

RESOLUTION NO. 2019-074-PC

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**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BERNARDINO, CALIFORNIA, APPROVING SUBDIVISION 18-17 (TENTATIVE TRACT MAP 20258) ALLOWING THE SUBDIVISION OF A PARCEL CONTAINING APPROXIMATELY 1.06 ACRES INTO SIX (6) SINGLE-FAMILY RESIDENTIAL LOTS; AND APPROVING DEVELOPMENT PERMIT TYPE-P 18-08 ALLOWING THE CONSTRUCTION OF FIVE (5) SINGLE-FAMILY RESIDENCES LOCATED AT 575 N. MERIDIAN AVENUE (APN: 0142-325-04) WITHIN THE RESIDENTIAL SUBURBAN (RS) ZONE; AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

**WHEREAS**, on December 3, 2018, pursuant to the requirements of Chapter 19.66 (Subdivision Maps), Chapter 19.44 (Development Permits) and Chapter 19.04 (Residential Zones) of the City of San Bernardino Development Code, an application for Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08 and was duly submitted by:

Property Owner/Applicant: RGC Family Trust  
117 W. Las Flores Avenue  
Arcadia, CA 91007

Parcel Address: 575 N. Meridian Avenue  
APN: 0142-325-04  
Lot Area: 1.06 acres

**WHEREAS**, Subdivision 18-17 (Tentative Tract Map 20258) is a request to allow the subdivision of a parcel containing approximately 1.06 acres into six (6) single-family residential lots ranging in size from approximately 7,206 square feet to approximately 10,019 and Development Permit Type-P 18-08 is a request to allow the construction of five (5) single-family residences with attached two (2) car garages containing a total of approximately 2,667 square feet;

**WHEREAS**, the Planning Division of the Community and Economic Development Department has reviewed Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08 for consistency with the City of San Bernardino General Plan, and compliance with the City of San Bernardino Development Code;

**WHEREAS**, pursuant to requirements of the California Environmental Quality Act ("CEQA"), the Planning Division of the Community and Economic Development Department evaluated Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08 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;

**WHEREAS**, on October 23, 2019, 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 Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08 to the Planning Commission for consideration;

**WHEREAS**, on November 30, 2019, 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 Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08 would be considered;

**WHEREAS**, on December 10, 2019, 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 Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08; 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 Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08.

**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 Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08. 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 SUBDIVISION 18-17 (TENTATIVE TRACT MAP 20258)**

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 18-17 (Tentative Tract Map 20258):

**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 into six (6) single-family residential lots for the purpose of constructing five (5) single-family residences. 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 create six (6) single-family residential lots within an existing single-family 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 Single-Family Residential District and Zoning Designation in which the project site is located allow for single family residential uses. The site has been designed to adequately accommodate the needs of the five (5) proposed single family 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 is less than what the General Plan Land Use Designation or Zoning District Classification allows and will be 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 existing single-family 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 3. FINDINGS FOR DEVELOPMENT PERMIT TYPE-P 18-08:**

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 approval of Development Permit Type-P 18-08:

- 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 six (6) lot single-family residential development is a permitted land use within the Residential Suburban (RS) 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-P 18-08 and Subdivision 18-17 (Tentative Tract Map 20258) 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 Goal 3.2: Conserve and improve the existing affordable housing stock and revitalize deteriorating neighborhoods.*
- *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 six (6) lot single-family residential 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 Suburban (RS) zone, subject to the approval of a Development Permit with the appropriate Conditions of Approval and CEQA determination, and the Residential Suburban (RS) 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 six (6) lot single-family residential development will be harmonious and compatible with existing and future developments within the Residential Suburban (RS) 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 Suburban (RS) 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 six (6) lot single-family residential 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 six (6) lot single-family residential 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 six (6) lot single-family residential 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 Suburban (RS) zone, which permits single-family residential developments subject to the approval of a Development Permit. The allowable maximum density within the Single-Family Residential General Plan Designation and the Residential Suburban (RS) zone is eight (8) residential units per acre. The project proposes a total of six (6) units on a site containing a total of 1.06 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 six (6) lot single-family residential 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-P 18-08 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 proposed six (6) lot single-family residential development conforms to all applicable development standards and land use regulations of the Residential Suburban (RS) 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 4: CONDITIONS OF APPROVAL:**

The approval of Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08 shall be subject to the following Conditions of Approval:

1. This approval is to allow the subdivision of a parcel containing approximately 1.06 acres into six (6) single-family residential lots, and the construction of five (5) single-family residences with attached two (2) car garages containing a total of approximately 2,667 square feet located at 575 N. Meridian Avenue (APN: 0142-325-04) within Residential Suburban (RS) zone.
2. The project site shall be developed and maintained in accordance with the plans stamped December 10, 2019 (EXHIBIT "A"), approved by the City, which includes a tentative tract map, site plan, floor plans, exterior elevations, and preliminary grading plan on file in the Planning Division; the Conditions of Approval contained herein; and, the City's Municipal Code regulations.

3. Within two (2) years of the Development Permit and Subdivision approval, 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 year, then the permit/approval shall become null and void. However, approval of the Development Permit and Subdivision 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: December 10, 2021**

4. 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.
5. In the event this approval is legally challenged, the City will promptly notify the applicant of any claim, action or proceeding and will cooperate fully 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 or commission of the City as well as 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 and 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 Development Permit, this condition shall remain in effect if the Development Permit is rescinded or revoked, whether or not at the request of applicant.
6. 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 shall only occur Monday through Friday.
7. If the colors of the buildings or other exterior finish materials are to be modified beyond the current proposal and improvement requirements, the revised color scheme and/or finish materials shall be reviewed and approved by the Planning Division prior to commencement of work.
8. Signs are not approved as part of this permit. Prior to establishing any new signs or replacing existing signs, the applicant shall submit an application and receive approval for a Sign Permit from the Planning Division. Banners, flags, pennant, and similar signs are prohibited unless a Temporary Sign Permit is obtained.
9. The facility operator and property owner shall be responsible for regular maintenance of the project site. The site shall be maintained in a clean condition and free of litter and any other undesirable material(s). Vandalism, graffiti, trash and other debris shall be removed and cleaned up within 24 hours of being reported.

10. The project landscape plans shall be in substantial compliance with the Conceptual Landscape plan and prepared in accordance with the Development Code 19.28.120, Water Efficient Landscaping Standards.
11. Minor modification 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 refilling of the original application.
12. The project shall comply with all applicable requirements of the Building and Safety Division, Police Department, Municipal Water Department, Public Works Department, the San Bernardino County Fire Department, and the Business Registration Division.
13. All exterior lighting shall be contained within property lines and energy efficient with the option to lower or reduce usage when the facility is closed.
14. Submittal requirements for permit applications (site improvements, landscaping, etc.) to Building Plan Check and/or Land Development must include all Conditions of Approval issued with this approval, printed on the plan sheets.
15. 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.

**Land Development Division**

16. Drainage and Flood Control (Applicable at time of development)
  - a) All necessary drainage and flood control measures shall be subject to requirements of the City Engineer. The developer's Engineer shall furnish all necessary data relating to drainage and flood control.
  - b) 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.
  - c) 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.
  - d) A Preliminary Full-Categorical Water Quality Management Plan (WQMP) is conceptually approved with minor comments to incorporate into the Final WQMP Plan. Comments will be provided to the Engineer.
  - e) 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.
  - f) The City Engineer, 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.

17. Grading and Landscaping (Applicable at time of development, except for improvements in the landscape maintenance which shall be designed and bonded prior to map recording).

- a) If more than 1' of fill or 2' of cut is proposed, the site/plot/grading and drainage 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 City Engineer.
- b) Pad elevations shown on the rough and/or precise grading plan shall not vary more than 0.5 feet from the pad elevations shown on the tentative tract map and approved by the Planning Commission.
- c) If more than 5 trees are to be removed from the site, a tree removal permit conforming to the requirements of Section 19.28.090 of the Development Code shall be obtained from the Community and Economic Development Department - Planning Division prior to issuance of any grading or site development permits.
- d) If more than 5,000 cubic yards of earthwork is proposed, a grading bond will be required and the grading shall be supervised in accordance with Section 7012(c) of the uniform Building Code.
- e) If more than 1,000 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.
- f) An on-site Improvement Plan is required for this project. Where feasible, this plan shall be incorporated with the grading plan and shall conform to all requirements of Section 15.04-167 of the Municipal Code (See "Grading Policies and Procedures"). Please note that a preliminary grading plan shall be submitted with the planning entitlement submittal.
- g) 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.
- h) 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 City Engineer.
- i) The project Landscape Plan shall be reviewed and approved by the City Engineer prior to issuance of a grading permit. Submit 5 copies to the Engineering Division for Checking.

- j) 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, unless the parkway area is included in a landscape maintenance district, in which case, a separate landscape plan shall be provided.

18. Utilities (Applicable at time of development except as noted)

- 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) Each parcel shall be provided with separate water and sewer facilities so the City or the agency providing such services in the area can serve it.
- c) Backflow preventers shall be installed for any building with the finished floor elevation below the rim elevation of the nearest upstream manhole.
- d) Sewer main extensions required to serve the site shall be constructed at the Developer's expense. Sewer main extension shall be designed and bonded prior to map recording.
- e) 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.
- f) On-site Utility services shall be placed underground and easements provided as required.
- g) Existing Utilities which interfere with new construction shall be relocated at the Developer's expense as directed by the City Engineer.

19. Mapping

- a) A Final Map based upon field survey shall be recorded prior to issuance of building permit.
- b) The applicant’s surveyor/engineer shall submit a Final/Parcel Map with supporting documents for review and approval to Land Development. The Final/Parcel map shall be recorded prior to building permit issuance.
- c) The final map shall include the sewer easement along the southerly side of Lot 4 as approved by the city water department. A separate document shall be recorded as directed by the water department.

20. Improvement Completion

- a) Street, sewer, drainage improvement, traffic signals, and community facilities district landscape and irrigation plans for the entire project shall be completed, subject to the approval of the City Engineer, prior to the Map recordation.

21. Required Engineering Plans

- a) A complete submittal for plan checking shall consist of street improvement, sewer, storm drain, striping, lighting, grading, on-site landscaping and irrigation, and other plans as required.

- b) A grading permit.
- c) A Demolition Plan and Permit is required for the demolition of the existing concrete on the project site. A record of the square-footage for each of the structures shall be recorded for credit towards the Impact Fees.
- d) All public improvement plans submitted for plan check shall be prepared on the City's standard 24" x 36" sheets. Grading and on-site improvement plans shall be submitted on 24" x 36" sheets unless otherwise approved by the City Engineer. After completion of plan checking, final mylar drawings, stamped and signed by the Registered Civil Engineer in charge, shall be submitted to the City Engineer for approval.

## 22. Required Engineering Permits

- a) Grading permit.
- b) On-site improvements construction permit (except buildings - see Community and Economic Development Department - Building Division), including landscaping.
- c) Off-site improvement construction permit.

