



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

JANUARY 10, 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. **CONDITIONAL USE PERMIT 17-05** – A request to allow the development, establishment and operation of a service station with eight (8) pump islands, convenience store containing approximately 3,000 square feet, carwash containing approximately 2,400 square feet, commercial building containing approximately 5,400 square feet, and an existing auto repair building containing approximately 3,500 square feet, along with the construction of the required on-site and off-site improvements, on a property comprised of six (6) parcels containing a total of approximately 1.85 acres.

Address: Southeast corner of W. Highland Avenue and N. Muscupiabe Drive
Ward: 2
APN: 0144-031-06, 07, 22, 23, 24 and 25
Zoning: Commercial General (CG-1)
Owner/Applicant: MCEC Investment Group
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

2. **CONDITIONAL USE PERMIT 17-15** – A request to allow the development, establishment and operation of a service station with eight (8) pump islands, convenience store containing approximately 3,665 square feet and a drive-thru restaurant containing approximately 1,953 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: 895 W. Mill Street
Ward: 3
APN: 0141-061-22
Zoning: Industrial Light (IL)
Owner: Raj Kumar
Applicant: Raj Kumar
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: Oliver Mujica, Planning Division Manager

3. **CONDITIONAL USE PERMIT 17-22** – A request to allow the development, establishment and operation of a restaurant with drive-thru containing approximately 2,237 square feet and a multi-tenant retail building containing approximately 2,978 square feet, along with the construction of the required on-site and off-site improvements, on one (1) parcel containing approximately 0.67 acres.

Address: 2855 N. Waterman Avenue
Ward: 7
APN: 0150-073-21
Zoning: Commercial General (CG-1)
Owner: Colton Dynasty Limited Partnership
Applicant: Colton Dynasty Limited Partnership
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: Elizabeth Mora-Rodriguez, Assistant Planner

4. **DEVELOPMENT CODE AMENDMENT (ZONING MAP AMENDMENT) 17-03, SUBDIVISION 17-07 (TENTATIVE PARCEL MAP 19916) AND DEVELOPMENT PERMIT TYPE-D 17-02** – A request to allow the development, establishment and operation of an industrial warehouse building containing approximately 393,199 square feet, along with the construction of the required on-site and off-site improvements, on a property comprised of twenty-four (24) parcels containing approximately 16.59 acres.

Address: Northwest corner of S. Waterman Avenue and E. Ennis Street
Ward: 3
APN: 0136-412-01, 04, 26 and 07; and, 0136-422-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18 19 and 20
Zoning: Office Industrial Park (OIP) and Industrial Light (IL)
Owner: Various
Applicant: Real Estate Development Associates, Inc. (REDA)
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: **Move to Planning Commission**
Project Manager: Travis Martin, Associate Planner

5. **DEVELOPMENT CODE AMENDMENT (ZONING MAP AMENDMENT) 17-08, SUBDIVISION 17-06 (TENTATIVE PARCEL MAP 19914) AND DEVELOPMENT PERMIT TYPE-D 17-03** – A request to allow the development, establishment and operation of an industrial warehouse building containing approximately 197,942 square feet, along with the construction of the required on-site and off-site improvements, on a property comprised of twenty-one (21) parcels containing approximately 8.94 acres.

Address: 879 S. Waterman Avenue
Ward: 3
APN: 0280-131-03, 04, 05, 06, 09, 10, 21, 23, 28, 41, 42, 47, 48, 50, 51, 52, 53, 54, 55, 58 and 59
Zoning: Office Industrial Park (OIP) and Industrial Light (IL)
Owner: Various
Applicant: Real Estate Development Associates, Inc. (REDA)
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: **Move to Planning Commission**
Project Manager: Travis Martin, Associate Planner

6. **PRE-APPLICATION 17-23** – A request to allow the development, establishment and operation of an industrial warehouse building containing approximately 18,910 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.92 acres.

Address: 186 E. Ennis Street
Ward: 3
APN: 0136-452-04
Zoning: Industrial Light (IL)
Owner: Chui Tsang
Applicant: Hinh Xa
Status: New Item
Environmental Determination: To be determined upon submittal of formal application
Recommendation: **Preliminary Review – No Action Required**
Project Manager: Michael Rosales, Assistant Planner

7. **PRE-APPLICATION 17-24** – A request to allow the development, establishment and operation of a pallet dismantling and repair facility, along with the construction of the required on-site and off-site improvements, on a property comprised of two (2) parcels containing approximately 1.33 acres.

Address: 555 E. Tennis Court Lane
Ward: 1
APN: 0279-321-56 and 57
Zoning: Industrial Light (IL)
Owner: Quy Dang and Sakorn Sirirat
Applicant: Sergio Reveles
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

8. **PRE-APPLICATION 17-25** – A request to subdivide one (1) parcel containing approximately 5.98 acres into sixteen (16) residential lots ranging in size from 12,505 square feet to 19,305 square feet.

Address: North of W. Belmont Street, west of N. Palm Avenue
Ward: 5
APN: 0261-072-09
Zoning: Residential Low (RL)
Owner: Church of Jesus Christ of Latter-Day Saints
Applicant: RC Hobbs Company
Status: New Item
Environmental Determination: To be determined upon submittal of formal application
Recommendation: **Preliminary Review – No Action Required**
Project Manager: Michael Rosales, Assistant Planner

ADJOURNMENT - The Development and Environmental Review Committee be adjourned to the next regular meeting scheduled for **Wednesday, January 24, 2018, at 10:00 a.m.** in the 3rd Floor Board Room of 201 North E Street, San Bernardino, California.