

RESOLUTION NO. 2022-016-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BERNARDINO, CALIFORNIA, APPROVING SUBDIVISION 20-06 (TENTATIVE TRACT MAP 20376) AND DEVELOPMENT PERMIT TYPE-D 20-08 ALLOWING THE SUBDIVISION OF A PARCEL CONTAINING APPROXIMATELY 0.77 ACRES AND THE DEVELOPMENT AND ESTABLISHMENT OF A TOWNHOME DEVELOPMENT COMPRISED OF NINE (9) DETACHED RESIDENTIAL UNITS LOCATED ON THE NORTHWEST CORNER OF E. PACIFIC STREET AND N. GARDEN DRIVE (APN: 0147-231-07) WITHIN THE RESIDENTIAL MEDIUM (RM) ZONE; AND FINDING THE PROJECT SUBJECT TO A CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on July 7, 2021, pursuant to the requirements of Chapter 19.36 (Conditional Use Permits) of the City of San Bernardino Development Code, an application for Conditional Use Permit 21-13 was duly submitted by:

Applicant:	Roger Chi 117 W. Las Flores Avenue Arcadia, CA 91007
Property Owner:	RGC Family Trust 117 W. Las Flores Avenue Arcadia, CA 91007
APN:	0147-231-07
Lot Area:	0.77 acres

WHEREAS, Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376) to the subdivision of one (1) parcel containing approximately 0.77 acres in order to allow the development and establishment of a townhome development consisting of nine (9) detached residential units, each containing approximately 2,346 square feet; and

WHEREAS, the Planning Division of the Community and Economic Development Department has reviewed Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376) for consistency with the City of San Bernardino General Plan, and compliance with the City of San Bernardino Development Code; and

WHEREAS, pursuant to requirements of the California Environmental Quality Act (“CEQA”), the Planning Division of the Community and Economic Development Department evaluated Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376) and determined that it is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, on March 12, 2022, pursuant to the requirements of Section 19.44.030 (Project Review) of the City of San Bernardino Development Code, the Development and Environmental Review Committee reviewed the application and moved Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376) to the Planning Commission for consideration; and

WHEREAS, on April 2, 2022, pursuant to the requirements Section 19.52.020 (Application Processing) of the City of San Bernardino Development Code, the City gave public notice by advertising in the San Bernardino Sun, a newspaper of general circulation within the City of San Bernardino, and by mailing notices to the property owners within 500 feet of the subject property of the holding of a public hearing at which Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376) would be considered; and

WHEREAS, on April 12, 2022, pursuant to the requirements of Section 19.52.040 (Hearing Procedure) of the City of San Bernardino Development Code, the Planning Commission held the duly noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376); and

WHEREAS, pursuant to the requirements of Chapter 19.44 and Chapter 19.66 of the City of San Bernardino Development Code, the Planning Commission has the authority to take action on Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376).

NOW THEREFORE, the Planning Commission of the City of San Bernardino does hereby resolve, determine, find, and order as follows:

SECTION 1. ENVIRONMENTAL DETERMINATION:

As the decision-making body for the project, the Planning Commission has reviewed and considered the information contained in the administrative record for Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376). Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds, as follows:

- (1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines,
- (2) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (Class 32: In-Fill Development Projects) of the CEQA Guidelines,
- (3) The application of the categorical exemption is not barred by one of the exceptions set forth in the CEQA Guidelines Section 15300.2, and
- (4) The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2. FINDINGS FOR DEVELOPMENT PERMIT TYPE-D 20-08

Section 19.44.040 (Findings) of the City of San Bernardino Development Code requires that Development Permit applications meet certain findings prior to the approval by the Planning Commission. Accordingly, the following findings are provided in support of the recommendation by the Planning Commission for the approval of Development Permit Type-D 20-08:

Finding No. 1: The proposed development is permitted within the subject zoning district and complies with all applicable provisions of the Development Code, including prescribed site development standards and applicable design guidelines.

Finding of Fact: The proposed nine (9) unit townhome development is a permitted land use within the Residential Medium (RM) zone, subject to the approval of a Development Permit and Subdivision with the appropriate Conditions of Approval and CEQA determination. The proposal under Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376) will be developed in compliance with all of the applicable provisions contained in Chapter 19.20 and Chapter 19.04 of the City of San Bernardino Development Code, including development standards and applicable design guidelines. Therefore, the proposed development would not impair the integrity and character of the subject land use district.

Finding No. 2: The proposed development is consistent with the General Plan.

Finding of Fact: The proposed project is consistent with General Plan goals and policies including the following:

- *Land Use Element Policy 2.2.1: Ensure compatibility between uses and quality design through adherence to the standards and regulations in the Development Code and policies and guidelines in the Community Design Element.*
- *Housing Element Policy 3.5.4: Encourage and facilitate the construction, maintenance, and preservation of a variety of housing types adequate to meet a range of household needs.*
- *Community Design Element Policy 5.5.1: Require new and in-fill development to be of compatible scale and massing as existing development yet allow the flexibility to accommodate unique architecture, colors, and materials in individual projects.*
- *Circulation Element Policy 6.9.1: Ensure that developments provide an adequate supply of parking to meet its needs either on-site or within close proximity.*

The proposed nine (9) unit townhome development will provide additional housing opportunities within the City, consistent with these General Plan goals and policies. Additionally, the proposed project is permitted within the Residential Medium (RM) zone, subject to the approval of a Development Permit with the appropriate Conditions of Approval and CEQA determination, and the Residential Medium (RM) zone is consistent with the Residential land use designation set forth by the General Plan Land Use Map.

Finding No. 3: The proposed development is harmonious and compatible with existing and future developments within the land use district and general area, as well as the land uses presently on the subject property.

Finding of Fact: The proposed nine (9) unit townhome development will be harmonious and compatible with existing and future developments within the Residential Medium (RM) zone and the surrounding area. The scale and density of the proposed development is similar to that of the existing residential development in the area and it conforms to the development standards of the Residential Medium (RM) zone. Since the proposal is consistent with both the General Plan and Development Code, no land use conflict is expected to result from construction of the proposed project.

Finding No. 4 The proposed development is in compliance with the requirements of the California Environmental Quality Act (CEQA) and Section 19.20.030 of the Development Code.

Finding of Fact: The proposed nine (9) unit townhome development is exempt from CEQA Guidelines pursuant to Section 15332 for Infill Development Projects, due to the fact that: 1) the project is consistent with the applicable General Plan land use designation and all applicable General Plan policies, as well as with applicable zoning designation, regulations and development standards; 2) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species, 4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and 5) the site can be adequately served by all required utilities and public services. Therefore, approval of the proposed project would not result in any impacts on the environment.

Finding No. 5: There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored.

Finding of Fact: The project site is an in-fill site, and the surrounding area is urbanized. In accordance with Section 15332 of the California Environmental Quality Act, the proposed nine (9) unit townhome development will be maintained within the appropriate measures and will not create conditions that may be

objectionable or detrimental to other permitted uses in the vicinity. The project has been designed to comply with the Development Code standards and will be subject to appropriate Conditions of Approval. Additionally, it has been determined that it will not create any negative impact upon the environmental quality or natural resources within the project site or its vicinity. Therefore, no significant negative impacts on the environment and natural resources are anticipated to result from the proposed development.

Finding No. 6: The subject site is physically suitable for the type and density/intensity of use being proposed.

