



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

AUGUST 9, 2017, 10:00 A.M.

201 NORTH E STREET, 3RD FLOOR BOARD ROOM

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

Chair – Oliver Mujica; Recording Secretary- Melina Perez-Ramirez; Planning – Chantal Power, Elizabeth Mora-Rodriguez; Building & Safety- Todd Morris; Land Development - Gary Akers, Sychhay Kroeu; Public Works – Robert Sepulveda, Mahmoud Khodr; Water Department – Ted Brunson; Environmental Control – Adam Oakes; Integrated Waste- Gracie Johnson; San Bernardino County Consolidated Fire District – Sarah Pearson.

NEW BUSINESS:

1. **CONDITIONAL USE PERMIT 15-20** – A request to allow the conversion of an existing office building to develop, establish and operate a motel comprised of thirty-nine (39) guestrooms in a building containing approximately 19,434 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.74 acres.

Address: 3972 N. Waterman Avenue
Ward: 4
APN: 0154-452-48
Zoning: Commercial General (CG-1)
Owner: Jalaram, LLC
Applicant: Mahendra Mehta
Status: New 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

Todd Morris made a motion to move. Ted Brunson seconded the motion. The committee voted to move Conditional Use Permit 15-20 to Planning Commission.

2. **CONDITIONAL USE PERMIT 17-13 AND MINOR EXCEPTION 17-05** – A request to allow the development, establishment and operation of a social service housing facility containing approximately 22,750 square feet comprised of thirty (30) residential units for low income military veterans, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.76 acres.

Address: 1351 N. E Street
Ward: 2
APN: 0145-211-55
Zoning: Commercial General (CG-1) and Transit Overlay District (TD)
Owner: Jewish National Fund
Applicant: Dan Warzenski / US Vets Initiative
Status: New Item (Pre-Application 17-03)
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

Todd Morris made a motion to move. Ted Brunson seconded the motion. The committee voted to move Conditional Use Permit 17-13 and Minor Exception 17-05 to Planning Commission.

3. **CONDITIONAL USE PERMIT 17-14 AND MINOR EXCEPTION 17-06** – A request to allow the development, establishment and operation of a social service housing facility containing approximately 24,645 square feet comprised of twenty-nine (29) residential units for low income military veterans, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.69 acres.

Address:	488 W. 17 th Street
Ward:	2
APN:	0145-091-24
Zoning:	Commercial General (CG-1) and Transit Overlay District (TD)
Owner:	Jewish National Fund
Applicant:	Dan Warzenski / US Vets Initiative
Status:	New Item (Pre-Application 17-04)
Environmental Determination:	Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Recommendation:	<u>Move to Planning Commission</u>
Project Manager:	Elizabeth Mora-Rodriguez, Assistant Planner

Todd Morris made a motion to move. Ted Brunson seconded the motion. The committee voted to move Conditional Use Permit 17-14 and Minor Exception 17-06 to Planning Commission.

4. **DEVELOPMENT PERMIT TYPE-D 17-01** – A request to allow the development, establishment and operation of a truck and trailer parking facility, along with the construction of the required on-site and off-site improvements, on a vacant site comprised of four (4) parcels containing a total of approximately 6.3 acres.

Address: 2010 W. Foothill Blvd.
Ward: 6
APN: 0269-291-05, 06, 07 and 09
Zoning: Commercial Heavy (CH)
Owner: Monopoly Shortline, LLC c/o Bobby Nassir
Applicant: Monopoly Shortline, LLC c/o Bobby Nassir
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. 2017-050 adopting the Mitigated Negative Declaration and approving Development Permit Type-D 17-01, based on Findings of Fact and subject to the recommended Conditions of Approval**
Project Manager: Chantal Power, Associate Planner

Todd Morris made a motion to move. Robert Sepulveda seconded the motion. The committee voted to adopt Resolution 2017-050 adopting the Categorical Exemption and approving Development Permit Type-D 17-01, based on the Findings of Fact and subject to the recommended Conditions of Approval.

5. **GENERAL PLAN AMENDMENT 16-07, DEVELOPMENT CODE AMENDMENT/
ZONING MAP AMENDMENT 16-08, AND CONDITIONAL USE PERMIT 16-17** – A

request to change the General Plan Land Use Designation and Zoning District of two (2) parcels containing approximately 0.78 acres from Commercial General (CG-1) and Residential Suburban (RS) to Commercial General (CG-1); and, allow the development, establishment and operation of a service station with six (6) pump islands, a convenience store containing approximately 3,742 square feet with Type 21 (Off Sale General) ABC License, and an express drive-thru carwash facility containing approximately 1,042 square feet, along with the construction of the required on-site and off-site improvements.

Address: 841 S. Inland Center Drive
Ward: 3
APN: 0141-222-15, and 0141-222-26
Zoning: Commercial General (CG-1) and Residential Suburban (RS)
Owner: ACAA, LP and AHD, LP
Applicant: Alex Mucino
Status: New Item (Pre-Application 16-10)
Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Consideration and Adoption of Mitigated Negative Declaration) of the California Environmental Quality Act.
Recommendation: **Continue Item**
Project Manager: Chantal Power, Associate Planner

Todd Morris made a motion to move. Ted Brunson seconded the motion. The committee voted to continue General Plan Amendment 16-07, Development Code Amendment/Zoning Map Amendment 16-08, and Conditional Use Permit 16-17 to the next meeting scheduled for August 23, 2017.

6. **PRE-APPLICATION 17-11** – A request to allow the development, establishment and operation of a daycare facility involving the renovation of an existing commercial building containing approximately 4,797 square feet and the construction of a new commercial building containing approximately 2,700 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing a total of approximately 1.37 acres.

Address: 2500 N. Del Rosa Avenue
Ward: 7
APN: 0272-192-35
Zoning: Commercial General (CG-1)
Owner: Teflon Investments, LLC
Applicant: Rohith Senewiratne
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

This item was successfully reviewed.

7. **PRE-APPLICATION 17-15** – A request to allow the development, establishment and operation of a four (4) story motel containing approximately 24,300 square feet comprised of fifty-three (53) guestrooms, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.7 acres.

Address: 258 E. Redlands Boulevard
Ward: 3
APN: 0141-403-01
Zoning: Commercial Regional (CR-3)
Owner: Richard Chen and Grace Chiang
Applicant: Jara Enterprises
Status: New Item
Environmental Determination: To be determined upon submittal of formal application
Recommendation: **Preliminary Review – No Action Required**
Project Manager: Oliver Mujica, Planning Division Manager

This item was successfully reviewed.

ADJOURNMENT

That the Development and Environmental Review Committee be adjourned at 11:30 a.m. to the next regular meeting scheduled for **Wednesday, August 23, 2017, at 10:00 a.m.** in the 3rd Floor Board Room of 201 North E Street, San Bernardino, California.