

CONSTRUCTION NOTES:

- 21 INSTALL BROOKS BASIN 24-24 (OR EQUAL) W/TRAFFIC RATED GRATE
- 22 INSTALL 4" DRAIN PIPE AT 0.5% MIN.
- 23 INSTALL 3" DRAIN PIPE AT 0.5% MIN.
- INSTALL 3" x 12" CAST IRON RECTANGULAR PIPE/PARKWAY CULVERT PER MODIFIED CITY OF SAN BERNARDINO DEPT. OF PUBLIC WORKS, STANDARD PLAN NO. 401
- CONSTRUCT CURB FACE OUTLET FOR 3" X 12" CAST IRON PARKWAY DRAIN
 PER MODIFIED CITY OF SAN BERNARDINO DEPARTMENT OF PUBLIC WORKS STD. PLAN 401
- [26] INSTALL 12" NDS CATCH BASIN (OR EQUAL)
- 27 INSTALL 18" NDS CATCH BASIN (OR EQUAL)
- INSTALL GRAVEL FILLED INFILTRATION TRENCH (L=20', W=5', D=3) 105 CU.FT. STORAGE
- 29 INSTALL 4" PERFORATED DRAIN PIPE AT 0.5% MIN. THROUGH LENGTH OF INFILTRATION TRENCH
- 30 INSTALL IMPERMEABLE LINER ON WEST SIDEWALL OF INFILTRATION TRENCH

E 1800035 LD 1800005

PROJECT NO. SB-1113



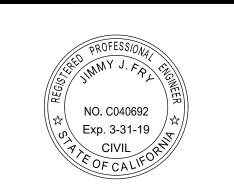
BENCHMARK:

ELEV. 1228.310

B.M. NO. B5-6 (NAV 88)

LOCATED 82.0' SOUTH AND 33.5' WEST OF C/L
INTERSECTION OF HOLLY VISTA AVENUE AND GOLDEN
AVENUE, 5.5' SOUTH OF POWER POLE NO. 1883881E

SCALE" 1" = 10'



Ludwig E	ngineering
• •	1000071750 TNO
	ASSOCIATES, INC.
Civil Engineering • Sur	` veying • Planning
109 East Third Street San Bernardino, CA 92410 Phone: 909-884-8217 Fax: 909-889-0153	5890 Hwy. 95, Ste. B Fort Mohave, AZ 88426 Phone: 928-768-1857 Fax: 928-768-7086
15252 Seneca Rd. Victorville, CA 92392 Phone: 760-951-7676 Fax: 760-241-0573	2126 McCulloch Blvd., Ste. 8 Lake Havasu City, AZ 86403 Phone: 928-680-6060 Fax: 928-854-6530