## 23. 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 fee for each set of plans will be required at time of application for plan check.
- b) The current fee schedule is available at the Public Works Counter and at <http://www.sbcity.org>

## Public Works Department

## 24. Street Improvement 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:

| <u>Street Name</u>              | Right of Way(ft.)<br>From Centerline               | Curb Line(ft)<br>From Centerline                   |
|---------------------------------|--|--|
| Meridian Avenue<br>(142-325-04) | 32' Existing<br>0' Dedication<br>"Local Collector" | 20'± Existing<br>None-Proposed<br>Per General Plan |
| Marvin Drive<br>(142-325-04)    | 30' Existing<br>0' Dedication<br>"Local Collector" | 18'± Existing<br>(20' Future)<br>Per General Plan  |

- b) Meridian Avenue: \* - \*\*

- i. 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.

- ii. The existing curb & gutter is in fair condition, the sidewalk has areas of lifting and cracking, and the driveway is cracked and broken, replace the sidewalk panels that are cracked, lifting and do not meet ADA compliance, and replace the driveways to city standards.
- iii. Construct Residential Driveway Approach per City Standard No. 203, including an accessible by-pass around the top of the drive approach.
- iv. Remove existing driveways that are not being used under the project plans and replace with Curb Gutter and Sidewalk per city Standards.
- v. When Replacing/Reconstructing Curb and Gutter panels, Construct 8" Curb and Gutter per City Standard No. 200, type "B".
- vi. When Replacing or reconstructing Sidewalk panels, Construct Sidewalk per City Standard No. 202; Case "B" (4' wide with Parkway).
- vii. 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 to California Land Surveyors Association – Monument Preservation Guidelines, Copies of Recorded Monuments/Ties shall be delivered to Public Works/Engineering.

c) Marvin Drive: \* - \*\*

- i. 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.
- ii. The existing curb & gutter is in fair condition, the sidewalk has areas of lifting and cracking, and the driveway is cracked and broken, replace the sidewalk panels that are cracked, lifting and do not meet ADA compliance, and replace the driveways to city standards.
- iii. Construct Residential Driveway Approach per City Standard No. 203, including an accessible by-pass around the top of the drive approach.
- iv. When Replacing/Reconstructing Curb and Gutter panels, Construct 8" Curb and Gutter per City Standard No. 200, type "B".
- v. When Replacing or reconstructing Sidewalk panels, Construct Sidewalk per City Standard No. 202; Case "A" (6' wide adjacent to curb).
- vi. Existing Street Light System shall be replaced to LED (SCE) Pole.
- vii. 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 to 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 indicated 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) 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.
- h) The above conditions shall comply with current codes, policies, and standards at time of construction.
- i) Prior to Certificate of Occupancy or Completion of Project all Offsite As-builts shall be submitted to Public Works.

## 25. Required Engineering Plans

- a) A complete submittal for plan checking shall consist of:
  - street improvement plans (include engineering conditions and cross sections in these plans),
  - if storm drain plans are required then public storm drains must be on a separate plan with profile, private storm drains may be shown on on-site and off-site improvement plans,
  - traffic signal plans must be submitted on a separate plan (if required by conditions or traffic reports),
  - signing and striping plan (may be on sheets included in street improvement plan, verification and approval prior to submission),
  - lighting for offsite plans (may be on sheets included in street improvement plan, verification and approval prior to submission),

- CFD Plans are required, they shall include Landscaping, Irrigation, Basins, etc. that are included in the CFD that are not listed in the plans above.
  - 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)
  - Each discipline shall have its own title sheet unless packaged as a set.
- 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](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 and/or Building Official for approval.
- d) Electronic files of all improvement plans/drawings shall be submitted to the City Engineer. The files shall be compatible with AutoCAD 2015, 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.sanbernardino.ca.us/cityhall/publicworks/engineering\\_division/design\\_policy\\_and\\_procedure\\_documents.asp](http://www.ci.sanbernardino.ca.us/cityhall/publicworks/engineering_division/design_policy_and_procedure_documents.asp)

#### 26. Required Engineering Permits

- a) Off-site improvement construction permits.
- b) Traffic Control and ROW Permits.

#### 27. 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 if the construction cost estimate varies more than 10% from the estimate submitted with the application for plan checking.
- 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\\_schedule.asp](http://www.ci.san-bernardino.ca.us/cityhall/publicworks/engineering_division/engineering_fee_schedule.asp).

28. Traffic Requirements

- a) All Traffic mitigation measures shall be implemented according to the recommendations of the City Traffic Engineer prior to Street Improvement plan approval.
- b) Prior to final inspection and release of the last three homes in the tract (or phase), the pavement on the streets adjacent to the tract shall be rehabilitated. The method and extent of rehabilitation shall be determined at time of final inspection by the City Engineer.

**San Bernardino County Fire Department**

- 29. Shall comply with all current Building, Fire Codes and Fire Department Standards requirements based on occupancy classification.
- 30. Any changes to this proposal shall require new Fire Department condition letter.
- 31. Any changes to the approved life safety system shall require plans to be submitted to the FD prior to construction including the following; (Fire Sprinklers, Fire Alarms, Underground water supply for fire protection.).
- 32. An approved water supply system, complete with street fire hydrants complying with Fire Department Standard shall be in place prior to any combustible construction.
- 33. Streets or access roads greater than 150' in length shall require cul-de-sacs or approved turnarounds per Fire Department standard. Any street exceeding 500' will require paved secondary access. (This includes construction phasing) "A" Street exceeds 600' in length.
- 34. Premise and Building identification and addressing shall be a minimum of 12 inch in height. Single Family Home addresses shall be a minimum of 4 inches in height and shall be internally illuminated during the hours of darkness.
- 35. Fire Sprinklers are required in each residence for this project. Any tenant improvements in sprinklered buildings requires a separate submittal. Please submit all plans to County Fire Department. Shall comply with all current Building, Fire Codes and Fire Department Standards requirements based on occupancy classification.

**Water Department**

- 36. If any new domestic, landscape, and/or fire services are needed a request for any old services to be abandoned must be received prior to acquisition of service credits applied to the new services.
- 37. 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 improvement plans to San Bernardino Water District's Engineering Section for review.
- 38. Sewer connection and capacity fees due prior to issuance of a building permit.

39. Relocation of the 8" VCP sewer main running through the property may be required per Rule and Regulation no. 20.
40. Services may not be shared between parcels.
41. An easement may be required if seeking water and/or sewer service from a main the property is not fronting.

**SECTION 5. PLANNING COMMISSION ACTION:**

The Planning Commission hereby takes the following action:

1. Adoption of Planning Commission Resolution No. 2019-074:
  - a. **Finding** that the approval of Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08 is exempt from CEQA review pursuant to Section 15332 of the CEQA Guidelines and direct the Planning Commission Secretary to prepare and file with the Clerk of the Board 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** Subdivision 18-17 (Tentative Tract Map 20258) and Development Permit Type-P 18-08 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 to be severable.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup> day of December 2019.

  
Elizabeth Sanchez, Chairperson  
San Bernardino Planning Commission

ATTEST:

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

**CERTIFICATION:**

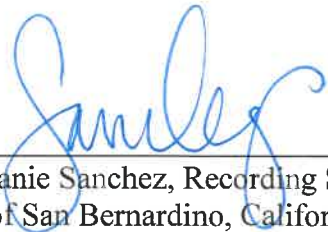
I, Stephanie Sanchez, Recording Secretary of the Planning Commission of the City of San Bernardino, California, do hereby certify that the foregoing Resolution, No. 2019-074 - PC, was duly adopted by the Planning Commission of the City of San Bernardino, California, at a regular meeting thereof held on the 10<sup>th</sup> day of December 2019, by the following vote, to wit:

AYES: Guerrero, Lopez, Sanchez, Quiel & Jones

NOES: None

ABSENT: Liang, Woolbert, Chang & Jaramillo

ABSTAIN: None



---

Stephanie Sanchez, Recording Secretary  
City of San Bernardino, California

**EXHIBIT “A”**  
**PROJECT PLANS**

Information:

## SCALE: 1/4" = 1'-0"

# THE NEW YORK PUBLIC LIBRARY

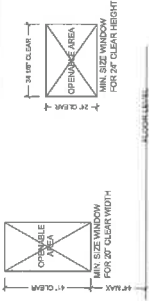
CONTINUED



CONC: 4.0% = 4.0°

| WINDOW SCHEDULE | SIZE          | TYPE     | REMARKS                      |
|-----------------|---------------|----------|------------------------------|
| ①               | 4' x 5' 0"    | UPDOWN   | DUAL GLASS                   |
| ②               | 5' 0" x 5' 0" | AL. S.D. | DUAL GLASS                   |
| ③               | 2' 0" x 5' 0" | UPDOWN   | DUAL GLASS                   |
| ④               | 3' 0" x 5' 6" | UPDOWN   | DUAL GLASS                   |
| ⑤               | 4' 0" x 6' 0" | CASSETTE | DUAL GLASS<br>TEMPERED GLASS |
| ⑥               | 4' 0" x 6' 0" | FIXED    | DUAL GLASS<br>TEMPERED GLASS |
| ⑦               | 3' 0" x 7' 0" | FIXED    | DUAL GLASS<br>TEMPERED GLASS |
| ⑧               | 4' 0" x 4' 0" | FIXED    | DUAL GLASS                   |
| ⑨               | 3' 0" x 2' 0" | FIXED    | DUAL GLASS                   |
| ⑩               | 4' 0" x 4' 0" | AL. S.D. | DUAL GLASS<br>TEMPERED GLASS |
| ⑪               | 3' 0" x 2' 0" | AL. S.D. | DUAL GLASS<br>TEMPERED GLASS |
| ⑫               | 5' 0" x 5' 0" | AL. S.D. | DUAL GLASS                   |
| ⑬               | 2' 0" x 5' 0" | UPDOWN   | DUAL GLASS                   |
| ⑭               | 2' 0" x 4' 0" | UPDOWN   | DUAL GLASS<br>TEMPERED GLASS |
| ⑮               | 1' 0" x 5' 0" | FIXED    | DUAL GLASS<br>TEMPERED GLASS |

.....



1. 20" MIN. CLEAR WIDTH
2. 24" MIN. CLEAR HEIGHT
3. 5.7 SF MIN. OPENABLE AREA
4. 44" MAXIMUM FINISHED SILL HEIGHT ABOVE FINISH FLOOR

## REFERENCES

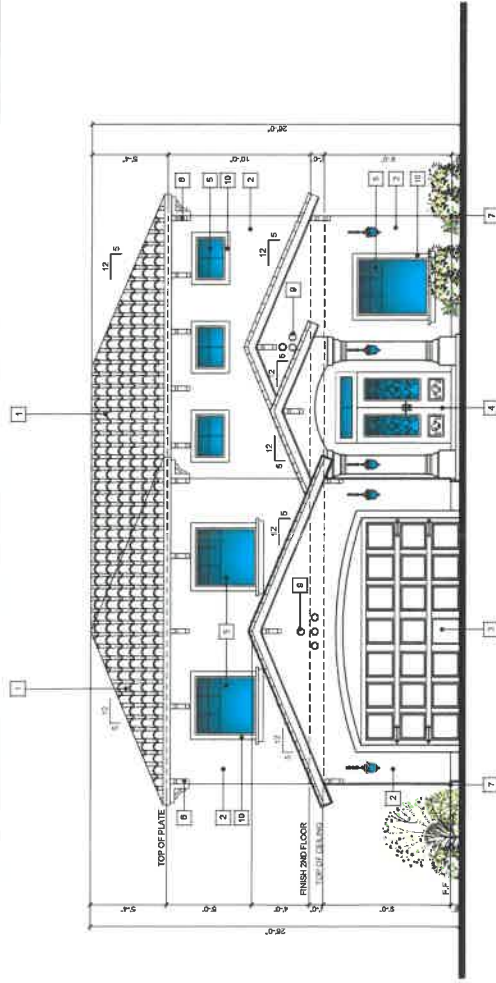
- 2x4 STUDS @ 16" O.C.