Finding of Fact: The proposed nine (9) unit townhome development has been designed to comply with the development standards of the City's Development Code. Additionally, the project site is located within the Residential Medium (RM) zone, which permits townhome units subject to the approval of a Development Permit. The allowable maximum density within the Multi-Family Residential General Plan Designation is fourteen (14) units and the Residential Medium (RM) zone is twelve (12) residential units per acre. The project proposes a total of nine (9) units on a site containing a total of 0.77 acres and is in compliance with the maximum allowable density of the zoning district in which it is located.

Finding No. 7: There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

Finding of Fact: There are adequate provisions for public access, public utilities, and public services for the proposed nine (9) unit townhome development. The existing site is located adjacent to and already served by existing public streets and a full range of public utilities and services. All applicable Codes will apply to the proposed development. Therefore, subject to the Conditions of Approval, the proposed project under Development Permit Type-D 20-08 will not be detrimental to public services or public health and safety.

Finding No. 8: The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

Finding of Fact: The nine (9) unit townhome development conforms to all applicable development standards and land use regulations of the Residential Medium (RM) zone. Therefore, the design of the project, in conjunction with the recommended Conditions of Approval, will ensure that the

proposal will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity of the site, nor will it be adverse to the public interest, health, safety, convenience or welfare of the City. The location, size, design and character of the proposed development will enhance the neighborhood to the benefit of the public interest and general welfare of the City.

SECTION 3. FINDINGS FOR SUBDIVISION 20-06 (TENTATIVE TRACT MAP 20376)

Section 19.66.150 (Determination) of the City of San Bernardino Development Code requires that Subdivision applications meet certain findings prior to their approval by the Planning Commission. Accordingly, the following findings are provided in support of the approval of Subdivision 20-06 (Tentative Parcel Map 20376):

Finding No. 1: The proposed map is consistent with the General Plan.

Finding of Fact: The proposed subdivision is located within an area designated for single family residences and low-density residential uses. The project proposes to subdivide the existing parcel within the existing residential neighborhood in order to allow the development and establishment of a townhome development consisting of nine (9) detached residential units. Therefore, the proposed Tentative Tract Map is consistent with the General Plan.

Finding No. 2: The design and improvements of the proposed subdivision is consistent with the General Plan.

Finding of Fact: The proposed subdivision to develop and establish a townhome map within an existing residential neighborhood is consistent with General Plan Goals and Policies and the relevant provisions of the Development Code, including minimum lot size and dimensions.

Finding No. 3: The site is physically suitable for the type of development.

Finding of Fact: The General Plan Land Use Classification of the Residential District and Zoning Designation in which the project site is located allow for residential uses. The site has been designed to adequately accommodate the needs of the nine (9) townhome residential units.

Finding No. 4: The site is physically suitable for the proposed density of development.

Finding of Fact: The project proposes a density that meets the General Plan Land Use Designation or Zoning District Classification allows. Therefore, the project site is physically suitable for the proposed density.

Finding No. 5: The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat.

Finding of Fact: The design of the subdivision will not have any significant negative impacts to wildlife or their habitat. The project is exempt from CEQA review and no sensitive or protected species have been identified on the site. The subject property is located within an residential neighborhood and no significant negative impacts on the environment are anticipated to result from redevelopment of the site.

Finding No. 6: The design of the subdivision or type of improvements will not cause serious public health problems.

Finding of Fact: The design of the proposed subdivision meets all of the applicable Development Code requirements and will not result in any serious public health problems. Existing utilities and public services are available to serve the project site and ensure the maintenance of public health and safety.

Finding No. 7: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Finding of Fact: The design of the subdivision will not conflict with any public or private easements. All documentation relating to easements and dedications will be reviewed and approved by the City Engineer prior to recordation of the Final Map. Existing easements will be reserved in place or relocated, as necessary.

SECTION 4. CONDITIONS OF APPROVAL

The approval of Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376) shall be subject to the following Conditions of Approval:

1. This approval is to allow the development and establishment of a townhome development comprised of nine (9) detached residential units, each containing approximately 2,346 square feet. The project site is located at Northwest corner of E. Pacific Street and N. Garden Drive within the Residential Medium (RM) zone.
2. The project site shall be developed and maintained in accordance with: (i) the plans stamped April 12, 2022 (EXHIBIT "A"), approved by the City, which includes a site plan and floor plan on file in the Planning Division; (ii) the Conditions of Approval contained herein; and (iii) the City's Municipal Code regulations.

3. The applicant/owner shall revise the Site Plan to provide a three (3) foot minimum setback between the westerly property line and the proposed decorative concrete block wall in order to plant and maintain vines on the west side of the block wall to minimize graffiti. The Revised Site Plan shall be submitted to the Planning Division for review and approval prior to the issuance of any grading or building permit.
4. The applicant/owner install a variety of tree sizes along the E. Pacific Street and N. Garden Drive frontages. The Landscaping Plan shall be submitted to the Planning Division for review and approval prior to the issuance of any grading or building permit.
5. Within two (2) years of the approval of the Conditional Use Permit, the commencement of construction shall have occurred or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one (1) year, then the permit/approval shall become null and void. However, approval of the Conditional Use Permit does not authorize commencement of construction. All necessary permits must be obtained prior to commencement of specified construction activities included in the Conditions of Approval.

EXPIRATION DATE: April 12, 2024

6. The review authority may grant a time extension, for good cause, not to exceed twelve (12) months. The applicant must file an application, the processing fees, and all required submittal items, thirty (30) days prior to the expiration date. The review authority shall ensure that the project complies with all Development Code provisions in effect at the time of the requested extension.
7. In the event this approval is legally challenged, the City will promptly notify the applicant of any claim, action or proceeding and will fully cooperate in the defense of this matter. Once notified, the applicant agrees to defend, indemnify and hold harmless the City of San Bernardino ("City"), any departments, agencies, divisions, boards, and/or commissions of the City, and any predecessors, successors, assigns, agents, directors, elected officials, officers, employees, representatives and attorneys of the City from any claim, action or proceeding against any of the foregoing persons or entities. The applicant further agrees to reimburse the City for any costs or attorneys' fees which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.

The costs, salaries, and expenses of the City Attorney and employees of his office shall be considered as "Attorney's fees" for the purpose of this condition. As part of the consideration for issuing this Conditional Use Permit, this condition shall remain in effect if the Conditional Use Permit is rescinded or revoked, whether or not at the request of applicant.

