



CITY OF SAN BERNARDINO

COMMUNITY DEVELOPMENT DEPARTMENT

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

Phone: 909.384.7272 • Fax: 909.384.5515

DEVELOPMENT AND ENVIRONMENTAL REVIEW COMMITTEE

AGENDA

AUGUST 23, 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

NEW BUSINESS:

1. **DEVELOPMENT PERMIT TYPE-D 17-07 AND SUBDIVISION 17-04** – A request to consolidate fifteen (15) parcels containing a total of approximately 8.56 acres and allow the development, establishment and operation of an industrial warehouse building containing approximately 172,953 square feet, along with the construction of the required on-site and off-site improvements.

Address: Southwest corner of E. Benedict Road and S. Tippecanoe Avenue
Ward: 3
APN: 0280-232-02, 03, 04, 05, 06, 09, 15, 17, 18, 21, 26, 29, 30 and 32; and, 0280-241-03
Zoning: Industrial Light (IL)
Owner/Applicant: HW Gateway Benedict, L.P.
Status: New Item (Pre-Application 17-06)
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. 2017-051 adopting the Mitigated Negative Declaration and approving Development Permit Type-D 17-07 and Subdivision 17-01, based on Findings of Fact and subject to the recommended Conditions of Approval**
Project Manager: Oliver Mujica, Planning Division Manager

2. **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: Continued 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: **Move to Planning Commission**
Project Manager: Chantal Power, Associate Planner

3. **PRE-APPLICATION 17-13** – 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, 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
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 17-14** – A request to allow the conversion of an existing two (2) story office building into a multi-family residential complex comprised of ten (10)

residential units, along with the construction of the required on-site and off-site improvements, on a parcel containing a total of approximately 0.32 acres.

Address:	1595 N. Arrowhead Avenue
Ward:	2
APN:	0146-131-01 and 02
Zoning:	Commercial Office (CO)
Owner/Applicant:	Ocean Investment Group
Status:	New Item
Environmental Determination:	To be determined upon submittal of formal application
Recommendation:	<u>Preliminary Review – No Action Required</u>
Project Manager:	Chantal Power, Associate Planner

ADJOURNMENT

That the Development and Environmental Review Committee be adjourned to the next regular meeting scheduled for **Wednesday, September 13, 2017, at 10:00 a.m.** in the 3rd Floor Board Room of 201 North E Street, San Bernardino, California.