- |    |  |
|----|--|
| 1  | PROVIDE 30"X27" ATTIC ACCESS   |
| 2  | WATER CLOSET SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM   |
| 3  | FIREGLASS SLOOWER WITH 77" HIGH OF GREEN GYPSUM BOARD 3 WALLS MINIMUM  |
| 4  | CORNER VALVE SHALL BE 1/2" OF THE PRESSURE BALANCE OR TRANSDUCING VALVE WITH TYPE                                    |
| 5  | 2" MINIMUM IN FRONT OF TOILET  |
| 6  | DRYER MACHINE  |
| 7  | WASHER MACHINE   |
| 8  | IF DRYER WENT THRO THE ROOF, MAXIMUM HEIGHT SHALL BE 14' HEIGHT FOR EACH ADDITIONAL 4' ELEVATION PROVIDE MAKE UP AIR |
| 9  | TO 180 SCF PER HOUR WHEN DRYER IS INSTALLED IN ENCLOSED ROOM   |
| 10 | INSTALL THE FIRE WALL FROM R.L. TO ROOF SHEATHING 58F TYPE   |
| 11 | TRANSFORMER WITH FRESH AIR EXCHANGE EXPOSED ON 14-1180000 0.4 ENERGY FACTOR  |
| 12 | CEMENT PLASTER OR EQUAL ON WALL IS AROUND SHOWN TO 30' ABOVE DRAIN IN LINE DISBURSE TO BE 1/2" INCHES OF SWAGING OUT |
| 13 | ADJUST GOODMAN 48" X 60" SSK100015-A 4-TON, 1.31 SEER, 80.000  |
| 14 | PAINT FLOOR SHALL BE NONCOMBUSTIBLE MATERIAL AND 1 %   |
| 15 | CHANGE FLOOR SHALL BE NONCOMBUSTIBLE MATERIAL AND 1 %  |
| 16 | DOUBLE 2"X10" WITH CARBIDE DISPOSAL  |
| 17 | REFRIGERATOR SPACE   |
| 18 | TOILET CABINETS  |

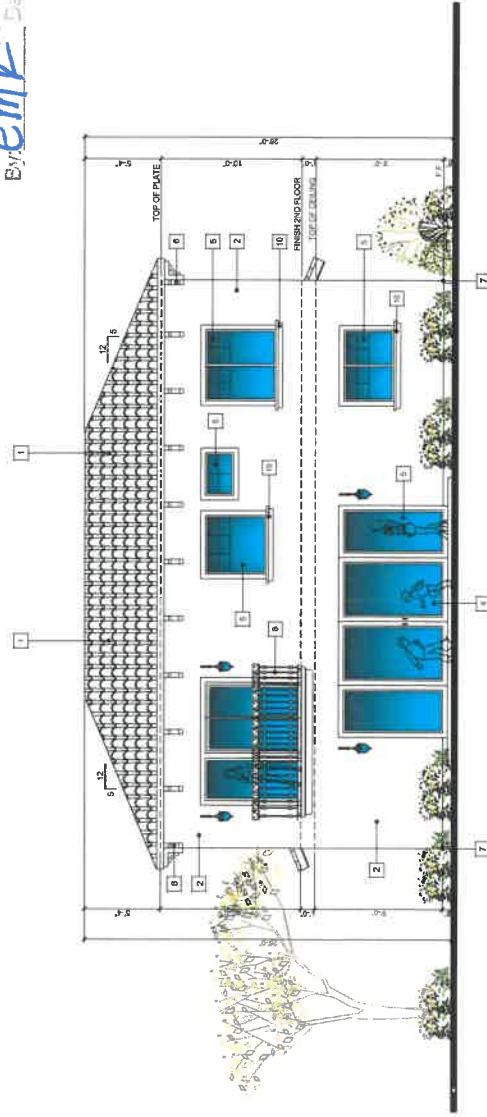
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1. CONTROL VALVE FOR SHOWERS OR TUB-SHOWERS SHALL BE ANTI-SCALDING OR THERMOSTATIC MIXING VALVE.
2. MAXIMUM FLOW RATE STANDARDS:

|                     |          |        |
|---------------------|----------|--------|
| WATER CLOSETS:      | 1.29 GPF | 60 PSI |
| SHOWERHEADS:        | 2.0 GPM  | 60 PSI |
| KITCHEN FAUCETS:    | 1.8 GPM  | 60 PSI |
| LAVATORIES FAUCETS: | 1.5 GPM  | 60 PSI |



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



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

ARCHITECTURAL STYLE: SPANISH ELECTRIC

## NUMBERED KEY NOTES

- |    |   |
|----|---|
| 1  | MODEL 3118, TERMOQUARTZ™ THE "CARPENTRY"<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA                 |
| 2  | MODEL 3118, TERMOQUARTZ™ GLOSS, COLOR: HUES OF TEINACQUA<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA |
| 3  | MODEL 3118, TERMOQUARTZ™ GLOSS, COLOR: HUES OF TEINACQUA<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA |
| 4  | MODEL 3118, TERMOQUARTZ™ GLOSS, COLOR: HUES OF TEINACQUA<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA |
| 5  | MODEL 3118, TERMOQUARTZ™ GLOSS, COLOR: HUES OF TEINACQUA<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA |
| 6  | MODEL 3118, TERMOQUARTZ™ GLOSS, COLOR: HUES OF TEINACQUA<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA |
| 7  | MODEL 3118, TERMOQUARTZ™ GLOSS, COLOR: HUES OF TEINACQUA<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA |
| 8  | MODEL 3118, TERMOQUARTZ™ GLOSS, COLOR: HUES OF TEINACQUA<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA |
| 9  | MODEL 3118, TERMOQUARTZ™ GLOSS, COLOR: HUES OF TEINACQUA<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA |
| 10 | MODEL 3118, TERMOQUARTZ™ GLOSS, COLOR: HUES OF TEINACQUA<br>TILE, 3/16" x 18" x 24" GLOSS, COLOR: HUES OF TEINACQUA |

NEW 5 SINGLE FAMILY  
RESIDENCES

## V



VOICED OBSTRUENT PLAIN

**APPLICANT / DEVELOPER**  
RGC FAMILY TRUST  
117 W LAS FLORES AVE  
ARCADIA, CA 91007

**PROJECT ADDRESS:**  
575 N MERIDIAN AVE  
SAN BERNARDINO COUNTY

DATE \_\_\_\_\_

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
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|      |  |
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| NAME |  |
| BY   |  |

NOIS

REMARKS

[illegible]

**AEC | Mareno Corp.**  
1430 E COOLEY DR. SUITE 120  
COLTON, CA 92324

Office: (905) 440-2855  
Fax: (905) 533-2263

RECEIVED  
NO. 5  
DOCT 13  
EXP. 04/30/70  
CIVIL  
MCC

HÉCTOR M. MORENO R.C.E.

DATE: 11-07-18

A-3

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| 1  | TYPE DOORING: ELEGANT WOOD: TYPE "DAIRYFRANK"        |
| 2  | MODEL 1198 THERMOGLASS A COLOR: JAMES OF THERMOGLASS |
| 3  | TYPE DOORING: ELEGANT WOOD: TYPE "DAIRYFRANK"        |
| 4  | MODEL 1198 THERMOGLASS A COLOR: JAMES OF THERMOGLASS |
| 5  | TYPE DOORING: ELEGANT WOOD: TYPE "DAIRYFRANK"        |
| 6  | MODEL 1198 THERMOGLASS A COLOR: JAMES OF THERMOGLASS |
| 7  | TYPE DOORING: ELEGANT WOOD: TYPE "DAIRYFRANK"        |
| 8  | MODEL 1198 THERMOGLASS A COLOR: JAMES OF THERMOGLASS |
| 9  | TYPE DOORING: ELEGANT WOOD: TYPE "DAIRYFRANK"        |
| 10 | MODEL 1198 THERMOGLASS A COLOR: JAMES OF THERMOGLASS |

|                        |   |
|------------------------|---|
| APPLICANT / DEVELOPER: | ROC FAMILY TRUST<br>117 W LAS FLORES AVE<br>ARCADIA, CA 91007 |
| PROJECT ADDRESS:       | 675 N MERRIDIAN AVE<br>SAN BERNARDINO, CA 92410               |

[illegible]

**AEC | Moreno Corp.**  
1430 E COOLEY DR. SUITE 120  
COTTON, CA 92324  
Office: (909) 440-2855  
Fax: (909) 440-2855



DATE: 11-07-18  
EXP. 05/30/20  
HECTOR M. MORENO R.C.E.  
1. *Abelardo Moreno*

SHEET NO: A-4

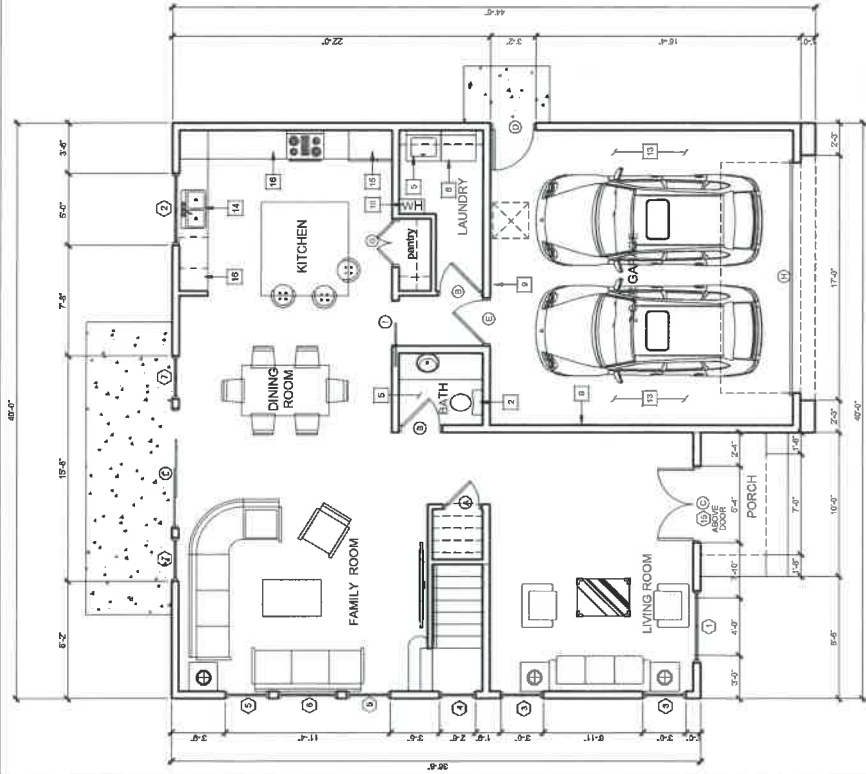
**reference:**



City of San Bernardino  
Community Development Department  
Planning Division  
By: Emk Date: 12/10/19 Approved: \_\_\_\_\_