MARK REVISIONS

BY APPR. DATE

SENIOR CIVIL ENGINEER __
REGISTERED CIVIL ENGINEER

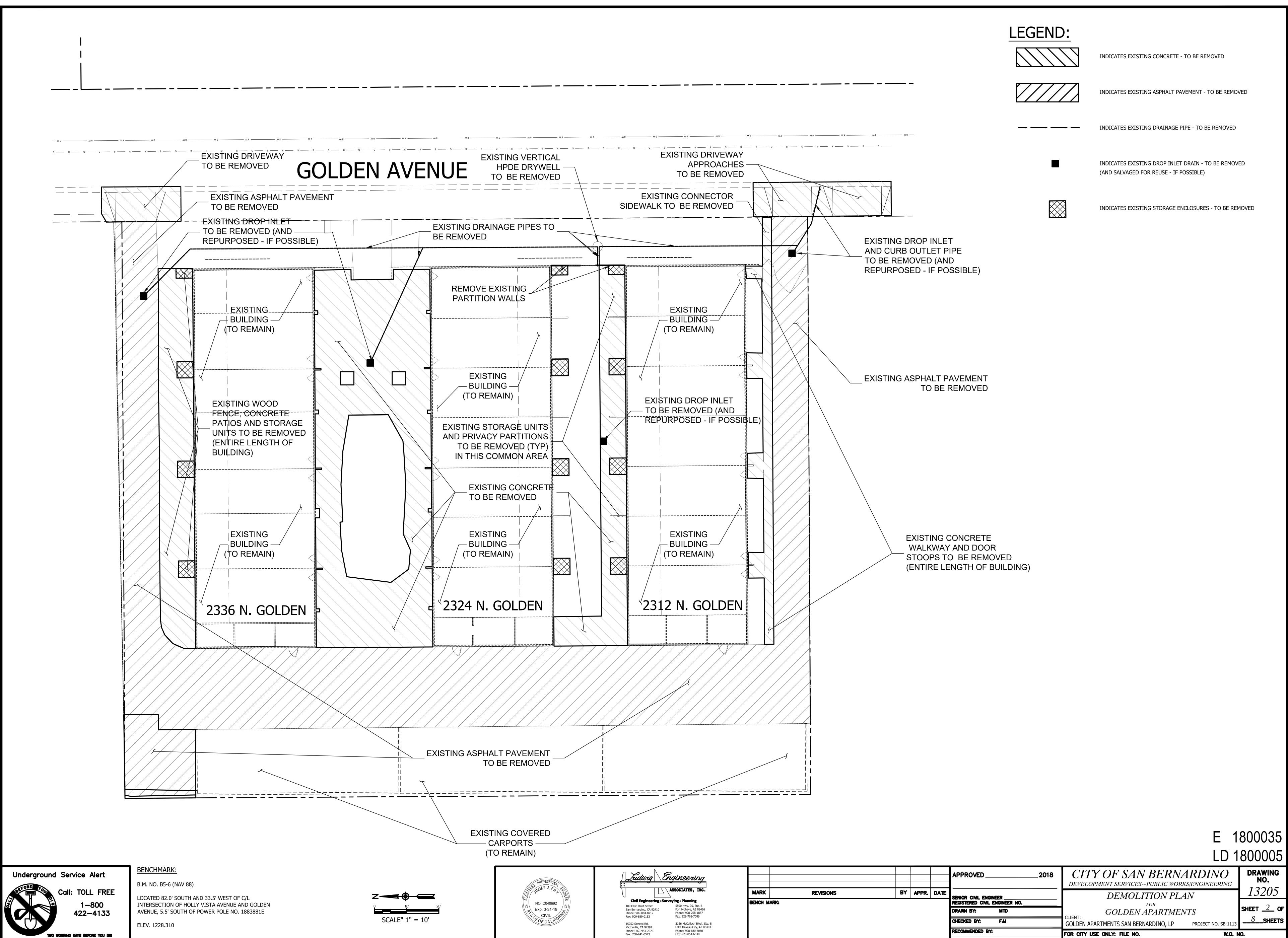
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