8. Construction-related activities may not occur between the hours of 8:00 pm and 7:00 am. No construction vehicles, equipment, or employees may be delivered to, or arrive at the construction site before 7:00 am or leave the site after 8:00 pm. Construction activities may only occur Monday through Friday.
9. All new fences and walls require approval by the Planning Division. A six (6') foot high decorative masonry wall at the western and northerly portion of the property will be incorporated into the design of the project.
10. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within thirty (30) days of the effective date of this approval.
11. The property owner(s), facility operator and property management shall be responsible for regular maintenance of the project site. The project site shall be maintained in a clean condition and free of litter or any other undesirable material(s). Vandalism, graffiti, trash and other debris must be removed within 24 hours of being reported.
12. The applicant/owner shall maintain all existing and future landscaping in the parking lot and setbacks in a weed and disease-free condition at all times and any dead or missing vegetation must be promptly replaced.
13. Maintenance of approved landscaping shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.
14. Signs are not approved as a part of this permit. Prior to establishing any new signs, or to replacing existing signs, the applicant must submit a Sign Permit application to the Planning Division and receive all required approvals. Banners, flags, pennant, and similar signs are prohibited unless a Temporary Sign Permit is obtained.
15. All electrical transformers and mechanical equipment located outdoors on the project site, shall be screened from public view with a solid decorative block wall or fencing and shall not be located in any setback area.
16. Prior to the issuance of a Certificate of Occupancy, the landowner shall file a maintenance agreement or covenant and easement to enter and maintain, subject to the approval of the City Attorney. The agreement or covenant and easement to enter and maintain shall ensure that if the landowner, or subsequent owners, fails to maintain the required/installed site improvements, the City will be able to file an appropriate lien(s) against the property in order to accomplish the required maintenance.
17. Minor modifications to the plans shall be subject to approval by the Director through the Minor Modification Permit process. Any modification that exceeds 10% of the allowable measurable design/site considerations shall require the refile of the original application.

18. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot and exterior of the premises. All exterior lighting shall be energy efficient with the option to lower or reduce usage when the facility is closed. The position of all lighting shall not disturb the normal privacy and use of any neighboring residences. These lights shall be maintained in good working order and shall remain on during darkness anytime the establishment is open.
19. All exterior lighting shall be contained within property lines and be energy efficient, with the option to lower or reduce usage when the facility is closed. All exterior lighting shall be properly shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel and shall be directed downward and away from all adjacent properties and public rights-of-way.
20. The project shall comply with all applicable Standard Requirements, Regulations, and Codes of the Building and Safety Division, Police Department, Municipal Water Department, Public Works Department, and the City Clerk's Office/Business Registration Division.
21. All new construction shall require permits prior to commencement. A permit issued by the Building and Safety Division shall be obtained prior to the occupancy of a structure to assure that the structure is ready for occupancy with all defects corrected and all construction debris removed, and the site graded to final grade.
22. All Conditions of Approval and Standard Requirements shall be implemented and/or completed prior to final inspection and/or issuance of a Certificate of Occupancy.
23. No Final Certificate of Occupancy will be issued until all Conditions of Approval have been completed.
24. The project and approval shall comply with the Requirements, Regulations and Codes of other outside agencies (i.e., San Bernardino County Health Department, Division of Environmental Health Services, San Bernardino County Consolidated Fire District, and California Board of Equalization), as applicable.

Public Works Department

25. Drainage and Flood Control
 - a. All necessary drainage and flood control measures shall be subject to requirements of the Building Official, which may be based in part on the recommendations of the San Bernardino County Department of Transportation and Flood Control. The developer's Engineer shall furnish all necessary data relating to drainage and flood control.
 - b. A permit will be required from the San Bernardino County Department of Transportation and Flood Control, if any work is required within the Flood Control District's right-of-way.
 - c. A local drainage study will be required for the project. Any drainage improvements, structures or storm drains needed to mitigate downstream

- impacts or protect the development shall be designed and constructed at the developer's expense, and right-of-way dedicated as necessary.
- d. The development is located within Zone X of the Federal Insurance Rate Maps on booklet # 06071C7944H with year 08/28/2008.
 - e. All drainage from the development shall be directed to an approved public drainage facility. If not feasible, proper drainage facilities and easements shall be provided to the satisfaction of the City Engineer.
 - f. If site drainage is to be outletted into the public street, the drainage shall be conveyed through a parkway culvert constructed in accordance with City Standard No. 400. Conveyance of site drainage over the Driveway approaches will not be permitted.
 - g. A Final Full-Categorical Water Quality Management Plan (WQMP) is required for this project. The applicant is directed to the County of San Bernardino's Flood Control web page for the template and Technical Guidance Document. The Land Development Division, prior to issuance of any permit, shall approve the WQMP. A CD copy of the approved WQMP and Hydrology Study shall be required prior to grading permit issuance.
 - h. The Land Development Division, prior to grading plan approval, shall approve an Erosion Control Plan. The plan shall be designed to control erosion due to water and wind, including blowing dust, during all phases of construction, including graded areas which are not proposed to be immediately built upon.

26. Grading and Landscaping

- a. The grading and on-site improvement plan shall be signed by a Registered Civil Engineer and a grading permit will be required. The grading plan shall be prepared in strict accordance with the City's "Grading Policies and Procedures" and the City's "Standard Drawings", unless otherwise approved by the Building Official.
- b. If the grading plan indicates export or import, the source of the import material or the site for the deposition of the export shall be noted on the grading plan. Permit numbers shall be noted if the source or destination is in the City of San Bernardino.
- c. If more than 50 cubic yards of earth is to be hauled on City Streets then a special hauling permit shall be obtained from the City Engineer. Additional conditions, such as truck route approval, traffic controls, bonding, covering of loads, street cleaning, etc. may be required by the City Engineer.
- d. If more than 5 trees are to be removed from the site, a tree removal permit conforming to the requirements of Section 19.28.100 of the Development Code shall be obtained from the Department of Community Development - Planning Division prior to issuance of any grading or site development permits
- e. Wheel stops are not permitted by the Development Code, except at designated accessible parking spaces. Therefore, continuous 6" high curb shall be used around planter areas and areas where head in parking is adjacent to walkways. The parking spaces may be 16.5' deep and may overhang the landscaping or walkway by 2.5'. Overhang into the setback area or into an ADA path of travel (minimum 4' wide) is not permitted.

- f. Retaining walls, block walls and all on-site fencing shall be designed and detailed on the on-site improvement Plan. This work shall be part of the on-site improvement permit issued by the Building Official. All masonry walls shall be constructed of decorative block with architectural features acceptable to the City Planner.
- g. No construction on a site shall begin before a temporary/security fence is in place and approved by the Building Official or his designee. Temporary/security fencing may not be removed until approved by the Building Official or his designee. The owner or owner's agent shall immediately remove the temporary/security fencing upon the approval of the Building Official or his designee. Sites that contain multiple buildings shall maintain the temporary/security fencing around the portion of the site and buildings under construction as determined by the Building Official or his designee. All temporary/security fencing for construction sites shall include screening, emergency identification and safety identification and shall be kept in neat and undamaged condition.
- h. One 4' x 11' PCC pad at least 4" thick shall be provided in the rear or side yard area of each lot for storage of recycling containers. The pad shall be screened from public view and a 3' wide concrete walkway shall be provided from the driveway to the pad. All gates along the access way shall have a minimum clear width of 3'-6".
- i. The design of on-site improvements shall also comply with all requirements of The California Building Code, Title 24, relating to accessible parking and accessibility, including retrofitting of existing building access points for accessibility, if applicable.
- j. The project Landscape Plan shall be reviewed and approved by the Land Development Division prior to issuance of a grading permit. Submit 3 copies to the Land Development Division for Checking.
- k. The public right-of-way, between the property line and top of curb (also known as "parkway") along adjoining streets shall be landscaped by the developer and maintained in perpetuity by the property owner. Details of the parkway landscaping shall be included in the project's on-site landscape plan.