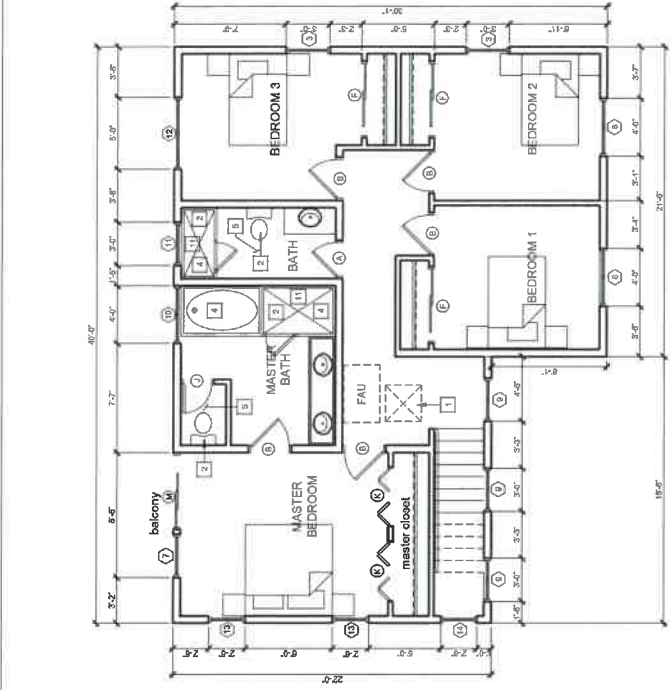
By: *Emk* Approved  
Date: 12/10/19



1ST STORY FLOOR PLAN (MODEL B)

RESIDENTIAL GREEN CODE NOTES

- A) ALL PLUMBING FITTINGS SHALL BE SUPPLIED WITH WATER CONSERVING FIXTURES (NEW WATER CLOSET, 1.28 GALLONS PER FLUSH AND 1.6 GALLONS PER FLUSH FOR EXISTING NON-COMPLIANT) SHOWER OR MAXI-TYPE SHOWERHEADS SHALL BE 2.0 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW 2.0 GALLONS PER MINUTE AT 80 PSI. KITCHEN FAUCETS SHALL BE DESIGNED TO ALLOW 1.5 GALLONS PER MINUTE AT 80 PSI. KITCHEN FAUCETS SHALL BE DESIGNED TO ALLOW 1.5 GALLONS PER MINUTE AT 80 PSI. KITCHEN FAUCETS SHALL BE DESIGNED TO ALLOW 1.5 GALLONS PER MINUTE AT 80 PSI.
- B) OUTDOOR WATER USE FOR IRRIGATION SHALL HAVE ORIGATION CONTROLLER THAT AUTOMATICALLY ADJUST IN RESPONSE TO WEATHER OR SOIL MOISTURE-BASED CONDITIONS.
- C) ROOF PROOFING OF ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES OR OPENINGS AT EXTERIOR WALL WITH GEMENTY MORTAR OR SIMILAR METHODS.
- D) EXTERIOR FINISHES PER TABLE A.8.4.1, SEALANTS TABLE A.8.4.2, GALLUMS, PAINTS, COATINGS TABLE A.8.4.3 (SEE TABLES ON SHEET C-1).
- E) BUILDING WOOD FRAMING WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED AND SHALL NOT EXCEED 19% MOISTURE CONTENT.
- F) BATHROOM FANS SHALL BE ENERGY STAR STANDARD AND BE DUCTED TO EXTERIOR. EXTERIOR VENTING SHALL BE INSTALLED AND MUST BE CONTROLLED BY HUMIDITY CONTROLS.



2ND STORY FLOOR PLAN (MODEL B)

SCALE 1/4" = 1'-0"

| DOOR | SIZE           | TYPE                          | REMARKS       |
|------|----------------|-------------------------------|---------------|
| 1    | 2'-4" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 2    | 2'-6" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 3    | 5'-0" x 6'-6"  | SOLID CORE TEMP. & INS. GLASS | SWING         |
| 4    | 3'-0" x 6'-6"  | SOLID CORE                    | SWING         |
| 5    | 3'-0" x 6'-6"  | SOLID CORE 1 3/4" MIN.        | SWING         |
| 6    | 5'-0" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 7    | 5'-0" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 8    | 5'-0" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 9    | 16'-0" x 7'-2" | GARAGE DOOR                   | PRE-FAB METAL |
| 10   | 3'-0" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 11   | 2'-0" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 12   | 4'-0" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 13   | 5'-0" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 14   | 5'-0" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |
| 15   | 5'-0" x 6'-6"  | WOOD H.C.                     | WOOD H.C.     |

| WINDOW | SIZE          | TYPE     | REMARKS    |
|--------|---------------|----------|------------|
| 1      | 5'-0" x 5'-0" | UPDOWN   | DUAL GLASS |
| 2      | 5'-0" x 5'-0" | AL. SLD. | DUAL GLASS |
| 3      | 3'-0" x 5'-0" | UPDOWN   | DUAL GLASS |
| 4      | 2'-0" x 5'-0" | UPDOWN   | DUAL GLASS |
| 5      | 3'-0" x 5'-0" | CASEMENT | DUAL GLASS |
| 6      | 4'-0" x 5'-0" | FIXED    | DUAL GLASS |
| 7      | 3'-0" x 5'-0" | FIXED    | DUAL GLASS |
| 8      | 4'-0" x 5'-0" | AL. SLD. | DUAL GLASS |
| 9      | 3'-0" x 5'-0" | FIXED    | DUAL GLASS |
| 10     | 4'-0" x 5'-0" | AL. SLD. | DUAL GLASS |
| 11     | 3'-0" x 5'-0" | AL. SLD. | DUAL GLASS |
| 12     | 5'-0" x 5'-0" | UPDOWN   | DUAL GLASS |
| 13     | 2'-0" x 5'-0" | UPDOWN   | DUAL GLASS |
| 14     | 2'-0" x 5'-0" | UPDOWN   | DUAL GLASS |
| 15     | 1'-0" x 5'-0" | FIXED    | DUAL GLASS |

EMERGENCY ESCAPE / EXIT WINDOW



WALL SCHEDULE

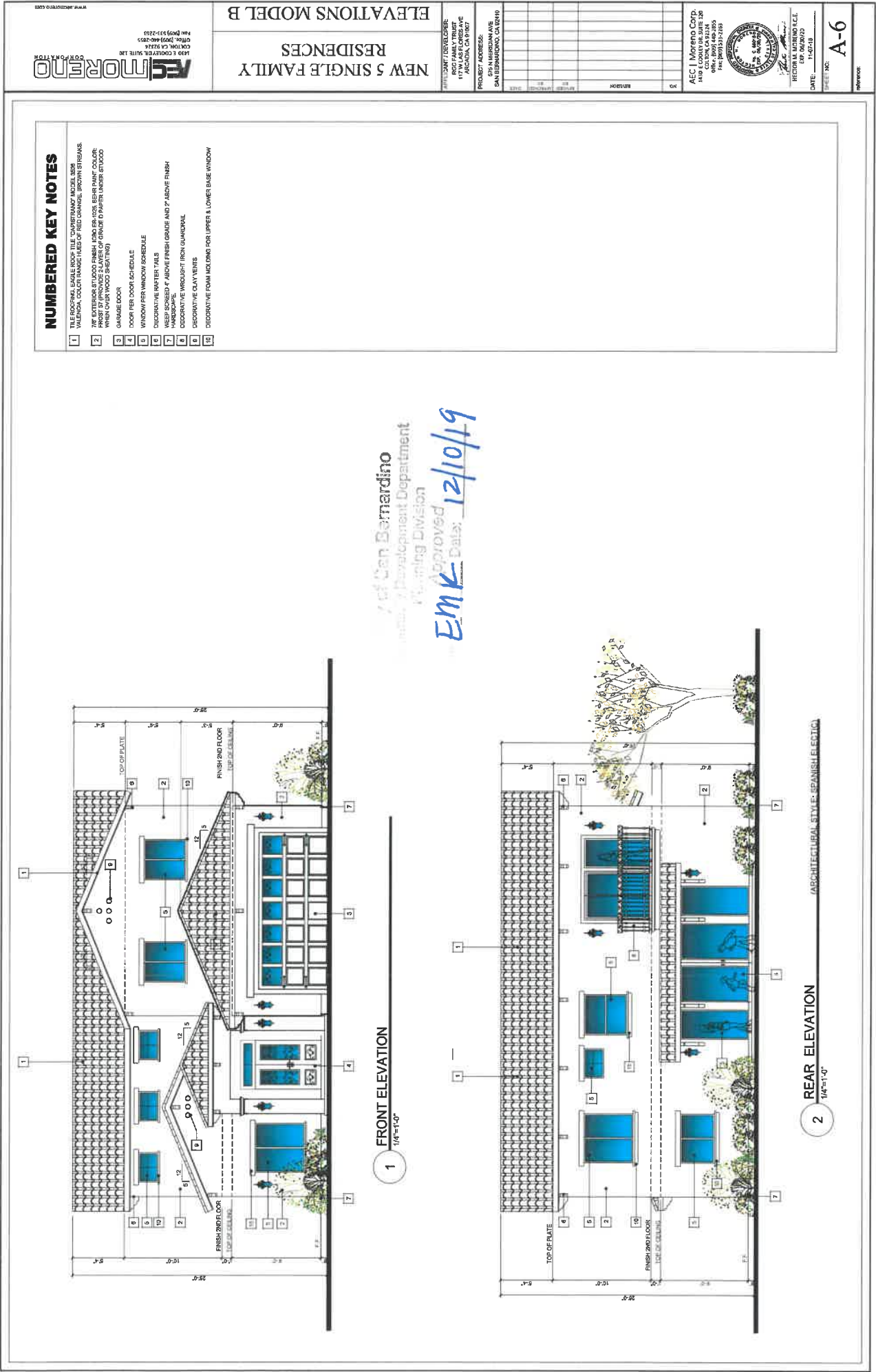
|                     |
|---------------------|
| 24 STUDS @ 16" O.C. |
| 24 STUDS @ 16" O.C. |

NUMBERED KEY NOTES

- 1. PROVIDE 30"x30" AT TIC ACCESS
- 2. WATER CLOSET SHALL BE 1.28 GALLONS PER FLUSH- MAXIMUM
- 3. EXTERIOR SHOWER WITH 7' HIGH OF GREEN SYSTEM BOARD WALLS MINIMUM
- 4. CONTROL VALVE SHALL BE OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE
- 5. 24" MINIMUM IN FRONT OF TOILET
- 6. DRYER MACHINE
- 7. WASHER MACHINE
- 8. #2 DOWNVENT. THROUGH THE ROOF. MAXIMUM LENGTH SHALL BE 14' FOR EACH ADDITIONAL 8' ELEVATION PROVIDE NAME-CLIP AIR EXHAUSTING 100 SQ. INCHES WHEN DRYER IS INSTALLED IN ENCLOSED ROOM.
- 9. INSTALL 1/2" RISER WALL FROM E.R. TO ROOF SHEATHING 8" TYPE
- 10. 7/8" TYPE BOARD GARAGE SIDE
- 11. 7/8" TYPE BOARD GARAGE SIDE
- 12. 1/2" TYPE BOARD GARAGE SIDE
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- 100. 1/2" TYPE BOARD GARAGE SIDE

