



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 REGULAR MEETING

JANUARY 24, 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 17-27** – A request to allow the development, establishment and operation of a three (3) story motel containing approximately 20,635 square feet comprised of forty-four (44) guestrooms, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.71 acres.

Address: 258 E. Redlands Boulevard
Ward: 3
APN: 0141-403-01
Zoning: Commercial Regional (CR-3)
Owner: Hero Hotels, LLC
Applicant: Steve Kieke
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

2. **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: Continued from D/ERC meeting on January 10, 2018
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

3. **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: Continued from D/ERC meeting on January 10, 2018
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

4. **DEVELOPMENT CODE AMENDMENT 17-07 AND DEVELOPMENT PERMIT TYPE-P 17-05** – A request to amend Chapter 19.19 (Main Street Overlay Zone) of the City of San Bernardino Development Code to add an Adaptive Reuse Overlay to allow for the conversion of existing commercial office buildings to residential units within specified areas; and, a request to allow the conversion of an existing commercial office building into a residential apartment complex comprised of nine (9) dwelling units containing approximately 7,322 square feet on two (2) parcels containing a total of approximately 0.32 acres.

Address: 1595 N. Arrowhead Avenue
Ward: 2
APN: 0146-131-01
Zoning: Commercial Office (CO)
Owner: Ocean Investment Group, LLC
Applicant: Ocean Investment Group, LLC
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: Chantal Power, Associate Planner

5. DEVELOPMENT CODE AMENDMENT 18-01 AND CONDITIONAL USE PERMIT

18-02 – A request to amend Chapter 19.06 (Commercial Zones) of the City of San Bernardino Development Code to allow Veterinary Services (with Animal Boarding) within the Commercial General (CG-3) Zone subject to approval of a Conditional Use Permit; and, a request to allow the establishment and operation an veterinary office, with animal boarding, within an existing commercial tenant space containing approximately 4,200 square feet.

Address: 1775 W. Northpark Boulevard
Ward: 5
APN: 0151-372-26
Zoning: Commercial General (CG-3)
Owner: University Park Shops, LLC
Applicant: James R. Watson
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

6. EXTENSION OF TIME 17-08 – A request to allow a one (1) year extension of time for Subdivision 06-31 (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 N. Palm Avenue, north of W. Verdemont Drive
Ward: 5
APN: 0261-011-08, 13 and 14
Zoning: Residential Low (RL)
Owner: Oxbow SB44, LLC
Applicant: Oxbow SB44, LLC
Status: New Item
Environmental Determination: Previous Environmental Determination, pursuant to §15162 (Previous Environmental Determination) of the California Environmental Quality Act
Recommendation: **Move to Planning Commission**
Project Manager: Gabriela Sosa, Planning Division Intern

7. **GENERAL PLAN AMENDMENT 16-07, DEVELOPMENT CODE AMENDMENT (ZONING MAP AMENDMENT) 16-08, CONDITIONAL USE PERMIT 16-17 LETTER OF AND PUBLIC CONVENIENCE OR NECESSITY 17-01** – 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, on a property comprised of two (2) parcels containing a total of approximately 0.75 acres.

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

8. **SUBDIVISION 17-08** – A request to subdivide six (6) parcels containing approximately 65.60 acres into eighty-four (84) residential lots, ranging in size from 9,720 square feet to 38,817 square feet, and three (3) basins.

Address: North side of the intersection of W. Verdemont Drive and N. Little League Drive
Ward: 5
APN: Residential Low (RL)
Zoning: 0348-111-05, 24, 25 and 26; 0348-121-18, 20, 21 and 25
Owner: 17329, LLC
Applicant: JEC Enterprises, Inc.
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

9. **PRE-APPLICATION 15-01** – A request to construct a 1,200 square foot addition to an existing sanctuary building, remodel existing restrooms and upgrade the existing parking and landscaping areas for an existing church located on a property comprised of two (2) parcels containing a total of approximately 0.63 acres.

Address: 255 W. Mill Street
Ward: 3
APN: 0136-281-26 and 28
Zoning: Commercial Heavy (CH)
Owner: Greater Victory Church of God in Christ
Applicant: Martha Schacht
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

10. **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 side of W. Belmont Street, west of N. Palm Avenue
Ward: 5
APN: 0261-07-09
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

11. **PRE-APPLICATION 17-27** – A request to allow the development, establishment and operation of a maintenance facility for the Redlands Passenger Rail Project, along with the construction of the required on-site and off-site improvements, on a property comprised of two (2) parcels containing approximately 3.43 acres.

Address:	North of W. 3 rd Street, west of N. I Street
Ward:	1
APN:	0138-231-11 and 13
Zoning:	Industrial Heavy (IH)
Owner:	San Bernardino County Transportation Authority
Applicant:	Curt Ingraham
Status:	New Item
Environmental Determination:	To be determined upon submittal of formal application
Recommendation:	<u>Preliminary Review – No Action Required</u>
Project Manager:	Michael Rosales, Assistant Planner

ADJOURNMENT - The Development and Environmental Review Committee be adjourned to the next regular meeting scheduled for **Wednesday, February 14, 2018, at 10:00 a.m.** in the 3rd Floor Board Room of 201 North E Street, San Bernardino, California.