27. On-site Utilities

- a. Design and construct all public utilities to serve the site in accordance with City Code, City Standards, and requirements of the serving utility, including gas, electric, telephone, water, sewer, and cable TV (Cable TV optional for commercial, industrial, or institutional uses).
- b. Backflow preventers shall be installed for any building with the finished floor elevation below the rim elevation of the nearest upstream manhole.
- c. This project is located in the sewer service area maintained by the City of San Bernardino therefore, any necessary sewer main extension shall be designed and constructed in accordance with the City's "Sewer Policy and Procedures" and City Standard Drawings.
- d. Utility services shall be placed underground, and easements provided as required.
- e. Existing Utilities which interfere with new construction shall be relocated at the Developer's expense as directed by the City Engineer.

- f. Sewers within private streets or private parking lots will not be maintained by the City but shall be designed and constructed to City Standards and inspected under a City On-Site Construction Permit. A private sewer plan designed by the Developer's Engineer and approved by the City Engineer will be required. This plan can be incorporated in the grading plan, where practical.

28. Mapping

- a. A Final Tract Map based upon field survey will be required.
- b. The applicant's surveyor/engineer shall submit a Tract Map with supporting documents for review and approval to Land Development. The Tract map shall be recorded prior to building permit issuance.

29. Off-site Street Improvements and Dedications

- a. For the streets listed below, dedication of adequate street right-of-way (R.W.) per the General Plan and Municipal Code shall provide the distance from street centerline to property line and placement of the curb line (C.L.) in relation to the street centerline shall be as follows:

<i>Street Name</i>	Dedication shall be Right of Way(ft.) From Centerline	Curb Widening shall be Curb Line(ft) From Centerline
<i>Pacific Street (0147-231-07)</i>	44' Existing No Dedication for a total ½ width of 44' "Secondary Arterial"	32'± Existing None-Proposed Per General Plan
<i>Garden Drive (0147-231-07)</i>	30' Existing No Dedication for a total ½ width of 30' "Secondary Arterial"	16'± Edge of asphalt 20' Proposed Per General Plan

- b. Pacific Street – TI = 10.0: * - **
 - The street shall be rehabilitated to meet the requirements detailed in a soils report based on the "R" value of the subgrade and the traffic Index. The City's has a minimum of 2" Grind and Overlay; However, the Soils Report may indicate a thicker or different improvement.
 - When Striping, all striping shall be thermoplastic paint per section 84 of the Caltrans specifications.
 - The existing curb & gutter, sidewalk, and driveway fronting the site are in poor condition, replace any curb & gutter panels, sidewalk panels, and driveways are lifted, cracked, or do not meet current ADA requirements, each of the panels shall be replaced per city standards.
 - Remove existing driveways that are not being used under the project plans and replace with Curb Gutter and Sidewalk per city Standards.
 - The corner shall be a 35' Radius including a compliant ADA ramp with By-Pass and Truncated Domes.

- Construct Residential Driveway Approach per City Standard No. 203, including an accessible by-pass around the top of the drive approach. No Driveways closer than 100' from BCR/ECR as directed by the City Engineer. On corner lots only one frontage may have a driveway.
 - When Replacing/Reconstructing Curb and Gutter panels, Construct 8" Curb and Gutter per City Standard No. 200, type "B".
 - Construct 6' wide Cross Gutter with Apron per City Standard No 201.
 - When Replacing or reconstructing Sidewalk panels, Construct Sidewalk per City Standard No. 202; Case "A" (6' wide adjacent to curb).
 - An ADA Ramp shall be constructed at corner in accordance with the SPPWC (Standard Plans for Public Works Construction) or Caltrans Standard plans A88A.
 - Install LED Street Lights System adjacent to the site in accordance with City Standard No's. SL-1, SL-2, and SL-3. Also, a separate light sheet shall be submitted in accordance with the City of San Bernardino Street Lighting Design Policies. Install ID Plate on Street light pole. Connect to Existing Street Light System.
 - Underground existing Poles.
 - Remove or underground existing non-electrical (Non-SCE) Poles.
 - Install 2-3" Conduit 36" under the sidewalk with pull rope and pull boxes for future Traffic connections.
 - Install Storm Drain as indicated in the County's CSDP (Comprehensive Storm Drain Plan) 7-B11, or as directed by City Engineer.
 - Survey Monuments and ties shall be placed, replaced, tied out and recorded at any corner or alignment changes that are adjacent to the project area in accordance with California Land Surveyors Association – Monument Preservation Guidelines, Copies of Recorded Monuments/Ties shall be delivered to Public Works/Engineering.
- c. Garden Drive – TI = 5.5 : * - **
- The street shall be rehabilitated to meet the requirements detailed in a soils report based on the "R" value of the subgrade and the Traffic Index. The City's has a minimum standard for new streets (4" AC over 8" Base) except truck usage (9"AC over 12" Base); However, the Soils Report may indicate a thicker or different improvement.
 - When Striping, all striping shall be thermoplastic paint per section 84 of the Caltrans specifications.
 - The corner shall be a 35' Radius including a compliant ADA ramp with By-Pass and Truncated Domes.
 - Construct Residential Driveway Approach per City Standard No. 203, including an accessible by-pass around the top of the drive approach. No Driveways closer than 100' from BCR/ECR as directed by the City Engineer. On corner lots only one frontage may have a driveway.
 - Construct 8" Curb and Gutter per City Standard No. 200, type "B".
 - Construct 6' wide Cross Gutter with Apron per City Standard No 201.

- Construct Sidewalk per City Standard No. 202; Case "A" (6' wide adjacent to curb).
 - An ADA Ramp shall be constructed at corner in accordance with the SPPWC (Standard Plans for Public Works Construction) or Caltrans Standard plans A88A.
 - Remove Street Light form Utility Pole.
 - Install LED Street Lights System adjacent to the site in accordance with City Standard No's. SL-1, SL-2, and SL-3. Also, a separate light sheet shall be submitted in accordance with the City of San Bernardino Street Lighting Design Policies. Install ID Plate on Street light pole. Connect to Existing Street Light System.
 - Northerly utility pole shall be relocated to 2' behind face of curb, if the pole is in a sidewalk area an ADA minimum 4' by-pass is required.
 - Underground existing Poles.
 - Remove or underground existing non-electrical (Non-SCE) Poles.
 - Install 2-3" Conduit 36" under the sidewalk with pull rope and pull boxes for future Traffic connections.
 - Survey Monuments and ties shall be placed, replaced, tied out and recorded at any corner or alignment changes that are adjacent to the project area in accordance with California Land Surveyors Association – Monument Preservation Guidelines, Copies of Recorded Monuments/Ties shall be delivered to Public Works/Engineering.
- These Conditions are set for an estimated construction with-in two years. If construction exceeds two years from DERC Approval these conditions shall be reviewed and updated as needed.
 - If a Scoping Form is required, this form shall indicate the need of a Traffic Report, the results of the traffic report shall become conditions of this project which may increase or extend the above requirements in section 1(b) and 5(a).
- d. With Submittal of improvement plans including but not limited to grading plans, Street improvement plans, storm drain and retention/detention basin plans, and erosion/sediment control plans, The Applicant shall cause to be formed, or shall be annexed into an existing Community Facilities District(s) (CFD) for landscaping, lighting, streets, drainage facilities, street sweeping, graffiti removal, or other infrastructure as required by the City to the satisfaction of the City Engineer. The Applicant shall initiate the maintenance and benefit assessment district(s) formation, or annexation, by submitting a landowner petition and consent form (provided by the City) and deposited necessary fees concurrent with the application for street and grading plan review and approval; and said maintenance and benefit assessment district(s) shall be established concurrent with the approval of the final map in the case of the subdivision of land, or prior issuance of any certificate of occupancy where there is no subdivision of land, and as approved by the City Engineer.
- e. If a drainage report is required by Land Development, A second copy of the drainage report will be delivered to public works, if offsite or overflow storm drain systems are identified, all systems shall be identified on the street improvement plans, and public storm drain shall be on a separate set of plans.