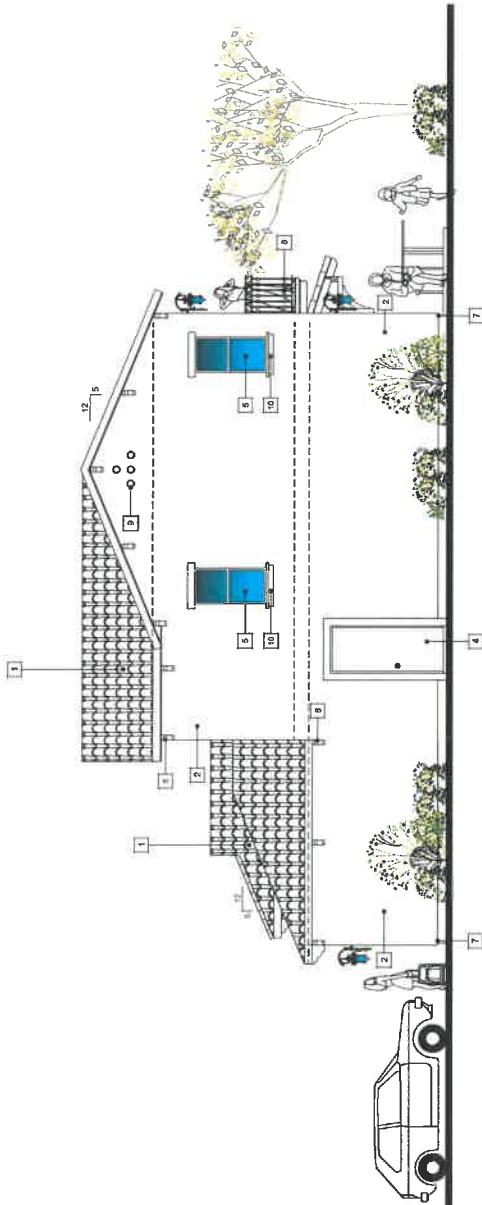
PLUMBING NOTES

- 1. CONTROL VALVE FOR SHOWERS OR TUB-SHOWERS SHALL BE ANTI-SCALDING OR THERMOSTATIC MIXING VALVE
- 2. MAXIMUM FLOW RATE STANDARDS:
  - WATER CLOSET: 1.28 GPM
  - SHOWERHEAD: 2.0 GPM
  - SHOWERHEAD: 2.0 GPM
  - KITCHEN FAUCETS: 1.5 GPM
  - LAVATORY FAUCETS: 1.5 GPM
- 3. DOUBLE SINK WITH GARBAGE DISPOSAL
- 4. REFRIGERATOR SPACE
- 5. KITCHEN CABINETS



**NUMBERED KEY NOTES**

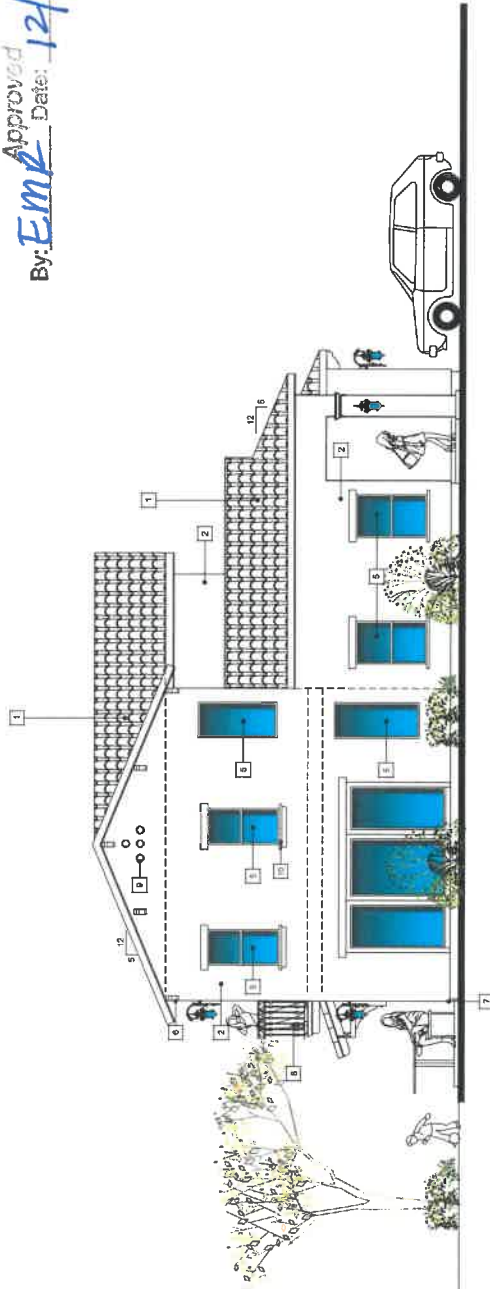
- 1 TILE ROOFING, EAGLE ROOF TILE "CHRISTIAN" MODEL 3020
- 2 VALENCIA COLOR RANGE "LUS OF RED ORANGE, BROWN, STRAW"
- 3 7/8" EXTERIOR STUCCO FINISH, ICBO (BN-025, BEIR) PAINT COLOR
- 4 1/2" EXTERIOR STUCCO FINISH, ICBO (BN-025, BEIR) PAINT COLOR
- 5 GARAGE DOOR
- 6 DOOR PER DOOR SCHEDULE
- 7 WINDOW PER WINDOW SCHEDULE
- 8 DECORATIVE BUTTER FALS
- 9 WEEP SCREED, 7" ABOVE FINISH GRADE AND 2" ABOVE FINISH
- 10 HANDSCAPE
- 11 DECORATIVE WROUGHT IRON GUARDRAIL
- 12 DECORATIVE CLAY VENTS
- 13 DECORATIVE FORM MOLDING FOR UPPER & LOWER BASE WINDOW



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

City of San Bernardino  
Community Development Department  
Planning Division

By: *Emk* Approved Date: 12/10/19



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

**NEW 5 SINGLE FAMILY  
RESIDENCES  
ELEVATIONS MODEL B**

APPLICANT/DEVELOPER:  
RDC FAMILY TRUST  
17000 WILLOW AVE  
ARCA, CA 91007

PROJECT ADDRESS:  
575 N BERNARD AVE  
SAN BERNARDINO, CA 92410

REVISION  
DATE  
BY  
REASON

ASCI I Moreno Corp.  
1400 COLTON AVE  
COLTON, CA 92326  
PH: (909) 533-2325  
FAX: (909) 533-2326



PROJECT NO.:  
DATE: 12-01-19

SHEET NO.:  
**A-7**

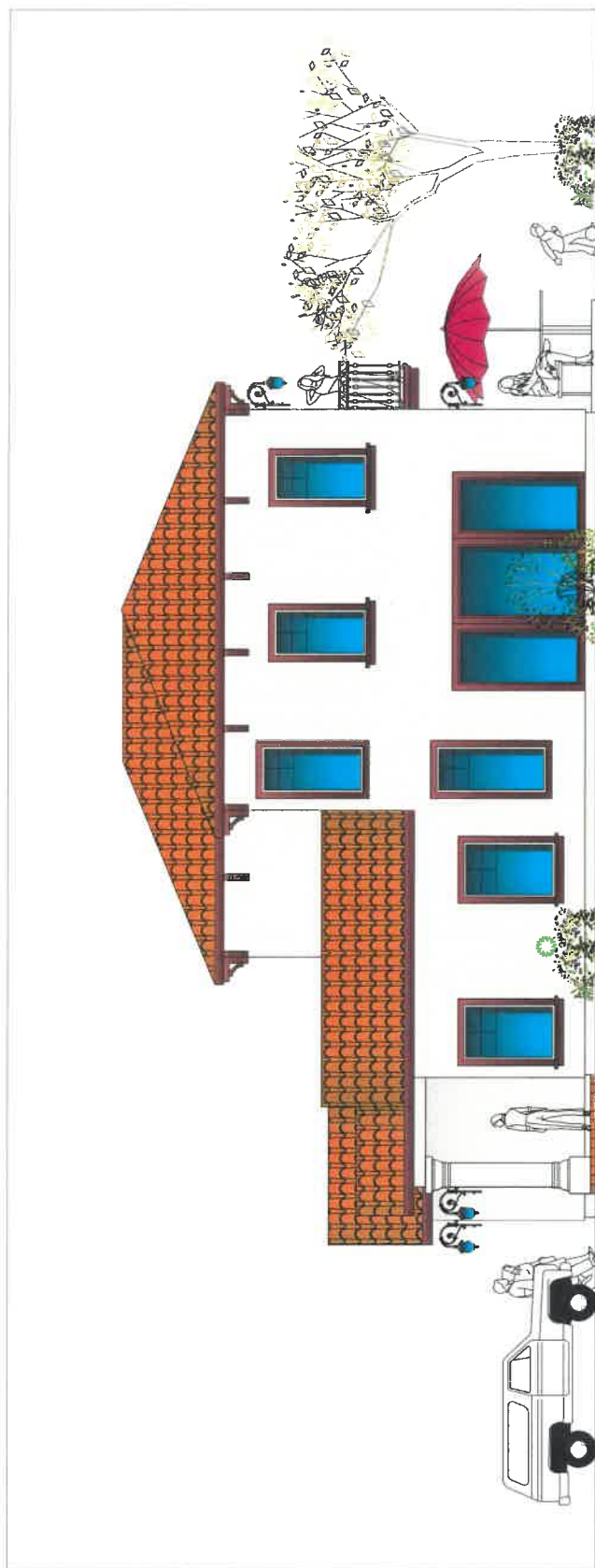
**ASCI I MORENO**  
CORPORATION  
1400 COLTON AVE  
COLTON, CA 92326  
PH: (909) 533-2325  
FAX: (909) 533-2326



Approved  
By: EMK Date: 12/10/19

no reference.





