



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 ACTION AGENDA

OCTOBER 11, 2017, 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 (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- Mike Rosales, Chantal Power, Elizabeth Mora-Rodriguez; Land Development - Gary Akers, Sychhay Kroeu; Public Works – Robert Sepulveda, Mahmoud Khodr; Water Department – Ted Brunson; Environmental Control – Adam Oakes; Integrated Waste- Gracie Johnson; Building & Safety- Todd Morris; San Bernardino County Consolidated Fire District – Sarah Pearson.

NEW BUSINESS:

1. **CONDITIONAL USE PERMIT 16-20** - A request to allow an expansion containing approximately 3,508 square feet for an existing night club with an existing ABC Type-47 License (On-Sale General for Bona Fide Public Eating Place) containing approximately 6,017 square feet, on four (4) parcels containing a total of approximately 0.75 acres.

Address: 1293 W. 5th Street
Ward: 1
APN: 0138-191-01, 02, 03 and 04
Zoning: Paseo Las Placitas Specific Plan
Owner/Applicant: Fernando Olmos
Status: Previously Continued 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

Ted Brunson made a motion to move. Todd Morris seconded the motion. The committee voted to move Conditional Use Permit 16-20 to Planning Commission.

2. **CONDITIONAL USE PERMIT 17-10** - A request to allow the development, establishment and operation of a drive-thru automated car wash containing approximately 3,734 square feet, along with the construction of the required on-site and off-site improvements, on a site comprised of two (2) parcels containing a total of approximately 0.81 acres.

Address: 1710 W. Baseline Street
Ward: 6
APN: 0143-161-18 and 19
Zoning: Commercial General (CG-1)
Owner/Applicant: Quick Quack Car Wash
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

Ted Brunson made a motion to move. Todd Morris seconded the motion. The committee voted to move Conditional Use Permit 17-10 to Planning Commission.

3. **DEVELOPMENT PERMIT TYPE-D 16-18** – A request to allow the conversion of an existing two-story building containing ten (10) office suites into a mixed-use building containing four (4) residential units and two (2) office suites, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 15,000 square feet.

Address: 1605 North “D” Street
Ward: 2
APN: 0145-132-26
Zoning: Commercial Office (CO)
Owner/Applicant: Gilbert Ayala
Status: Previously Continued 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

Ted Brunson made a motion to move. Todd Morris seconded the motion. The committee voted to move Development Permit Type-D 16-18 to Planning Commission.

4. **DEVELOPMENT PERMIT TYPE-D 17-08** – A request to allow the development, establishment and operation of Phase II of a Plane Staging Area containing approximately 13.5 acres in connection with an existing plane disassembly site located at the San Bernardino International Airport, along with the construction of the required on-site and off-site improvements.

Address: Between U Street and W Street, and 103rd Street and 106th Street
Ward: 1
APN: 0136-371-33
Zoning: Public Facility (PF)
Owner: Horizon Pacific c/o Unical
Applicant: Aviation Services, Inc.
Status: New Item
Environmental Determination: Addendum to Mitigated Negative Declaration (California State Clearinghouse No. 2014081059, pursuant to §15164(b) (Addendum to an EIR or Negative Declaration) of the California Environmental Quality Act.
Recommendation: **Adopt Resolution No. 2017-047 adopting the Addendum to Mitigated Negative Declaration and approving Development Permit Type-D 17-08, based on Findings of Fact and subject to the recommended Conditions of Approval**
Project Manager: Chantal Power, Associate Planner

Ted Brunson made a motion to move. Todd Morris seconded the motion. The committee voted to adopt Resolution 2017-047 adopting the Addendum to Mitigated Negative Declaration and approving Development Permit Type-D 17-08, based on Findings of Fact and subject to the recommended Conditions of Approval.

ADJOURNMENT

That the Development and Environmental Review Committee be adjourned at 10:38 a.m. to the next regular meeting scheduled for **Wednesday, October 25, 2017, at 10:00 a.m.** in the 3rd Floor Board Room of 201 North E Street, San Bernardino, California.