Welcome to a meeting of the Development and Environmental Review Committee of the City of San Bernardino.

- Anyone who wishes to speak during public comment or on a particular item will be required to fill out a speaker slip. Speaker slips must be turned in to the Secretary. You may email your request to speak to sanchez_stephanie@sbcity.org prior to 5:00pm on the day before. Each request will cover one speaker. Those who wish to speak must submit their own request to be called on by the Chairperson.

- **There is a 3-minute-per-person time limit for all comments, excluding quasi-judicial hearings.**

- Written comment on any item may also be submitted to the Secretary to be included in the meeting record. It will not be read aloud by the Secretary.

- Those who wish to speak on public or quasi-judicial hearing items will have three minutes for each item.

- All who wish to speak, including Committee members and staff, need to be recognized by the Chairperson or Vice-Chairperson before speaking.

- Please contact Facilities Services at (909) 384-5244 two working days prior to the meeting for any requests for reasonable accommodation to include interpreters.

- All documents for public review are on file with the City Clerk’s Office or may be accessed online by going to www.sbcity.org.

- Please turn off or mute your cell phone while the meeting is in session.
CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS FOR ITEMS LISTED AND NOT LISTED ON THE AGENDA

A three-minute limitation shall apply to each member of the public who wishes to address the Development and Environmental Review Committee on any item on the agenda, excluding public hearings. There is no limit to the number of items that may be discussed within the three-minute time limit. To be called on by the Chairperson, please turn in individual speaker slips to the Secretary by 10:00am the day of the meeting. If you wish, you may email your speaking request to sanchez_stephanie@sbcity.org prior to the beginning of the meeting. Emailed requests to speak will not be accepted from anyone but the person requesting to speak.

PUBLIC HEARING

1. Conditional Use Permit 17-30 and Public Convenience or Necessity Letter 18-06

   Subject: A request to allow the development, establishment and operation of a service station with eight (8) fueling pump islands, convenience store containing approximately 8,134 square feet with an Alcoholic Beverage Control Type-20 (Off-Sale Beer & Wine) License, fast food restaurant with a drive-thru containing approximately 2,533 square feet and an drive-thru express carwash containing approximately 2,634 square feet on a project site comprised of four (4) parcels containing a total of approximately 2.27 acres.

   Address: Southside of W. Highland Avenue, east of the 215 Freeway
   Zone: Commercial General (CG-1)
   Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines
   Owner: Azer Rezk
   Applicant: Archimetrics
   APN: 0144-021-26, 30, 31 and 34
   Ward: 2
   Project Manager: Oliver Mujica, Planning Division Manager

   Recommendation: Staff recommends that the Development and Environmental Review Committee move this item forward to the Planning Commission for consideration.
2. **Pre-Application 19-39**

**Subject:** A request to allow the development, establishment, and operation of a multiple tenant retail commercial center containing a total of approximately 4,000 square feet on a project site comprised of three (3) parcels containing a total of approximately 0.42 acres.

Address: 164 W. Baseline Street  
Zone: Commercial General (CG-1)  
Environmental Determination: To be determined upon submittal of formal application  
Owner: Jerry Voukelatos  
Applicant: S.D. Engineering and Associates  
APN: 0146-222-16, 17 and 19  
Ward: 2  
Project Manager: Chantal Power, Associate Planner

**Recommendation:** Staff recommends that the Development and Environmental Review Committee give a Preliminary Review with no action required.

3. **Pre-Application 19-53**

**Subject:** A request to allow the development, establishment and operation of a service station with eight (8) pump islands, a convenience store containing approximately 7,250 square feet, and a drive-thru car wash containing approximately 1,800 square feet on a parcel containing approximately 4.32 acres.

Address: Southwest corner of E. Baseline Street and N. Del Rosa Drive  
Zone: Commercial Heavy (CH)  
Environmental Determination: To be determined upon submittal of formal application  
Owner/Applicant: AZIZ, LLC  
APN: 0278-063-12  
Ward: 1  
Project Manager: Oliver Mujica, Planning Division Manager

**Recommendation:** Staff recommends that the Development and Environmental Review Committee give a Preliminary Review with no action required.
4. **Pre-Application 19-54**

**Subject:** A request to allow the consolidation of twelve (12) parcels containing a total of approximately 3.79 gross acres four (4) parcels containing approximately 0.71 acres (Parcel 1), 0.60 acres (Parcel 2), 0.90 acres (Parcel 3) and 0.38 acres (Parcel 4); and, allow the development, establishment, and operation of a restaurant with drive-thru containing approximately 2,200 square feet (Parcel 1), a restaurant with drive-thru containing approximately 2,800 square feet (Parcel 2), a service station with six (6) pump islands and a convenience store containing approximately 3,062 square feet (Parcel 3), and a restaurant with drive-thru containing approximately 2,400 square feet (Parcel 4).

**Address:** North side of W. 5th Street, between N. G Street and N. H Street

**Zone:** Commercial regional (CR-3)

**Environmental Determination:** To be determined upon submittal of formal application

**Owner/Applicant:** ICO Real Estate Group

**APN:** 0134-054-01, 02, 03, 04, 07, 08, 09, 20, 23, 24, 25 and 26

**Ward:** 1

**Project Manager:** Oliver Mujica, Planning Division Manager

**Recommendation:** Staff recommends that the Development and Environmental Review Committee give a Preliminary Review with no action required.

**ADJOURNMENT**

The next regular meeting of the Development and Environmental Review Committee will be held on **Wednesday, January 22, 2020 at 10:00am in the Boardroom located at 201 North E Street, 3rd Floor,** San Bernardino, California 92401.