- f. A temporary construction encroachment permit from Public Works Department shall be required for utility cuts into existing streets or any work within City's right-of-way. Pavement restoration or trench repair shall be in conformance with City Standard No. 310. Public facilities shall be restored or constructed back to Public Works Department satisfaction.
- g. Any pavement works affecting the traffic loop detectors shall be coordinated and subjected to Public Works Traffic Division requirements.
- h. The applicant must post a performance bond prior to issuance of the off-site permit. The amount of the bond is to be determined by Public Works Department.
- i. The above conditions shall comply with current codes, policies, and standards at time of construction.
- j. Prior to Certificate of Occupancy or Completion of Project all As-builts and Centerline Ties shall be submitted to Public Works.

30. Required Engineering Plans

- a. A complete submittal for plan checking shall consist of:
 - street improvement plans (include engineering conditions, city standards, and cross sections in these plans),
 - if storm drain plans are required then public storm drains must be included on separate sheets with profiles in the street improvement plans, private storm drains shall be shown separate sheets with profiles in the on-site improvement plans,
 - if traffic signal modifications are required, then traffic signal plans shall be submitted on separate plan sheets included in the street improvement plans,
 - if signing and striping are required, then the signing and striping plan shall be on separate sheets included in the street improvement plans,
 - if lighting is required (more than 2) then the lighting for offsite plans shall be on separate sheets included in the street improvement plans, if two (2) or less then they can be included directly on the street improvement sheets,
 - Grading permit. . . .
 - On-site improvements construction permit (except buildings - see Development Services-Building Division), including landscaping.
 - CFD's are required, the CFD Plans shall include Landscaping, Irrigation, Basins, etc. items that are included in the CFD that are not listed in the plans above, shall be on separate sheets included in the street improvement plans.
 - other plans as required. Piecemeal submittal of various types of plans for the same project will not be allowed.
 - All required supporting calculations, studies and reports must be included in the initial submittal (including but not limited to drainage studies, soils reports, structural calculations)
- b. All off-site improvement plans submitted for plan check shall be prepared on the City's standard 24" x 36" sheets. A signature block (city standard block) satisfactory to the City Engineer or his designee can be found on the City Web

Site <http://www.sbcity.org>. or http://www.ci.san-bernardino.ca.us/cityhall/publicworks/engineering_division/engineering_development_resources/default.asp. Engineering conditions of the project shall be inserted in the last pages of the plans.

- c. After completion of plan checking, final mylar drawings with city standard block, stamped and signed by the Registered Civil Engineer in charge, shall be submitted to the City Engineer for approval.
- d. Electronic files of all improvement plans/drawings shall be submitted to the City Engineer. The files shall be compatible with AutoCAD 2021 and include a .dxf file of the project. Files shall be on CD and shall be submitted at the same time the final mylar drawings are submitted for approval.
- e. Copies of the City's design policies and procedures and standard drawings are available at the Public Works Counter for the cost of reproduction. They are also available at no charge at the Public Works Web Site at <http://www.sbcity.org> or http://www.ci.san-bernardino.ca.us/cityhall/publicworks/engineering_division/design_policy_and_procedure_documents.asp

31. Traffic Requirements

- a. Given the nature and scope of the proposed project, the City's Traffic Engineer determined that the project would not require a Traffic Impact Analysis. A nine (9) townhome residential development will not generate more than 50 am or pm peak hour trips or 500 or more daily two-way trips.

32. Integrated Solid Waste Management

- a. During demolition and/or construction, services are to be provided through the City of San Bernardino's franchised hauler Burrtec Waste Industries, Inc.
- b. The Site Plan dated 11-13-20, identifies a townhome development consisting of nine detached units located on the northwest corner of E. Pacific Street and N. Garden Drive. Three units front Garden Drive. Six units are sited on a dead-end motor court off of Pacific Street.
- c. Based upon Burrtec Waste's review of the Site Plan and the information provided, the project will be provided with standard residential collection services for trash, mixed recyclables, and organics. The three units fronting on Garden Drive will be serviced along their street frontage. The six units on the motor court cannot be provided with service along their frontage, as collection trucks would have to service the units on the east side, back up into Pacific Street, turn around, and back up the length of the motor court in order to service the west side units. This is an extremely dangerous maneuver. Therefore, in order to provide service to the motor court units, all six units will be required to place their barrels along the Pacific Street frontage on collection days.
- d. Each unit will require a minimum 11-foot clear space on the street along the curb for placement of each units' residential barrels on collection day, with a minimum 2-foot setback and 23-foot vertical clearance of all obstructions such as walls, trees, street light poles, mailboxes, fences, and raised landscaping.

- e. Each unit shall construct a 4'x11' concrete pad located out of view of the public right-of-way for storage of the residential barrels. If visible from the public right-of-way, the storage area must be screened.
- f. Display clear street widths on the Site Plan.
- g. Burrtec Waste Truck Turning Radius – All corners and intersections on streets and driveways, shall have a turning radius adequate for a 35-foot long, three-axle collection truck. The minimum inside curb radius shall be at least 28 feet. The minimum outside curb radius shall be at least 42 feet. All streets and driveways shall comply with applicable City standards. Burrtec Waste's truck turning template may be obtained from the Public Works Department in PDF and CAD.
- h. Hammerhead Turnarounds – Shall meet or exceed San Bernardino County Fire Protection District Diagram A-1.12: Hammerhead Turnaround Detail dated July 1, 2021. San Bernardino County Hammerhead detail may be obtained from the Public Works Department.
- i. PLEASE NOTE: Any changes to the overall project design may adversely impact Burrtec Waste's ability to provide service. Any design modifications that could impact service are subject to review and approval by the Public Works Department and Burrtec Waste.
- j. If gated, access shall be provided by means of a key, code, or remote.
- k. Senate Bill 1383 Short-Lived Climate Pollutants Reduction Act may apply.
- l. Upon completion, service is provided through the City of San Bernardino's franchised hauler Burrtec Waste Industries, Inc. 111 E. Mill Street, San Bernardino, CA 92408 (909) 804-4222.

33. Required Engineering Plans

- a. Grading permit (LD).
- b. WQMP/Hydrology (THR).
- c. Final Tract Map (MP)
- d. Off-site improvement construction permit. (E).
- e. CFD/Street Dedication permit (RP).
- f. Traffic Control and ROW Permits.