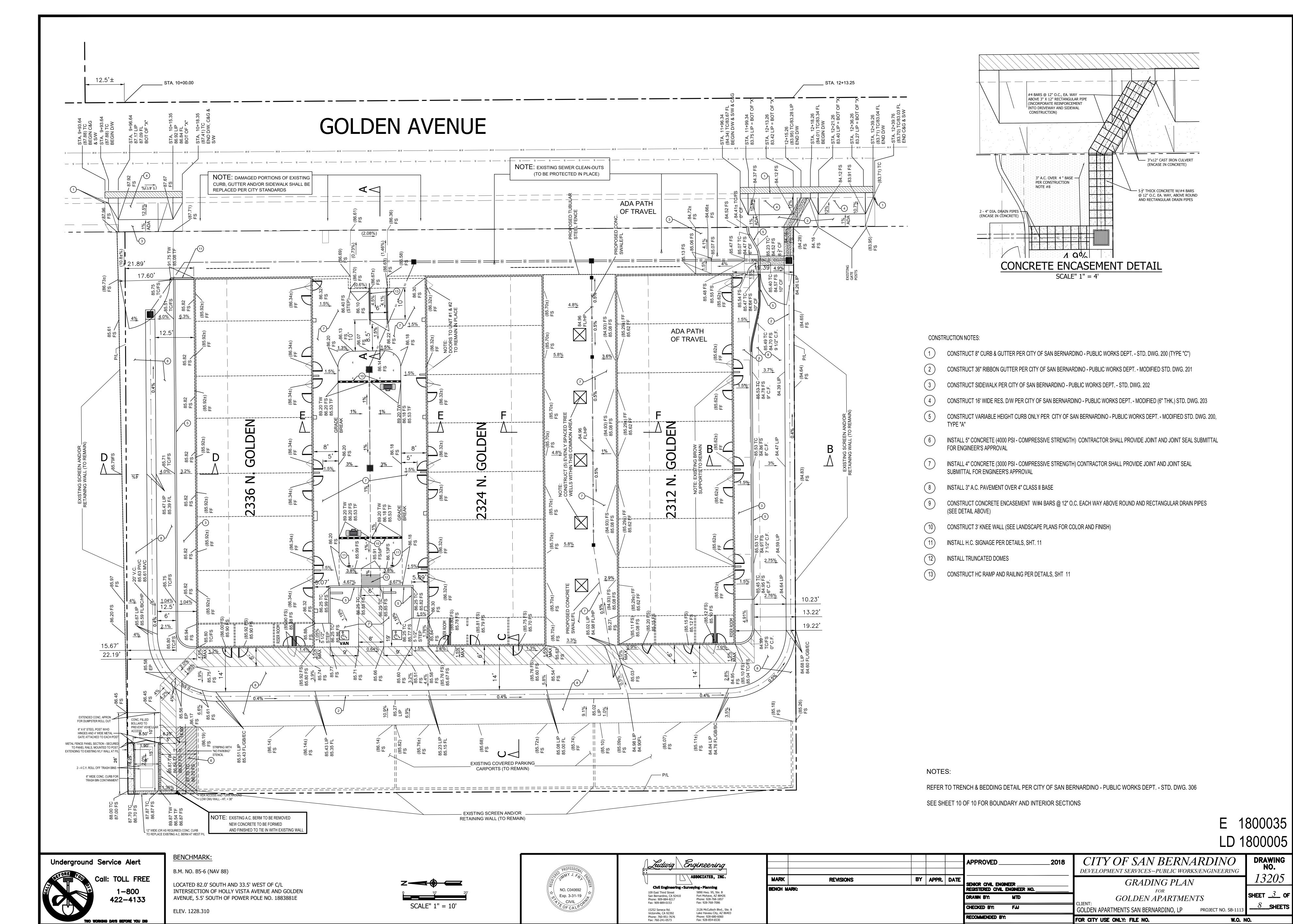
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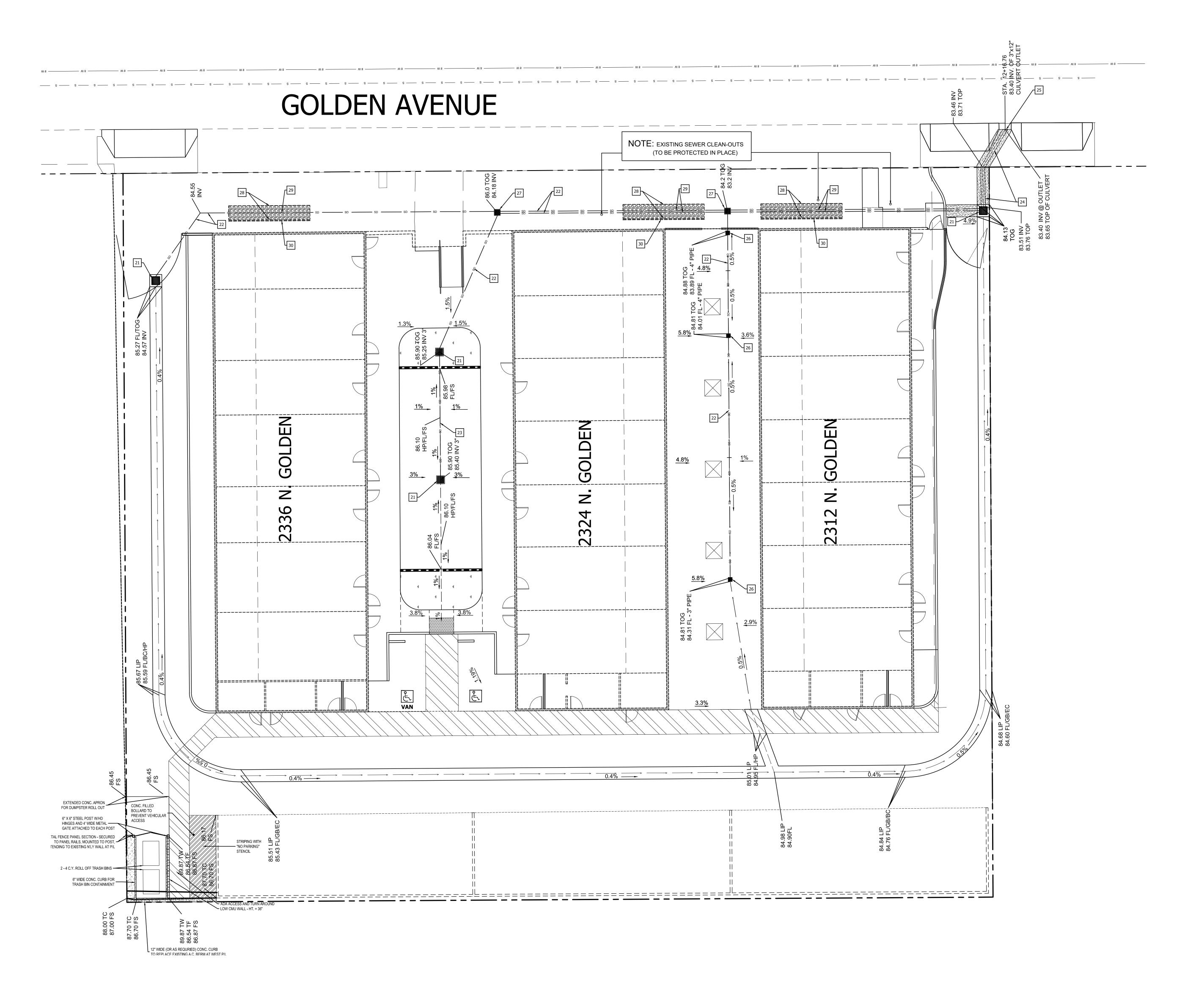
RECOMMENDED BY:

