



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

OCTOBER 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. **DEVELOPMENT PERMIT TYPE-D 18-01** – A request to allow the development, establishment and operation of an office building containing approximately 38,150 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 4.20 acres.

Address: Northwest corner of N. Little Mountain Drive and W. 27th Street
Ward: 2
APN: 0148-021-66
Zoning: Commercial Office (CO)
Owner: 27th Street TAD, LLC
Applicant: ATC Design Group
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Recommendation: **Adopt Resolution No. 2018-060 approving Development Permit Type-D 18-01, based on the Findings of Fact and subject to the Conditions of Approval; and, finding that the project is Categorically Exempt from CEQA**
Project Manager: Elizabeth Mora-Rodriguez, Associate Planner

2. **DEVELOPMENT PERMIT TYPE-D 18-09** – A request to allow the development, establishment, and operation of a truck and trailer storage facility, 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 1.93 acres.

Address: 216 S. Arrowhead Avenue
Ward: 1
APN: 0136-132-33, 35, 37, 39, 41, and 43
Zoning: Commercial Heavy (CH)
Owner: 3200 Myers Street Partners, LLC
Applicant: Bob O’Berg
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Recommendation: **Remove from the agenda and re-advertise for future DERC meeting**
Project Manager: Michael Rosales, Assistant Planner

3. **PRE-APPLICATION 18-26** – A request to allow the development, establishment, and operation of a general aviation hanger building containing approximately 32,000 square feet, along with the construction of the required on-site and off-site improvements, on a property containing approximately 2.0 acres.

Address: 190 Victoria Avenue
Ward: 1
APN: 0136-371-33
Zoning: Public Facilities (PF)
Owner: SBIAA
Applicant: Jill Geboy
Status: New Item
Environmental Determination: To Be Determined
Recommendation: **Preliminary Review – No Action Required**
Project Manager: Chantal Power, Associate Planner

4. **SUBDIVISION 18-10 (TENTATIVE PARCEL MAP 19987)** – A request to allow the subdivision of an existing commercial parcel containing approximately 33,338 into three (3) individual parcels (Parcel 1: 11,538 square feet, Parcel 2: 11,833 square feet and Parcel 3: 10,018 square feet).

Address: 387 S. Arrowhead Avenue
Ward: 1
APN: 0136-201-67 and 68
Zoning: Commercial Heavy (CH)
Owner: KTSAO and BZ Capital Investment, LLC
Applicant: Alexey Zaboloskikh
Status: New Item
Environmental Determination: Categorically Exempt, pursuant to §15315 (Minor Land Divisions) of the California Environmental Quality Act
Recommendation: **Adopt Resolution No. 2018-053 approving Subdivision 18-10, based on the Findings of Fact and subject to the Conditions of Approval; and, finding that the project is Categorically Exempt from CEQA**
Project Manager: Elizabeth Mora-Rodriguez, Associate Planner

5. **SUBDIVISION 18-13** – A request to allow the Subdivision 13-03 (Tentative Tract Map 18895) of a property comprised of four (4) parcels containing approximately 3.0 acres into twelve (12) single family residential lots.

Address:	Northeast corner of W. Mill Street and S. Macy Street
Ward:	3
APN:	0142-151-11, 12, and 17; and 0142-361-08
Zoning:	Residential Suburban (RS)
Owner:	Secured Income Group, Inc.
Applicant:	Eva Rojo
Status:	New Item
Environmental Determination:	Previous Environmental Determination, pursuant to §15162 of the California Environmental Quality Act
Recommendation:	<u>Move to Planning Commission</u>
Project Manager:	Elizabeth Mora-Rodriguez, Associate Planner

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