34. Applicable Engineering Fees

- a. All plan check, permit, inspection, and impact fees are outlined on the Public Works Fee Schedule. A deposit in the amount of 100% of the estimated checking fee for each set of plans will be required at time of application for plan check. The amount of the fee is subject to adjustment at time of issuance.
- b. The current fee schedule is available at the Public Works Counter and at <http://www.sbcity.org> or [http://www.ci.san-bernardino.ca.us/cityhall/publicworks/engineering_division/engineering_fee_s chedule.asp](http://www.ci.san-bernardino.ca.us/cityhall/publicworks/engineering_division/engineering_fee_schedule.asp)

San Bernardino Municipal Water District – Engineering Division

35. New domestic, landscape, & fire services per rule & regulation no. 5.
36. Services cannot be shared between parcels unless lots are merged.
37. If a parcel does not have street frontage, an easement dedicated to the parcel from the street where the utility is located to the parcel with no frontage will be required for utility purposes.
38. Sewer connection & capacity fees due prior to issuance of a building permit.
39. Water main extension may be required per rule and regulation no. 20.
40. Sewer main extension may be required per rule and regulation no. 20.
41. If there are any street improvements associated with the project, then it is the developer/s and/or engineer/s responsibility to submit a copy of the street improvements plans to SBMWD's engineering section for review.

County of San Bernardino Consolidated Fire District

42. Access – 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
43. Additional Requirements. In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
44. Building Plans. Building plans shall be submitted to the Fire Department for review and approval.
45. Fire Alarm – Automatic. An automatic fire sprinkler monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
46. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
47. Fire Hydrant Placement. Fire Hydrant Replacement. Replacement of substandard fire hydrant(s) is required along with the required fire flow. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one four (4) inch outlet. In areas that are subject to

freezing the fire hydrant shall be a Dry Barrel type and approved by the local water company. In lieu of these water improvements, fire staff may approve a residential fire sprinkler system for single family dwellings. Fire hydrants shall be installed in accordance to Fire Department.

48. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.
49. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit plans to the with hydraulic calculation and manufacturers specification sheets to the Fire Department for approval and approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.
50. Fire Safety Overlay. The County General Plan designates this property as being within the Fire Safety Review Area and all future construction shall adhere to all applicable standards and requirements of the overlay district.
51. Inspection by the Fire Department. Permission to occupy or use the building (certificate of Occupancy or shell release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".
52. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable status, codes, ordinances and standards of the Fire Department.
53. Key Box. An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock.
54. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.
55. Permit Expiration. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such

previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

56. **Primary Access Paved.** Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions, including width, vertical clearance, and turnouts.
57. **Residential Addressing.** The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one-half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances.
58. **Solar. Solar / Photovoltaic System Plans.** Plans shall be submitted online through EZOP to the Fire Department for review and approval. Plans must be submitted and approved prior to Conditional Compliance Release of Building.
59. **Standard A-1 FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE.** This standard shall apply to the design, construction and maintenance of all new fire apparatus access roads within the jurisdiction, as well as fire apparatus access roads at existing facilities when applied at the discretion of the fire code official
60. **Standard A-3 GATES AND OTHER OBSTRUCTIONS TO FIRE DEPARTMENT ACCESS.** This standard shall apply to all obstructions, access control devices, traffic calming devices, or other similar systems within any roadways that serve as fire access in all new or existing residential, commercial, and industrial development. This standard does not apply to obstructions within parking aisles that do not serve as fire apparatus access roads
61. **Standard B-2 CONSTRUCTION SITE FIRE SAFETY.** This standard establishes minimum requirements for fire safety during construction and demolition. This document shall not be construed to be in lieu of any other applicable State or Federal law or regulation related to construction site safety. The general contractor or other designee of the building owner shall be responsible for compliance with these standards.

62. Standard F-2 FIRE SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS. This standard, in conjunction with the latest edition of NFPA 13D shall apply to the design and installation of, as well as the modification to, all fire sprinkler systems in one and two family dwellings and manufactured homes. This standard shall take NOT precedent where there is any conflict with NFPA 13D.
63. Standard W-1 WATER SUPPLY FOR RESIDENTIAL FIRE PROTECTION. This standard applies to new single-family dwellings, two family dwellings, and non-dwelling accessory structures within areas that have no water purveyor capable of providing an adequate water supply for firefighting purposes, as determined by the requirements in the San Bernardino County Fire Code.
64. Standard W-2 ONSITE FIRE PROTECTION WATER SYSTEMS. This standard establishes minimum requirements for installation and maintenance of all private fire hydrants and appliances related to an onsite fire protection system.
65. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.
66. Water System Residential. A water system approved by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single-family structure.
67. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code.

SECTION 5. PLANNING COMMISSION ACTION:

The Planning Commission hereby takes the following action:

1. Adoption of Planning Commission Resolution No. 2022-016:
 - a. **Finding** the Categorical Exemption, pursuant to Section 15332 (Infill Development Project) for Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376) in accordance with the California Environmental Quality Act, and directing the Planning Commission Secretary to prepare and file with the Clerk of the County of San Bernardino a Notice of Exemption as provided under Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062; and
 - b. **Approving** Development Permit Type-D 20-08 and Subdivision 20-06 (Tentative Tract Map 20376) based on the Findings of Fact and subject to the recommended Conditions of Approval.

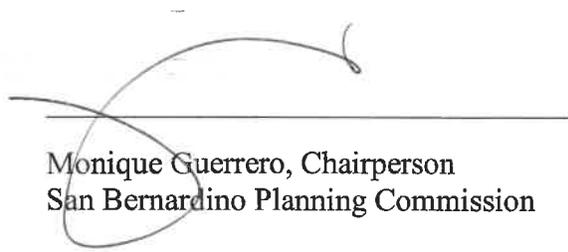
SECTION 6. SEVERABILITY

If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared severable.

SECTION 7. CUSTODIAN OF RECORDS.

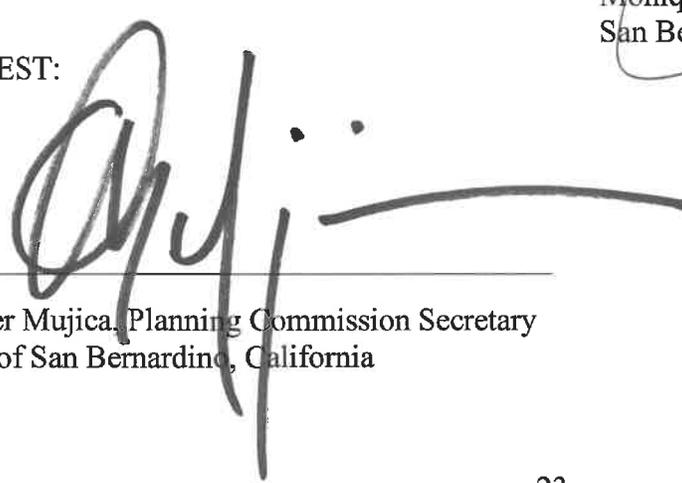
The location and custodian of the documents and any other material, which constitute the record of proceedings upon which the Planning Commission based its decision, is as follows: Genoveva Rocha, City Clerk, 201 North E Street (Building A), 909-384-5002.

PASSED, APPROVED AND ADOPTED this 12th day of April 2022.