GOLDEN APARTMENTS SAN BERNARDINO, LP

FOR CITY USE ONLY: FILE NO.







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E 1800035 LD 1800005

PROJECT NO. SB-1113

W.O. NO.

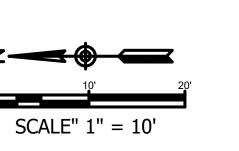


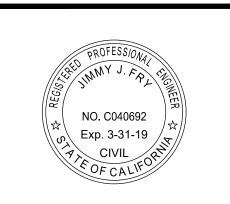
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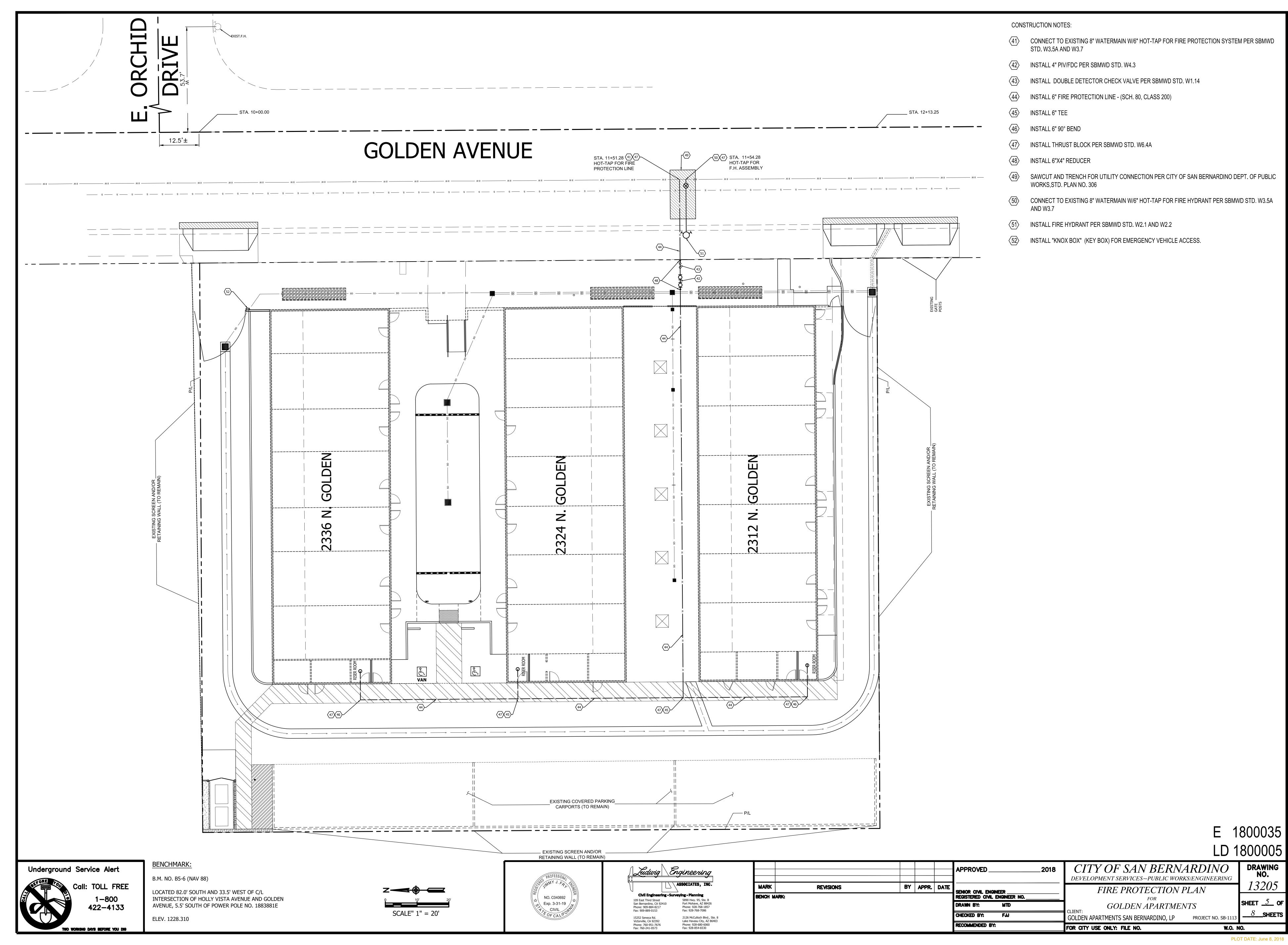
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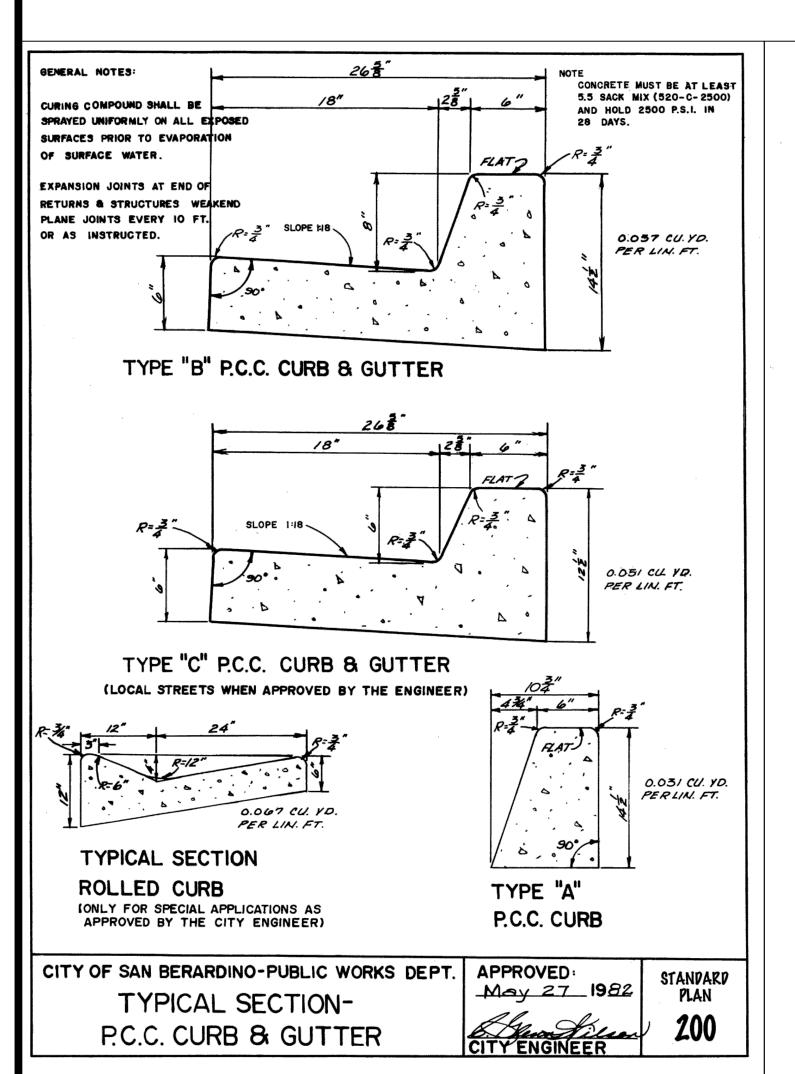
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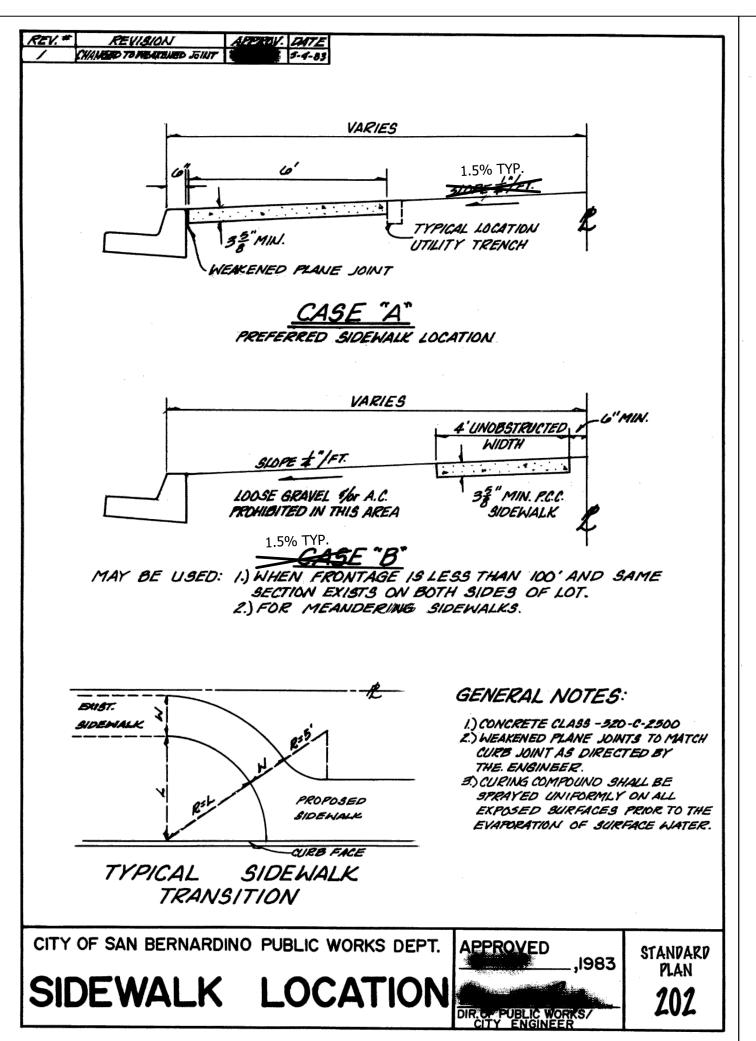
GOLDEN APARTMENTS SAN BERNARDINO, LP