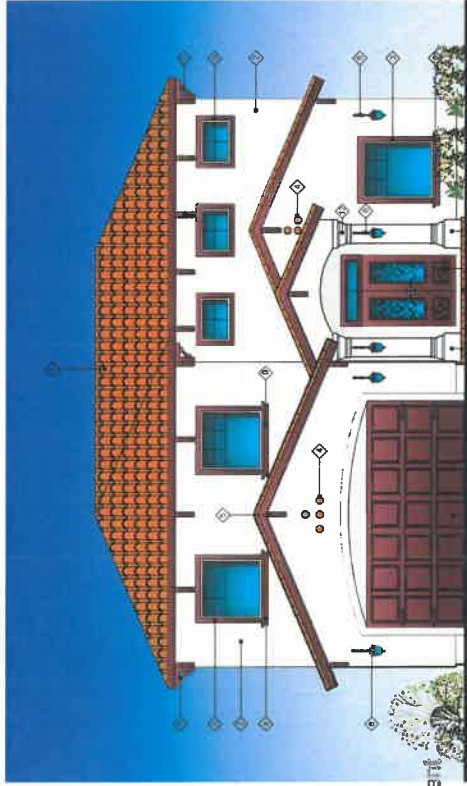
RIGHT ELEVATION-MODEL A

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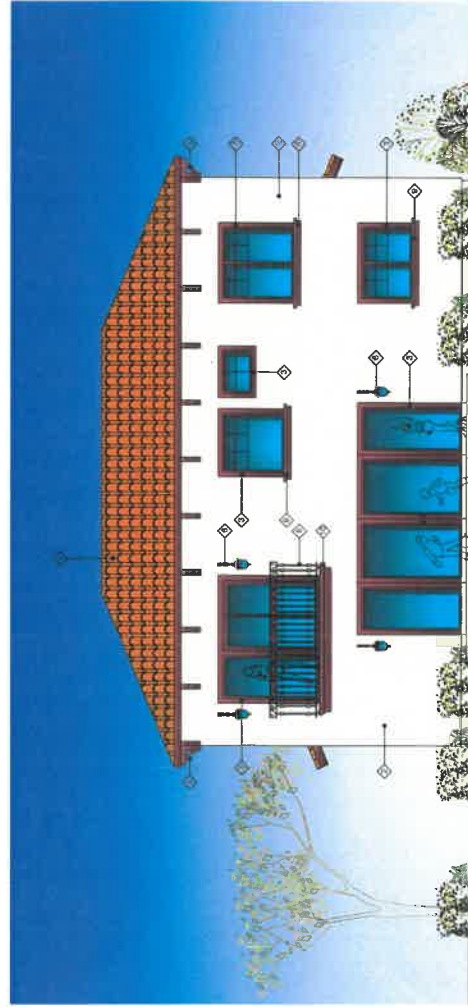
City of San Bernardino  
Community Development Department  
Planning Division  
Approved  
By: EMK Date: 12/10/19

# COLOR AND MATERIAL BOARD

NEW RESIDENTIAL DEVELOPMENT OF 5 SINGLE FAMILY RESIDENCE  
575 N. MERIDIAN AVESAN BERNARDINO, CA 92410



1 FRONT ELEVATION (MODEL A)  
1/4"=1'-0"



2 REAR ELEVATION (MODEL A)  
1/4"=1'-0"

## COLORS & MATERIALS

| SYM | DESCRIPTION  | MATERIAL |
|-----|--|----------|
| 1   | SHINGLE ROOF TILE "CARIBBEAN"<br>COLOR: "HISPAU" TERRAZZOTA GOLD FLAMBED         |          |
| 2   | EXTERIOR STUCCO FINISH<br>BEHR PAINT COLOR: NAVAJO WHITE Z2                      |          |
| 3   | DECORATIVE FOAM TRIM FOR WINDOWS AND DOORS<br>COLOR: DEBENTIST CHOCOLATE-HIGH-54 |          |
| 4   | SPANISH STYLE TERRAZZOTA GLAZ VENTS  |          |
| 5   | DECORATIVE MATERIAL -<br>COLOR: DEBENTIST CHOCOLATE-HIGH-54                      |          |
| 6   | RELIABLE DOWNSPOUTS OUTDOOR WALL LIGHT<br>COLOR: BRONZE FINISH                   |          |
| 7   | GLASSY GALLERY COLLECTION (GALLERY DOOR)<br>COLOR: ULTRA GRAY WALNUT             |          |
| 8   | WROUGHT IRON GLASS RAIL<br>COLOR: BURNISHED FINISH                               |          |
| 9   | DECORATIVE FOAM BASE FOR WINDOWS<br>COLOR: DEBENTIST CHOCOLATE-HIGH-54           |          |
| 10  | DECORATIVE FOAM MOLDING<br>COLOR: DEBENTIST CHOCOLATE-HIGH-54                    |          |
| 11  | OUTLET OF 6" CERAMIC FLOOR TILE<br>COLOR: RED FLAME                              |          |
| 12  | TUJONIA STYLE COLUMN HOLDING   |          |
| 13  | EXTERIOR DOUBLE DOOR SPANISH STYLE<br>COLOR: BROWN                               |          |

NEW 5 SINGLE FAMILY  
RESIDENCES  
MATERIAL SAMPLE BOARD

APPLICANT/DEVELOPER  
RICO FAMILY TRUST  
1100 E. COLEY DR. SUITE 120  
SAN BERNARDINO, CA 92410

PROJECT ADDRESS  
575 N. MERIDIAN AVE  
SAN BERNARDINO, CA 92410

DATE  
12/10/19

SCALE  
1/4"=1'-0"

REVISION

NO.

DATE

BY

FOR

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APCI MORENO CORP.  
1100 E. COLEY DR. SUITE 120  
SAN BERNARDINO, CA 92410  
TEL: (909) 332-2251  
FAX: (909) 332-2251

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NEW 5 SINGLE FAMILY  
RESIDENCES  
COLOR ELEVATIONS

APPLICANT / DEVELOPER:  
ROC FAMILY TRUST  
117 W LAS FLORES AVE  
ARCADIA, CA 91007

PROJECT ADDRESS:  
575 N MERIDIAN AVE  
SAN BERNARDINO, CA 92410

|       |                |                 |  |          |   |
|-------|----------------|-----------------|--|----------|---|
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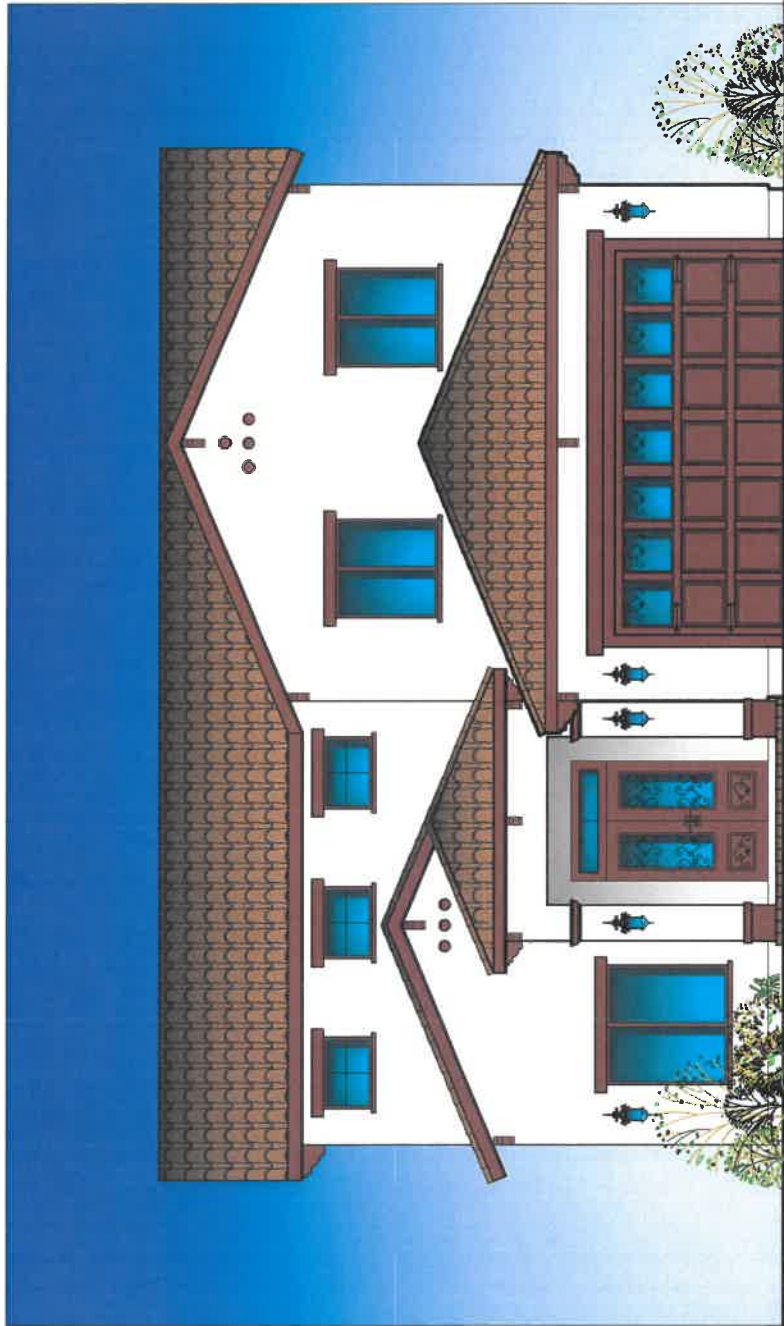
**AEC | Moreno Corp.**  
1430 E COOLY DR, SUITE 120  
COLTON, CA 92324  
Office: (909) 440-2855  
Fax: (909) 533-2263



DATE: 11-05-10  
HECTOR M. MORENO R.C.E.  
EXP. 06/30/20

SHEET NO.:

References:



## FRONT ELEVATION-MODEL B

4

 $1/4"=1'-0"$ 

City of San Bernardino  
Community Development Department  
Planning Division

Approved By: Emk Date: 12/10/19



|     |          |                           |
|-----|----------|---------------------------|
| NO. | DATE     | REVISION                  |
| 1   | 01/10/19 | ISSUED FOR PERMIT         |
| 2   | 01/10/19 | REVISED PER CITY COMMENTS |
| 3   | 01/10/19 | REVISED PER CITY COMMENTS |
| 4   | 01/10/19 | REVISED PER CITY COMMENTS |
| 5   | 01/10/19 | REVISED PER CITY COMMENTS |
| 6   | 01/10/19 | REVISED PER CITY COMMENTS |
| 7   | 01/10/19 | REVISED PER CITY COMMENTS |
| 8   | 01/10/19 | REVISED PER CITY COMMENTS |
| 9   | 01/10/19 | REVISED PER CITY COMMENTS |
| 10  | 01/10/19 | REVISED PER CITY COMMENTS |



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

City of San Bernardino  
 Community Development Department  
 Planning Division  
 By: *EMP* Approved Date: 12/10/19