Monique Guerrero, Chairperson
San Bernardino Planning Commission

ATTEST:



Oliver Mujica, Planning Commission Secretary
City of San Bernardino, California

CERTIFICATION:

I, Jessica Nametz, Recording Secretary of the Planning Commission of the City of San Bernardino, California, do hereby certify that the foregoing Resolution No. 2022-016, was duly adopted by the Planning Commission of the City of San Bernardino, California, at a regular meeting thereof held on the 12th day of April 2022, by the following vote, to wit:

AYES: Guerrero, Armstead, Lopez, Sanchez, Quiel, Flores, Lewis, Morales

NOES: None

ABSENT: None

ABSTAIN: None



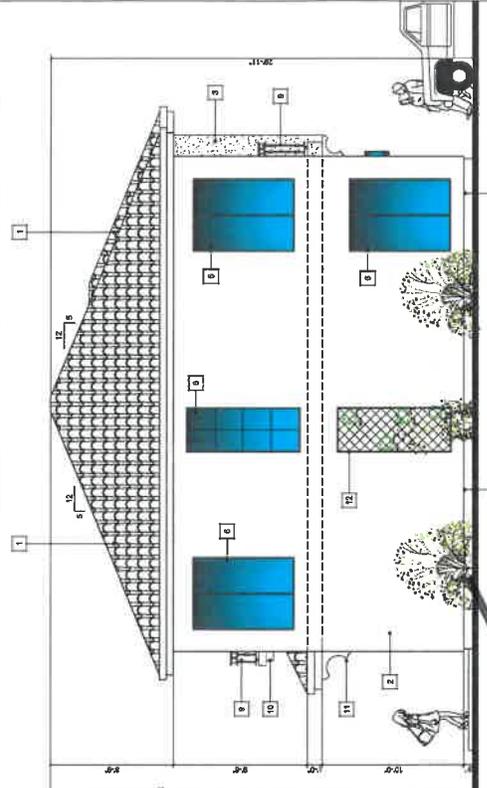
Jessica Nametz, Recording Secretary
City of San Bernardino, California

EXHIBIT “A”
APPROVED PLANS



NUMBERED KEY NOTES

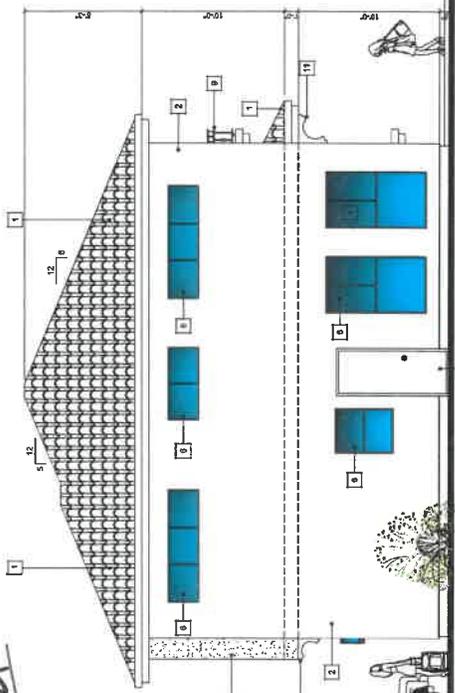
- 1. BRICK OVER ROOF. BRICK COLOR: "MARRAZZITI" (SEE "MARRAZZITI" MATERIAL SCHEDULE). BRICK COLOR: "MARRAZZITI" (SEE "MARRAZZITI" MATERIAL SCHEDULE).
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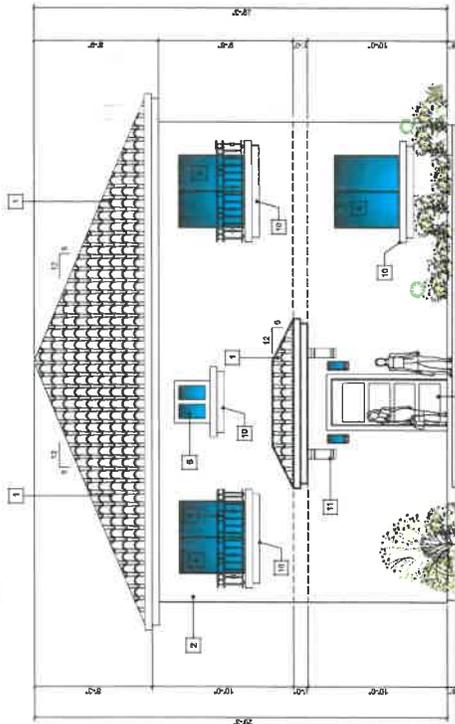
1 REAR ELEVATION
1/8"=1'-0"

City of San Bernardino Department of Planning and Economic Development
Community Planning Approved 4/12/22
By: [Signature]

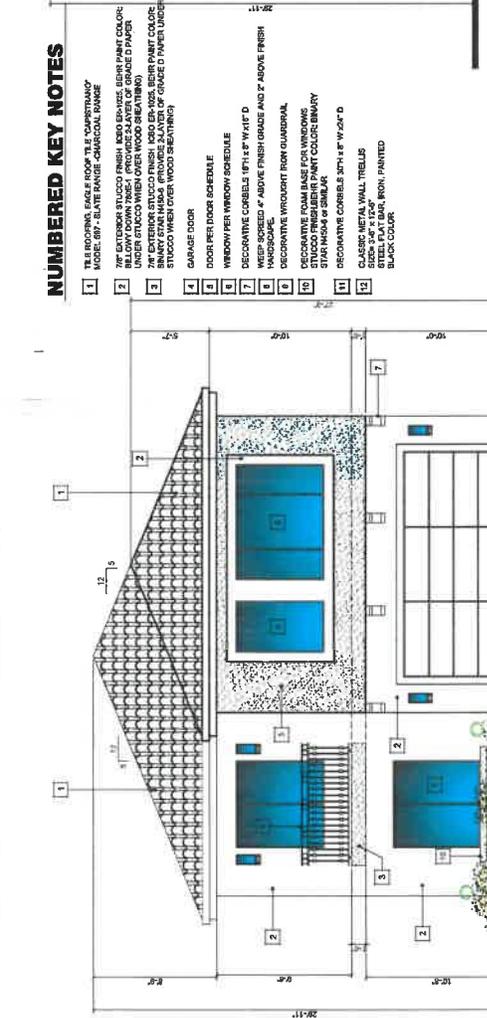
3 RIGHT ELEVATION
1/8"=1'-0"

