIENCE OR NECESSITY LETTER 18-01** – A request to allow the development, establishment and operation of a commercial center in three (3) phases including (Phase 1) a service station with six (6) pump islands, convenience store containing approximately 3,128 square feet with an Type-20 (Off-Sale Beer and Wine) ABC License, (Phase 2) a restaurant with drive-thru containing approximately 2,325 square feet, and (Phase 3) a restaurant containing approximately 6,088 square feet, along with the construction of the required on-site and off-site improvements, on a property comprised of three (3) parcels containing a total of approximately 3.50 acres.

Address: Southwest corner of W. Kendall Drive and N. Shandon Hills Drive
Ward: 5
APN: 0266-521-17, 18 and 19
Zoning: Commercial General (CG-1) and Transit District (TD) Overlay
Owner: Stater Bros. Markets
Applicant: ICO Real Estate Group, Inc.
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development) of the California Environmental Quality Act
Recommendation: **Move to Planning Commission**
Project Manager: Chantal Power, Associate Planner

3. **PRE-APPLICATION 16-30** – A request to allow the development of a twelve (12) unit townhome community, along with the construction of the required on-site and off-site improvements, on a parcel containing a total of approximately 1.45 acres.

Address: Northeast corner of W. Kendall Drive and Western Drive
Ward: 5
APN: 0154-211-08, 09, 11 and 12
Zoning: Residential Medium (RM)
Owner: Raffi Mazmanian
Applicant: Raffi Mazmanian
Status: New Item
Environmental Determination: To be determined upon submittal of formal application
Recommendation: **Preliminary Review – No Action Required**
Project Manager: Chantal Power, Associate Planner

4. **PRE-APPLICATION 18-01** – A request to allow the development, establishment and operation of a donut shop within a new commercial building containing approximately 1,431 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing a total of approximately 0.4 acres

Address: 3003 N. E Street
Ward: 7
APN: 0152-193-29
Zoning: Commercial General (CG-1) and Transit District (TD) Overlay
Owner: Yum Yum Donut Shops, Inc.
Applicant: Michael Heinemeyer
Status: New Item
Environmental Determination: To be determined upon submittal of formal application
Recommendation: **Preliminary Review – No Action Required**
Project Manager: Elizabeth Mora-Rodriguez, Assistant Planner

ADJOURNMENT - The Development and Environmental Review Committee be adjourned to the next regular meeting scheduled for **Wednesday, February 28, 2018, at 10:00 a.m.** in the 3rd Floor Board Room of 201 North E Street, San Bernardino, California.