NEW 5 SINGLE FAMILY  
RESIDENCES  
COLOR ELEVATIONS

APPLICANT / DEVELOPER:  
ROC FAMILY TRUST  
117 W LAS FLORES AVE  
ARCADIA, CA 91007

**PROJECT ADDRESS:**  
575 N MERIDIAN AVE  
SAN BERNARDINO, CA 92410

SAN BERNARDINO, CA 92410

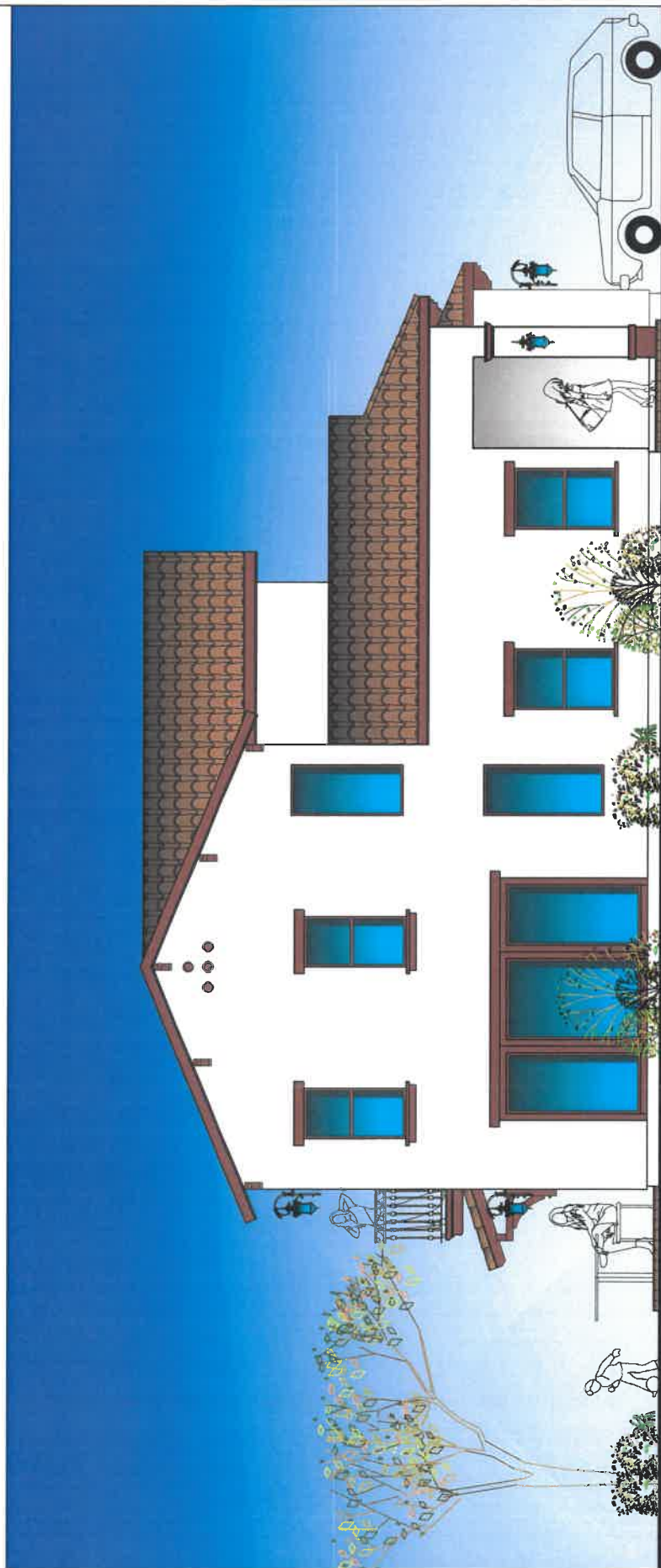
**AEC | Moreno Corp.**  
1430 E COOLEY DR. SUITE 120  
COSTON, CA 92324  
Office: (909) 440-2855  
Fax: (909) 533-2363



DATE: 11-05-18  
EXP. 06/30/20  
HECTOR M. MORENO R.C.E.  
[Signature]

UNIT NO.

1



## LEFT ELEVATION MODEL B

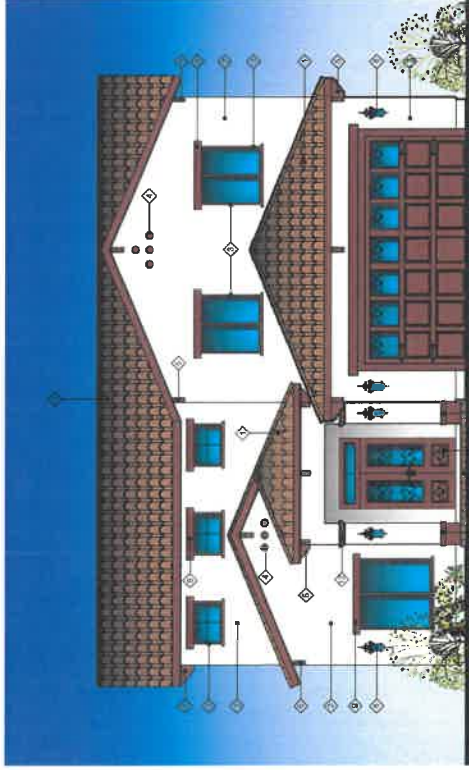
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1/4"=1'-0"

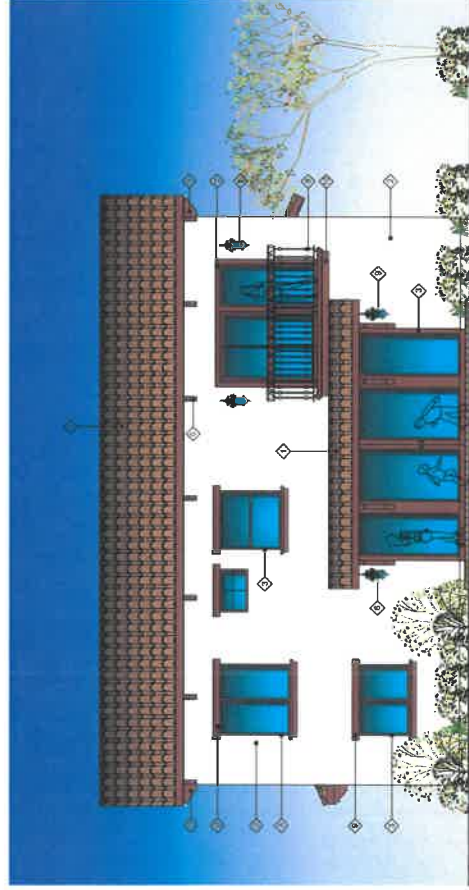
City of San Bernardino  
Community Development Department  
Planning Division

By: Emr Date: 12/10/19

COLOR AND MATERIAL BOARD  
NEW RESIDENTIAL DEVELOPMENT OF 5 SINGLE FAMILY RESIDENCE  
575 N. MERIDIAN AVE. SAN BERNARDINO, CA 92410



1 FRONT ELEVATION (MODEL B)  
1/4" = 1'-0"



2 REAR ELEVATION (MODEL B)  
1/4" = 1'-0"

COLORS & MATERIALS

| NO. | DESCRIPTION   | MATERIAL |
|-----|---|----------|
| 1   | EXTERIOR TILE "CARISTANO"<br>MODEL 5009 - VALENCIA<br>COLOR: HUB OF RED ORANGE BROWN BREAKS |          |
| 2   | EXTERIOR STUCCO FINISH -<br>BEST PAINT COLOR: TRIST WHITE 37                                |          |
| 3   | DECORATIVE FOAM TRIM FOR WINDOWS<br>COLOR: DEATH BY CHOCOLATE-M01-S4                        |          |
| 4   | SPANISH STYLE TERRAZZOTTA CLAY VENTS<br>COLOR: DEATH BY CHOCOLATE-M01-S4                    |          |
| 5   | DECORATIVE RAFTER TAIL -<br>COLOR: DEATH BY CHOCOLATE-M01-S4                                |          |
| 6   | CASA MARSEILLE OUTDOOR WALL LIGHT<br>COLOR: BRONZE FINISH                                   |          |
| 7   | CLAYWAY GALLERY COLLECTION GARAGE DOOR<br>COLOR: ULTRA DRAIN WALNUT                         |          |
| 8   | WROUGHT IRON GUARDRAIL -<br>COLOR: DARK BRONZE FINISH                                       |          |
| 9   | DECORATIVE FOAM BASE FOR WINDOWS<br>COLOR: DEATH BY CHOCOLATE-M01-S4                        |          |
| 10  | DECORATIVE FOAM MOLDING<br>COLOR: DEATH BY CHOCOLATE-M01-S4                                 |          |
| 11  | DAL'TIE 6"X 6" CERAMIC FLOOR TILE<br>COLOR: MATTER ARTISAN BROWN                            |          |
| 12  | DECORATIVE COLUMN MOLDING<br>COLOR: DEATH BY CHOCOLATE-M01-S4                               |          |
| 13  | EXTERIOR DOUBLE DOOR SPANISH STYLE<br>COLOR: BROWN  |          |
| 14  | BRACKET<br>COLOR: DEATH BY CHOCOLATE-M01-S4   |          |

ACE MORENO  
CORPORATION  
1420 E. COLLEGE AVE. SUITE 120  
OAKLAND, CA 94612  
OFFICE: (909) 449-2100  
FAX: (909) 333-7249

NEW 5 SINGLE FAMILY  
RESIDENCES  
MATERIAL SAMPLE BOARD

APPLICANT / DEVELOPER:  
RSC FAMILY TRUST  
17100 E. 15TH AVE  
ARCADIA, CA 91701

PROJECT ADDRESS:  
575 N. MERIDIAN AVE  
SAN BERNARDINO, CA 92410

|     |      |          |
|-----|------|----------|
| NO. | DATE | REVISION |
| 1   |      |          |
| 2   |      |          |
| 3   |      |          |
| 4   |      |          |
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| 9   |      |          |
| 10  |      |          |
| 11  |      |          |
| 12  |      |          |
| 13  |      |          |
| 14  |      |          |

ACE Moreno Corp.  
1420 E. COLLEGE AVE. SUITE 120  
OAKLAND, CA 94612  
OFFICE: (909) 449-2100  
FAX: (909) 333-7249



TICORAL MORENO S.C.L.  
1420 E. COLLEGE AVE  
OAKLAND, CA 94612  
DATE: 12/10/19

SHEET NO.  
MSB (B)  
PROJECT NO.

City of San Bernardino  
Community Development Department  
Planning Division  
Approved  
By: *Emk* Date: *12/10/19*

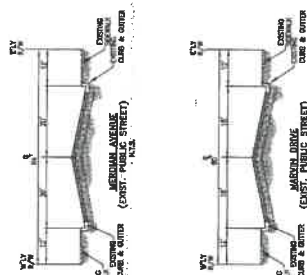
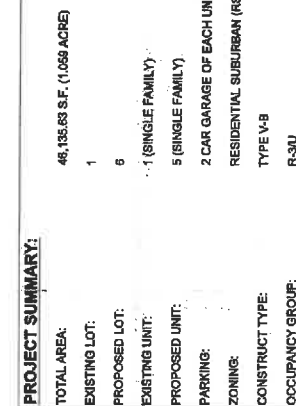
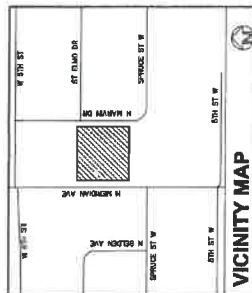
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LOT 79 OF TRACT NO. 4755, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGE 50 OF MAPS, IN THE OFFICE OF COUNTY RECORDED OF SAID COUNTY.

**FOR SINGLE FAMILY PURPOSES**

**City of San Bernardino  
Community Development Department  
Planning Division**

By: Emk Date: 12/10/19



**OWNER:**  
RGC FAMILY TRUST  
117 W LAS FLORES AVE  
ARCADIA, CA 91007  
TEL: 626-226-3088

**PREPARED BY:**  
JACK LEE, R.C.E., 40870  
CAL LAND ENGINEERING, INC.  
578 E. LAMBERT ROAD  
BREA, CALIFORNIA 92821

**BENCHMARK:**  
CITY BENCHMARK N  
ELEVATION: 365.452

ADD 1000' TO ALL ELEVATIONS TO OBTAIN  
CORRECT ELEVATION

**BASIS OF BEARING:**  
CENTERLINE OF MERIDIAN AVE N 00°04'50" W  
PER TRACT NO 4755 M.B. 61/50

**UTILITY SERVICES:**

- SAN BERNARDINO MUNICIPAL WATER DEPARTMENT (909-384-5065)
- SAN BERNARDINO MUNICIPAL WATER DEPARTMENT SEWER (909-384-5065)
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO. (909-385-4855)
- TELEPHONE - AT&T (909-385-4855)
- SCHOOL (909-384-2020)
- FIRE (909-381-1100)
- SHERIFF (909-384-5286)
- REFUSE (909-383-5311)
- BURETIC WASTE INDUSTRIES (909-404-4272)

**BENCHMARK:**  
CITY BENCHMARK NO. G1-17  
ELEVATION: 365.452'

ADD 1000' TO ALL ELEVATIONS TO OBTAIN  
CORRECT ELEVATION

**BASIS OF BEARING:**  
CENTERLINE OF MERIDIAN AVE N 00°04'50" W  
PER TRACT NO 4755 M.B. 61/50

PROJECT LOCATION:

P.S.  
11/12/18  
17-138-002  
1" = 10'

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SHEET 1 OF 2 SH.