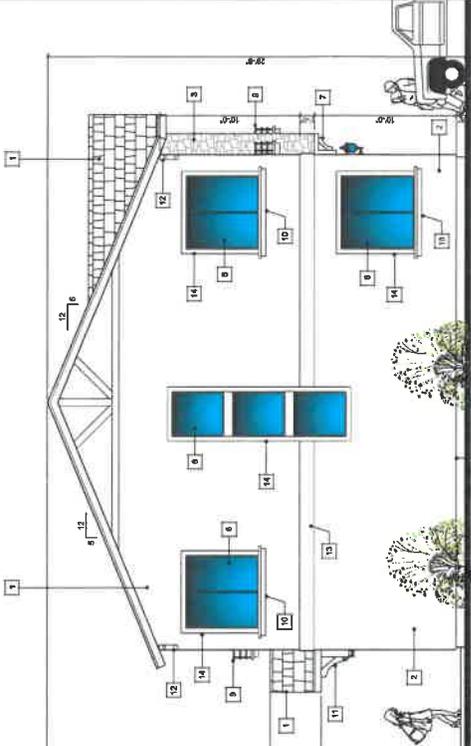


2 FRONT ELEVATION
1/8"=1'-0"

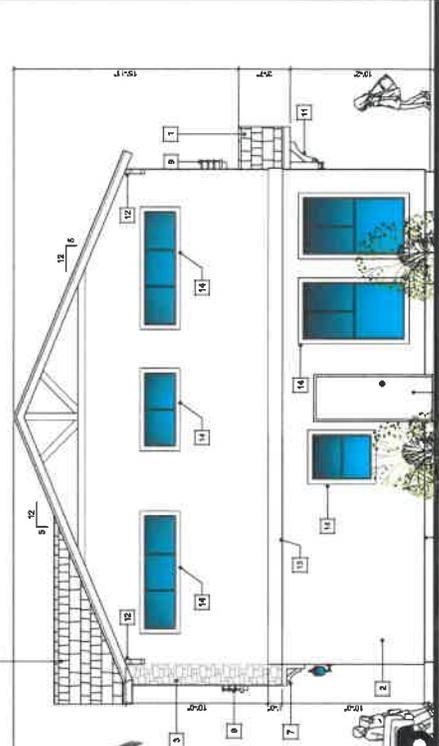


4 LEFT ELEVATION
1/8"=1'-0"

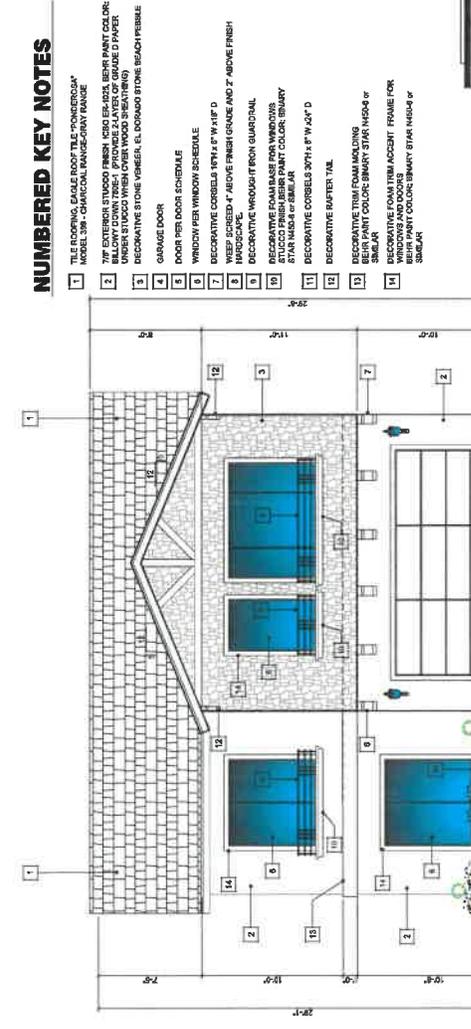




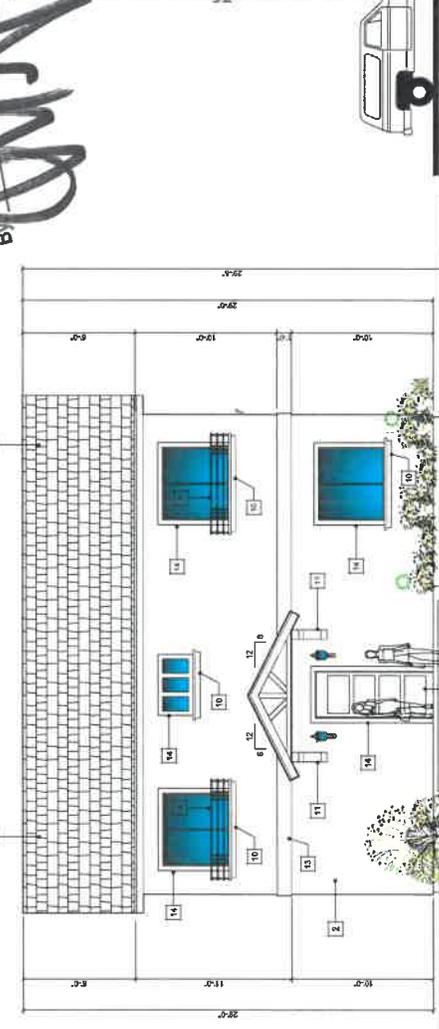
3 RIGHT ELEVATION
 1/4"=1'-0"



4 LEFT ELEVATION
 1/4"=1'-0"



1 REAR ELEVATION
 1/4"=1'-0"



2 FRONT ELEVATION
 1/4"=1'-0"

NUMBERED KEY NOTES

- 1 TILE FLOORING, GAUGE ROOF TILE "POWERLOK" MODEL 388 - CHARCOAL, RANGE-GRAY RANGE
- 2 7/8" EXTERIOR STUCCO FINISH, 1/2" GYPSUM BOARD, WHITE PANT COLOR BILLYON DOWN TRIM, 2" PROVIDE 2 LAYER OF GRADE D PAPER
- 3 DECORATIVE CORBELS 307H x 8" W x 4" D
- 4 DECORATIVE STONE CORBELS 1/2" COMPARTMENTS EACH FINISH
- 5 GARAGE DOOR
- 6 DOOR PER DOOR SCHEDULE
- 7 WINDOW PER WINDOW SCHEDULE
- 8 DECORATIVE CORBELS 307H x 8" W x 4" D
- 9 WEEP SCREED 4" ABOVE FINISH GRADE AND 2" ABOVE FINISH HANDICAP
- 10 DECORATIVE WINDOW/IRON GUARDRAIL
- 11 DECORATIVE FOAMBASE FOR WINDOWS
- 12 DECORATIVE FOAM TRIM ACCENT FRAME FOR STAR NISKA or SIMAR
- 13 DECORATIVE CORBELS 307H x 8" W x 4" D
- 14 DECORATIVE BASTER TILE
- 15 DECORATIVE TRIM FOAM MOLDING
- 16 DECORATIVE CORBELS 307H x 8" W x 4" D
- 17 DECORATIVE FOAM TRIM ACCENT FRAME FOR WINDOW AND DOORS
- 18 DECORATIVE CORBELS 307H x 8" W x 4" D
- 19 DECORATIVE CORBELS 307H x 8" W x 4" D
- 20 DECORATIVE CORBELS 307H x 8" W x 4" D
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- 37 DECORATIVE CORBELS 307H x 8" W x 4" D
- 38 DECORATIVE CORBELS 307H x 8" W x 4" D
- 39 DECORATIVE CORBELS 307H x 8" W x 4" D
- 40 DECORATIVE CORBELS 307H x 8" W x 4" D
- 41 DECORATIVE CORBELS 307H x 8" W x 4" D
- 42 DECORATIVE CORBELS 307H x 8" W x 4" D
- 43 DECORATIVE CORBELS 307H x 8" W x 4" D
- 44 DECORATIVE CORBELS 307H x 8" W x 4" D
- 45 DECORATIVE CORBELS 307H x 8" W x 4" D
- 46 DECORATIVE CORBELS 307H x 8" W x 4" D
- 47 DECORATIVE CORBELS 307H x 8" W x 4" D
- 48 DECORATIVE CORBELS 307H x 8" W x 4" D
- 49 DECORATIVE CORBELS 307H x 8" W x 4" D
- 50 DECORATIVE CORBELS 307H x 8" W x 4" D
- 51 DECORATIVE CORBELS 307H x 8" W x 4" D
- 52 DECORATIVE CORBELS 307H x 8" W x 4" D

City of San Bernardino
 Department of Planning & Economic Development
 Planning Division
 Approved
 Date:

