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. Subdivision 19-11 (Tentative Parcel Map 20140)

Subject: A request to allow the subdivision of a parcel containing approximately 4.91 acres into two (2) parcels containing 1.41 acres (Parcel 1) and 3.50 acres (Parcel 2).

Address: 295 E. Caroline Street
Zone: Commercial Regional (CR-3)
Environmental Determination: Categorically Exempt, pursuant to §15315 (Minor Land Divisions) of the State CEQA Guidelines
Owner: CCI Club SB, LLC
Applicant: Tait & Associates
APN: 0164-321-89
Ward: 3
Project Manager: Michael Rosales, Assistant Planner

Recommendation: Staff recommends that the Development and Environmental Review Committee adopt Resolution No. 2020-007 approving Subdivision 19-11, subject to the recommended Conditions of Approval, and finding that the project is Categorically Exempt under the California Environmental Quality Act.
2. Development Permit Type-D 19-12

**Subject:** A request to allow the conversion of an existing industrial property into a facility for the manufacturing, storage and distribution of pallets on a project site comprised of four (4) parcels containing a total of approximately 3.17 acres.

- **Address:** 272 South I Street
- **Zone:** Industrial Light (IL)
- **Environmental Determination:** Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the State CEQA Guidelines
- **Owner:** Aureliano Mora
- **Applicant:** Ed Bonadiman
- **APN:** 0137-091-60, 61, 62 and 63
- **Ward:** 3
- **Project Manager:** Elizabeth Mora-Rodriguez, Associate Planner

**Recommendation:** Staff recommends that the Development and Environmental Review Committee adopt Resolution No. 2020-008 approving Development Permit Type-D 19-12, subject to the recommended Conditions of Approval, and finding that the project is Categorically Exempt under the California Environmental Quality Act.

3. Conditional Use Permit 19-11 and Subdivision 19-04

**Subject:** A request to allow the subdivision of a project site comprised of two (2) parcels containing a total of approximately 3.24 acres into three (3) parcels; and, the modification of previously approved Conditional Use Permit 90-08 in order to allow the expansion of an existing towing facility.

- **Address:** 2310 and 2325 West 3rd Street
- **Zone:** Industrial Light (IL)
- **Environmental Determination:** Categorically Exempt, pursuant to §15301 (Existing Facilities) of the State CEQA Guidelines
- **Owner/Applicant:** X & T Development, LLC
- **APN:** 1192-261-03 and 04
- **Ward:** 1
- **Project Manager:** Michael Rosales, Assistant Planner

**Recommendation:** Staff recommends that the Development and Environmental Review Committee move this item forward to the Planning Commission for consideration.
4. **Specific Plan Amendment 19-01 and Development Permit Type-P 19-06**

**Subject:** A request to allow the change of the Specific Plan Land Use Zone from Neighborhood Residential to Employment of three (3) parcels containing a total of approximately 15.39 acres; and, allow the development of a truck and trailer storage yard with an office/shop building containing approximately 7,000 square feet.

Address: 1066 N. Tippecanoe Avenue
Zone: Waterman + Baseline Neighborhood Transformation Specific Plan (SP-WB)
Environmental Determination: Addendum to Final Environmental Impact Report (California State Clearinghouse No. 2015081086), pursuant to §15164(b) (Addendum to an EIR) of the State CEQA Guidelines
Owner: Geoff Rosenhain
Applicant: Archimetrics
APN: 0278-051-08, 17 and 24
Ward: 1
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.

5. **General Plan Amendment 19-03, Development Code Amendment (Zoning Map Amendment) 19-08, Subdivision 19-16 (Tentative Parcel Map 20189) and Development Permit Type-D 19-13**

**Subject:** A request to allow the change of the General Plan Land Use Designation from Public/Quasi Public to Industrial and the Zoning District Classification from Public Park (PP) to Industrial Light (IL) of three (3) parcels containing a total of approximately 13.97 acres; allow the consolidation of ten (10) parcels containing a total of approximately 20.29 acres; and, allow the development of an industrial warehouse building containing approximately 467,125 square feet.

Address: Southeast corner of S. Foisy Street and E. Central Avenue
Zone: Industrial Light (IL) and Public Park (PP)
Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines
Owner: Waterman Land Ventures, LLC
Applicant: Waterman Land Ventures, LLC
APN: 0280-151-02, 03, 04, 05, 06, 07, 08, 09, 20, and 21
Ward: 3
Project Manager: Travis Martin, Associate Planner
**Recommendation:** Staff recommends that the Development and Environmental Review Committee give a Preliminary Review with no action required.

6. **Pre-Application 19-49**

**Subject:** A request to allow the development of a multiple-tenant industrial park comprised of three (3) buildings containing approximately 144,300 square feet (Building 1), approximately 11,175 square feet (Building 2), and approximately 23,780 square feet (Building 3) on a project site comprised of four (4) parcels containing a total of approximately 8.18 acres.

Address: South side of E. Mill Street, approximately 500 feet west of S. Waterman Avenue
Zone: Commercial Heavy (CH)
Environmental Determination: To be determined upon submittal of formal application
Owner: Pacific Desert, LLC
Applicant: Comstock Realty Partners I, LLC
APN: 0136-401-01, 68, 69, and 80
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.

7. **Pre-Application 19-50**

**Subject:** A request to allow the development, establishment and operation of an automotive repair facility within a new building containing approximately 3,770 square feet on a project site comprised of two (2) parcels containing a total of approximately 0.40 acres.

Address: West side of N. Turrill Avenue, approximately 170 feet north of West 13th Street
Zone: Commercial General (CG-1)
Environmental Determination: To be determined upon submittal of formal application
Owner: Jose Lopez
Applicant: Gabriel Isaia
APN: 0144-191-29 and 30
Ward: 6
Project Manager: Michael Rosales, Assistant Planner

**Recommendation:** Staff recommends that the Development and Environmental Review Committee give a Preliminary Review with no action required.
8. **Pre-Application 19-51**

**Subject:** A request to allow the development of a new one-story commercial building containing approximately 2,040 square feet on a parcel containing approximately 0.16 acres.

Address: 220 East 40th Street  
Zone: Commercial General (CG-1)  
Environmental Determination: To be determined upon submittal of formal application  
Owner/Applicant: Keith Wong  
APN: 0154-252-17  
Ward: 4  
Project Manager: Michael Rosales, Assistant Planner

**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, February 12, 2020 at 10:00am in the Boardroom located at 201 North E Street, 3rd Floor**, San Bernardino, California 92401.