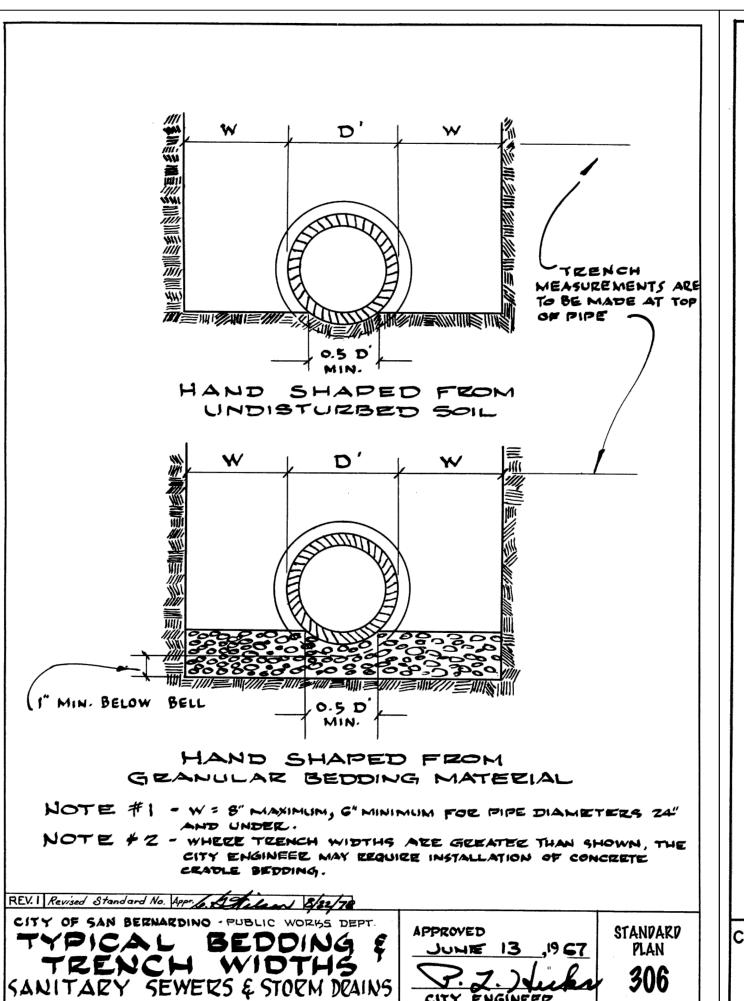
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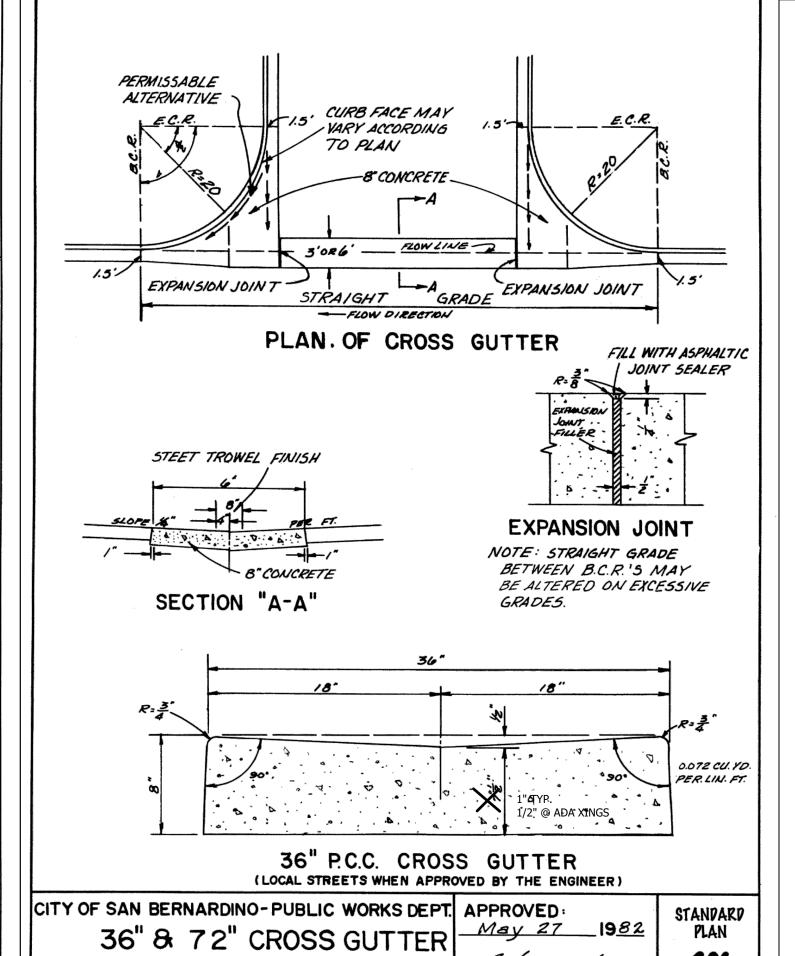
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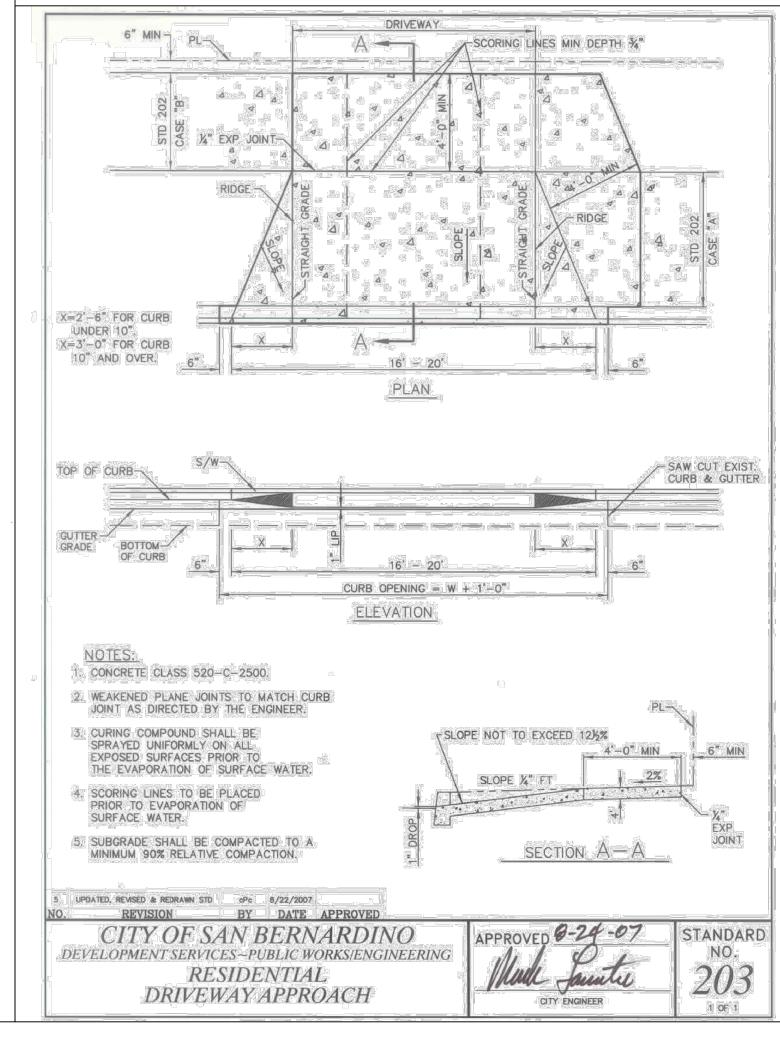


