



# **CITY OF SAN BERNARDINO**

## **COMMUNITY DEVELOPMENT DEPARTMENT**

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

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## **DEVELOPMENT AND ENVIRONMENTAL REVIEW COMMITTEE**

### **ACTION AGENDA**

**JANUARY 12, 2017, 10:00 A.M.**

**CONFERENCE ROOM, 4<sup>TH</sup> 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**

**Chair – Oliver Mujica; Recording Secretary – Melina Perez-Ramirez; Planning – Mary Blais, Travis Martin, Elizabeth Mora-Rodriguez, Chantal Power; Integrated Waste - Gracie Johnson; Building & Safety - Todd Morris; Land Development - Gary Akers, Sychhay Kroeu; Public Works -Robert Sepulveda; Water Department - Ted Brunson; Environmental Control – James Lane; Fire – Sarah Pearson.**

**NEW BUSINESS:**

1. **CONDITIONAL USE PERMIT 15-16** – A request to allow the addition of one (1) modular building containing approximately 2,880 square feet for the expansion of an existing church preschool, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 3.40 acres.

Address: 6245 N. Palm Avenue  
Ward: 5  
APN: 0261-191-31  
Zoning: Residential Estate (RE)  
Owner: Generations Church of San Bernardino  
Applicant: Cynthia Vitto  
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

Ted Brunson made a motion to move. Todd Morris seconded the motion. The committee voted to move Conditional Use Permit 15-16 to Planning Commission.

2. **EXTENSION OF TIME 16-08 FOR SUBDIVISION 05-40 (TENTATIVE TRACT MAP 17329)** – A request to allow a one (1) year extension of time for Subdivision 05-40 for Tentative Tract Map 17329 involving the subdivision of a parcel containing approximately 55.76 acres into ninety-four (94) single family residential lots ranging from 10,800 square feet minimum to one (1) acre minimum.

Address: North of W. Meyers Road, east and west of N. Little League Drive  
Ward: 5  
APN: 0261-031-10 and 11, 0261-062-11, 12, 13, and 14, 0348-111-13, and 14  
Zoning: Residential Estate (RE) and Residential Low (RL)  
Owner: SB17329, LLC  
Applicant: JEC Enterprises Inc. dba GFR Homes  
Status: Previous Environmental Determination, pursuant to §15162 of the California Environmental Quality Act  
Recommendation: **Move to Planning Commission**  
Project Manager: Elizabeth Mora-Rodriguez

Ted Brunson made a motion to move. Todd Morris seconded the motion. The committee voted to move Extension of Time 16-08 for Subdivision 05-40 to Planning Commission.

3. **EXTENSION OF TIME 16-09 FOR SUBDIVISION 06-31 (TENTATIVE TRACT MAP 16794)** – A request to allow a one (1) year extension of time for Subdivision 06-31 for Tentative Tract Map 16794 involving the subdivision of a parcel containing approximately 18.45 acres into forty-four (44) individual parcels (forty-three (43) single family residential lots and one (1) debris basin lot).

Address: West side of Palm Avenue, north of Verdemont Drive  
Ward: 5  
APN: 0261-011-08, 13 and 14  
Zoning: Residentiela Low (RL)  
Owner: Oxbow SB44, LLC  
Applicant: Oxbow SB44, LLC  
Status: Previous Environmental Determination, pursuant to §15162 of the California Environmental Quality Act  
Recommendation: **Move to Planning Commission**  
Project Manager: Mary Blais, Contract Planner

Ted Brunson made a motion to move. Todd Morris seconded the motion. The committee voted to move Extention of Time 16-09 for Subdivision 06-31 to Planning Commission.

4. **GENERAL PLAN AMENDMENT 16-08 AND DEVELOPMENT CODE AMENDMENT/ZONING MAP AMENDMENT 16-10** – A request to change the General Plan Land Use Designation and Zoning District of a parcel containing approximately 1.85 acres from Residential Medium (RM) to Commercial General (CG-1).

Address: 2500 N. Del Rosa Drive  
Ward: 7  
APN: 0272-192-35  
Zoning: Residential Medium (RM)  
Owner/Applicant: Arrowhead Central Credit Union  
Status: New Item  
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act  
Recommendation: **Move to Planning Commission**  
Project Manager: Mary Blais, Contract Planner

Ted Brunson made a motion to move. Todd Morris seconded the motion. The committee voted to move General Plan Amendment 16-08 and Development Code Amendment/Zoning Map Amendment 16-10 to Planning Commission.

5. **SPECIFIC PLAN 16-01** - A request to allow the change of the General Plan Land Use Designations and the Zoning Districts of the properties contained within an area comprised of approximately 41.6 acres in order to establish the Rancho Palma Specific Plan.

Address: The Specific Plan boundaries are generally formed by Cable Creek to the north, Palm Avenue to the east, the 215 freeway to the south and Little League Drive to the west

Ward: 5

APN: 0261-181-01, 13, 14, 15 and 0261-182-10

Zoning: Commercial General (CG-1)

Owner/Applicant: Strata Palma, LLC

Status: New Item

Environmental Determination: Final Environmental Impact Report, pursuant to §15090 of the California Environmental Quality Act

Recommendation: **Move to Planning Commission**

Project Manager: Chantal Power, Associate Planner

Sarah Pearson made a motion to move. Todd Morris seconded the motion. The committee voted to move Specific Plan 16-01 to Planning Commission.

#### **ADJOURNMENT**

That the Development and Environmental Review Committee be adjourned to the next regular meeting scheduled for **Thursday, January 26, 2017, at 10:00 a.m.** in the Fourth Floor Conference Room of City Hall, 300 North "D" Street, and San Bernardino, California.