**CATLAND ENGINEERING, INC.**  
d/b/a QUARTECH CONSULTANTS  
576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 871-1050 FAX: (714) 871-1090

PLEASE

SHOULD HAVE

575 N. MERIDIAN AVENUE,  
SAN BERNARDINO, CA 92410

1999

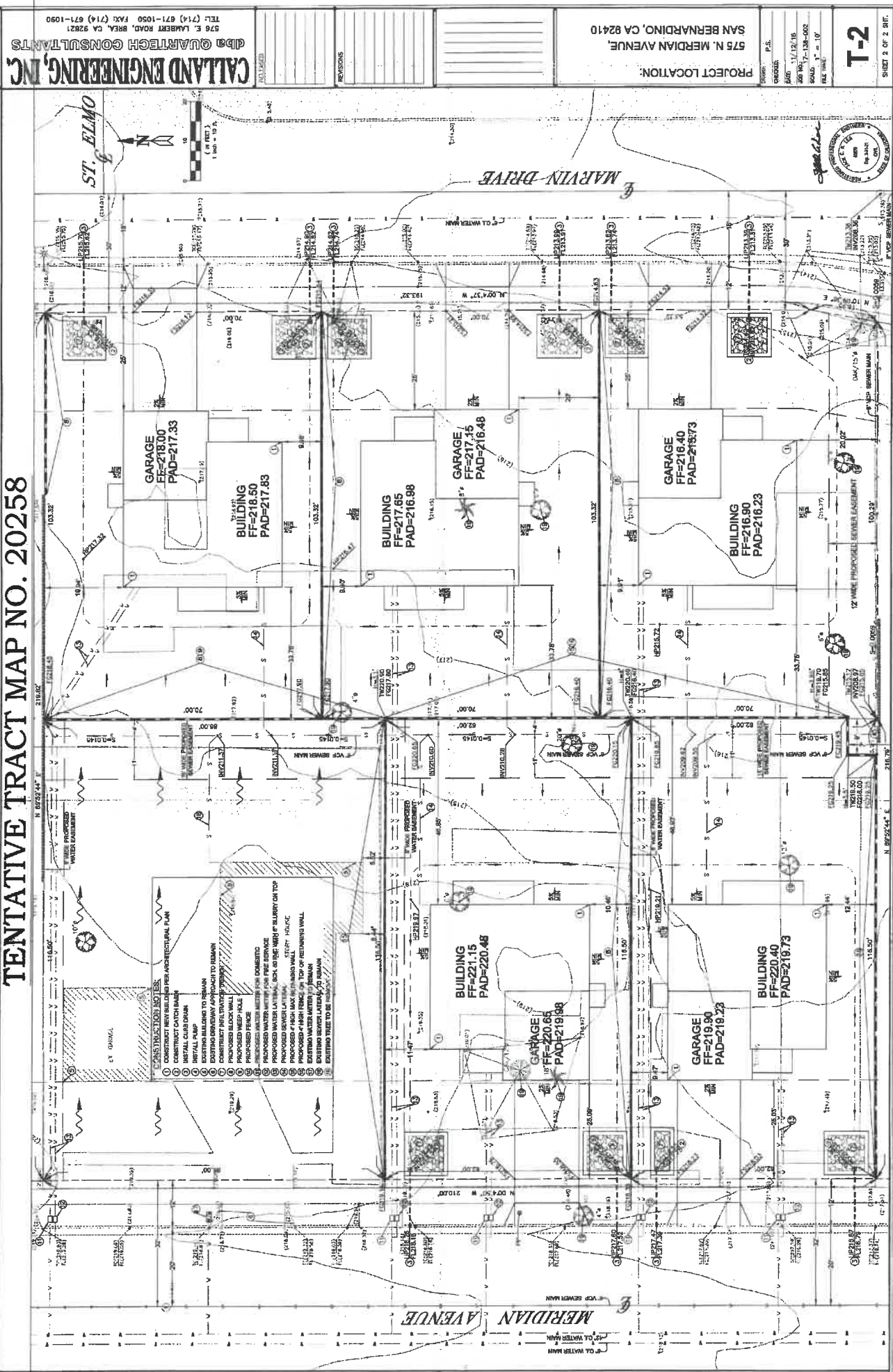
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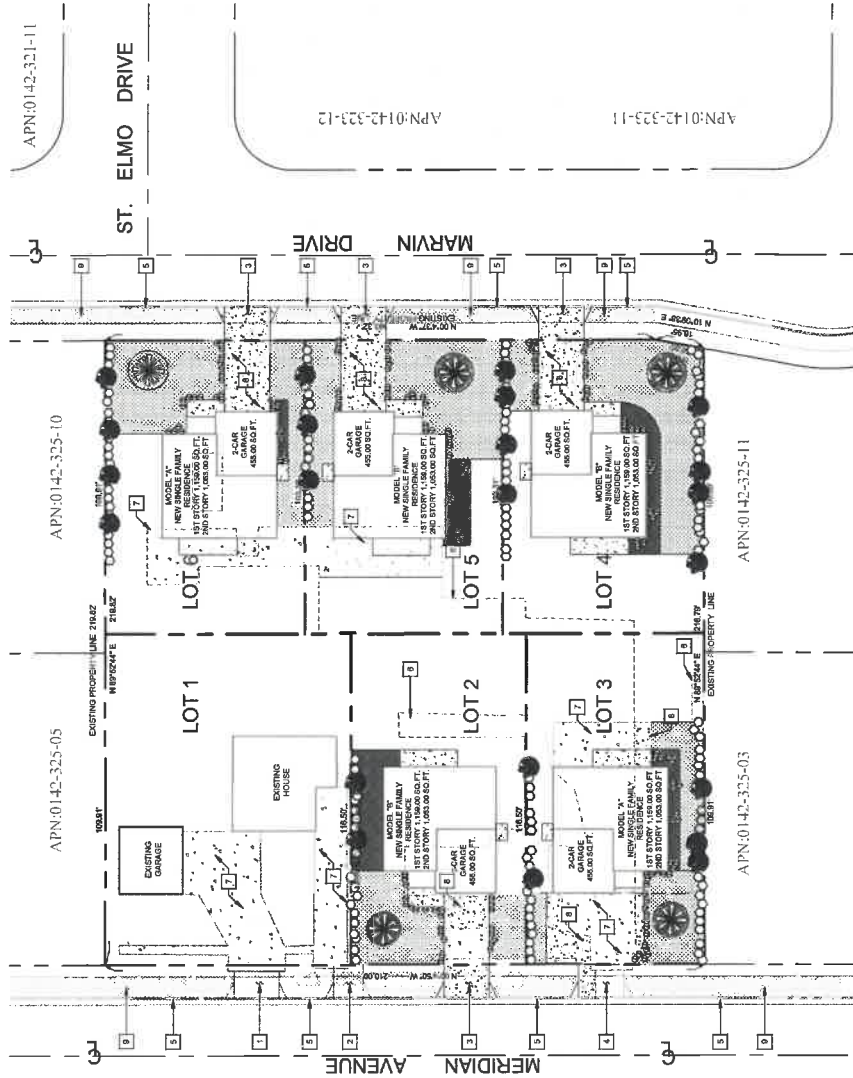
SHEET 1 OF 2 SH.

By: **EMK** Approved: **12/10/19**  
Date: **12/10/19**

# TENTATIVE TRACT MAP NO. 20258



# CONCEPTUAL LANDSCAPE NEW 5 SINGLE FAMILY RESIDENCES FOR APN:0142-325-04



City of San Bernardino  
Community Development Department  
Planning Division  
By: *Emk* Approved Date: *12/10/19*



CONCEPTUAL LANDSCAPE PLAN  
SCALE: 1"=20'-0"

**PLANT LEGEND**

| SYMBOL | DESCRIPTION NAME          | GAL    | QNTY | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 |
|--------|---------------------------|--------|------|-------|-------|-------|-------|-------|
|        | NEW TREES:                |        |      |       |       |       |       |       |
|        | PLATANUS ACERIFOLIA       | 10 GAL | 1    | 1     | 1     | 1     | 1     | 1     |
|        | PALM TREE (TO BE REMOVED) | 10 GAL | 5    | 2     | 0     | 3     | 4     |       |
|        | NEW SHRUBS:               |        |      |       |       |       |       |       |
|        | BOXWOOD                   | 1 GAL  | 20   | 20    | 32    | 15    | 20    |       |
|        | BUXUS SEMPERVIRENS        | 15 GAL | 25   | 35    | 35    | 37    | 29    |       |
|        | CISTUS "Tommy"            |        |      |       |       |       |       |       |
|        | SUNSET POTTED ROSE        |        |      |       |       |       |       |       |
|        | PROPOSED GROUND COVER:    |        |      |       |       |       |       |       |
|        | GROUND COVER BULB         |        |      |       |       |       |       |       |
|        | FICUS GRASS               |        |      |       |       |       |       |       |

## KEY NOTES

- EXISTING DRIVEWAY APPROACH TO PROTECT IN PLACE
- EXISTING DRIVEWAY APPROACH TO BE DEMOLISHED
- NEW DRIVEWAY APPROACH PER CITY OF SAN BERNARDINO STANDARD 203
- EXISTING DRIVEWAY APPROACH WIDTH 16'-0" TO BE EXTENDED 16'-0" IN WIDTH
- EXISTING CURB TO PROTECT IN PLACE
- EXISTING CONCRETE TO BE DEMOLISHED
- EXISTING CONCRETE TO PROTECT IN PLACE
- NEW CONCRETE
- EXISTING LANDSCAPE AREA

## LEGEND

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- EXISTING STREET CENTER LINE
- ADJACENT PROPERTY LINE

**ACCI MORENO**  
1413 E COCKERMAN BLVD, SUITE 120  
CITY OF ANAHEIM, CA 92805  
TEL: (714) 517-2343  
FAX: (714) 517-2343

CONCEPTUAL LANDSCAPE PLAN  
NEW 5 SINGLE FAMILY RESIDENCES  
RICH FAMILY TRUST  
17100 N. MERIDIAN AVE  
ANAHEIM, CA 92817  
PROJECT ADDRESS:  
678 N. MERIDIAN AVE  
SAN BERNARDINO, CA 92410

APPLICANT/DESIGNER:  
RICH FAMILY TRUST  
17100 N. MERIDIAN AVE  
ANAHEIM, CA 92817  
PROJECT ADDRESS:  
678 N. MERIDIAN AVE  
SAN BERNARDINO, CA 92410

| NO. | DATE     | REVISION |
|-----|----------|----------|
| 1   | 12/10/19 | REVISED  |

ACCI MORENO Corp.  
1413 E COCKERMAN BLVD, SUITE 120  
CITY OF ANAHEIM, CA 92805  
TEL: (714) 517-2343  
FAX: (714) 517-2343  
PROJECT ADDRESS:  
678 N. MERIDIAN AVE  
SAN BERNARDINO, CA 92410  
DATE: 12/10/19  
SHEET NO. CL-1