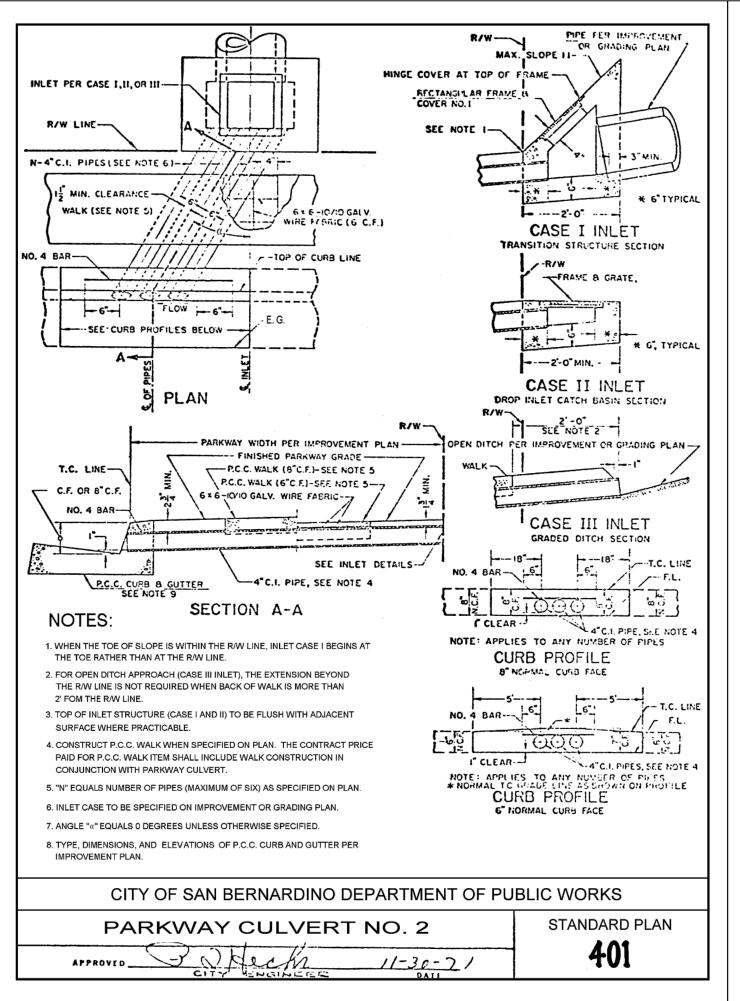


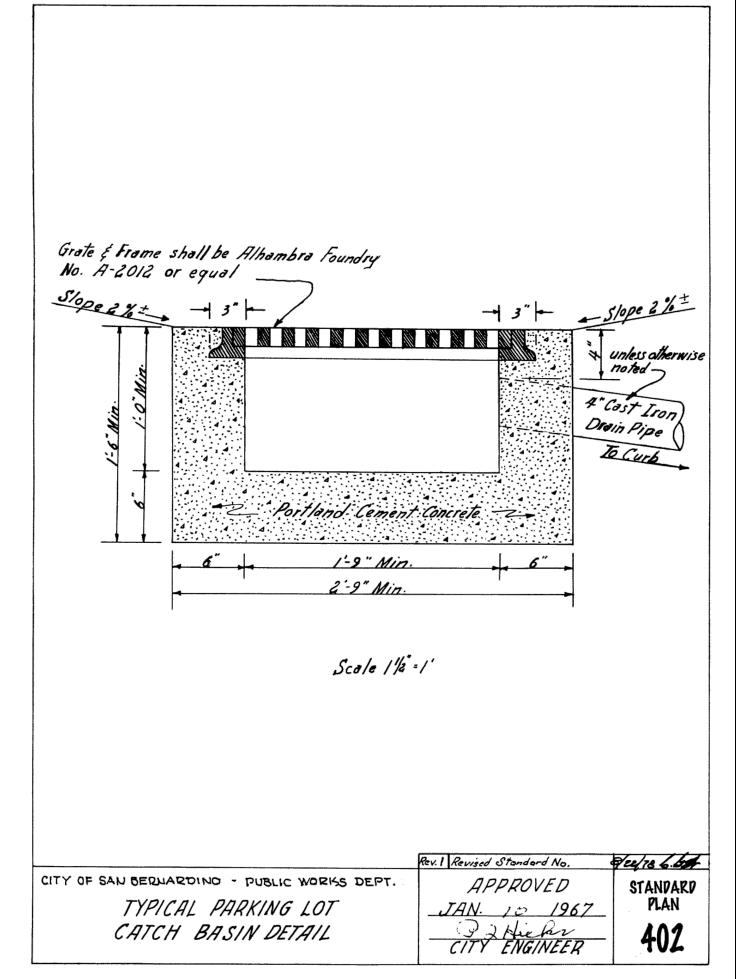


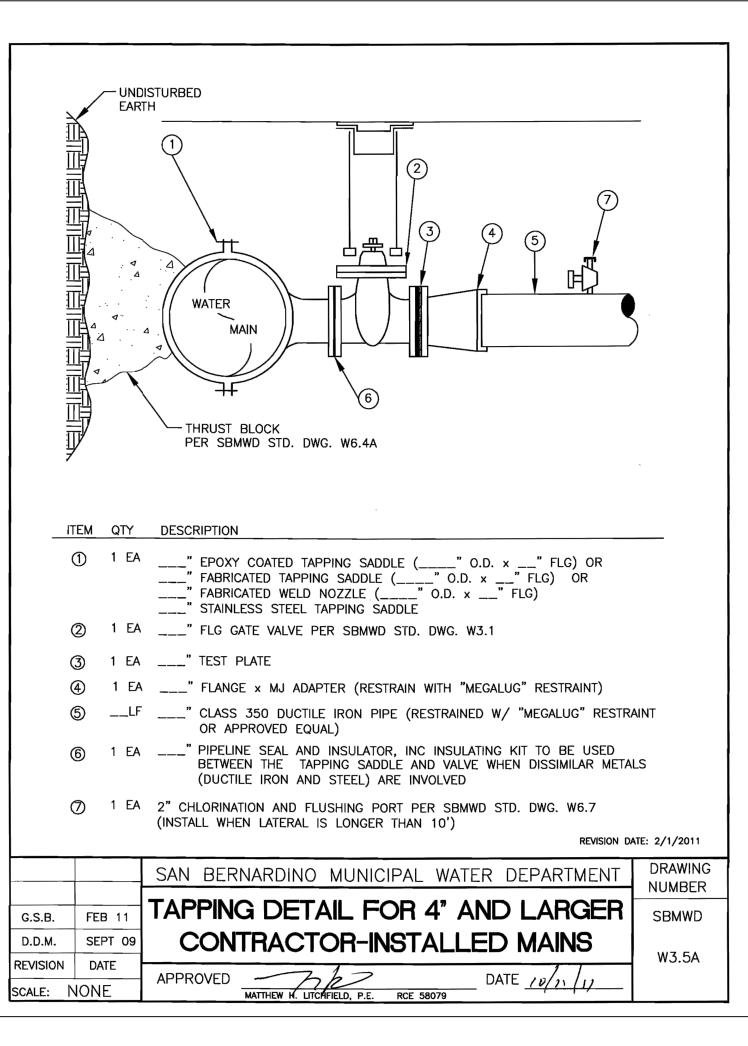


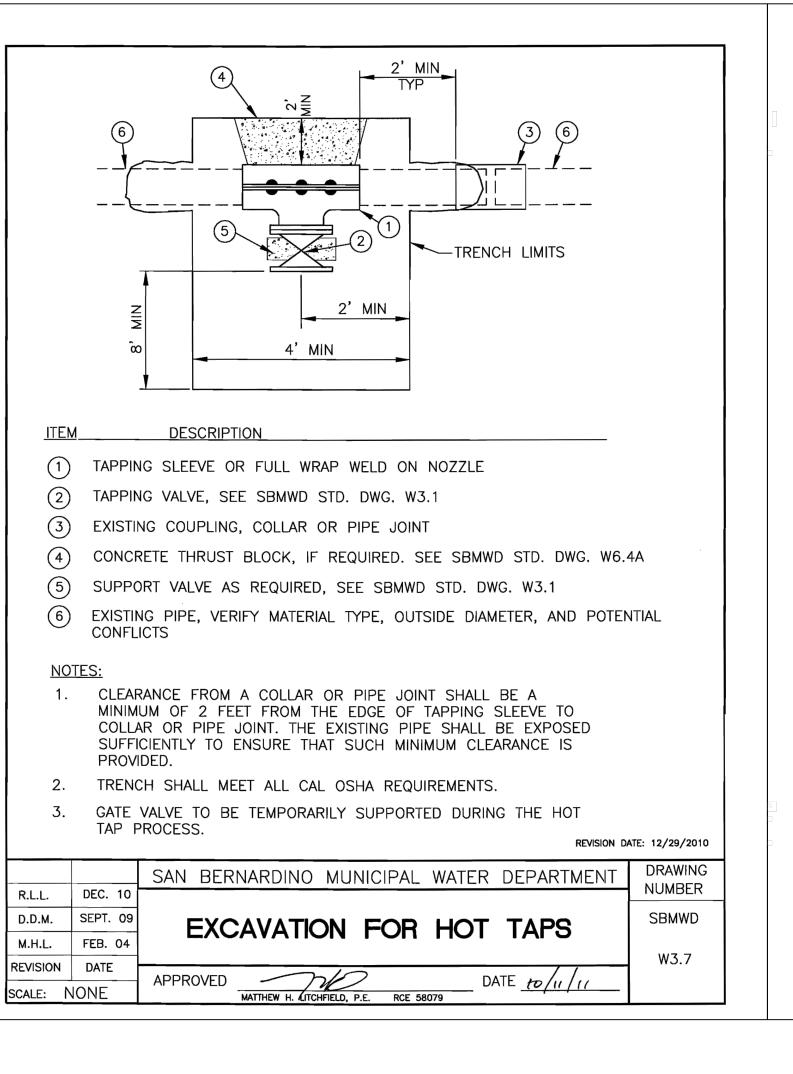


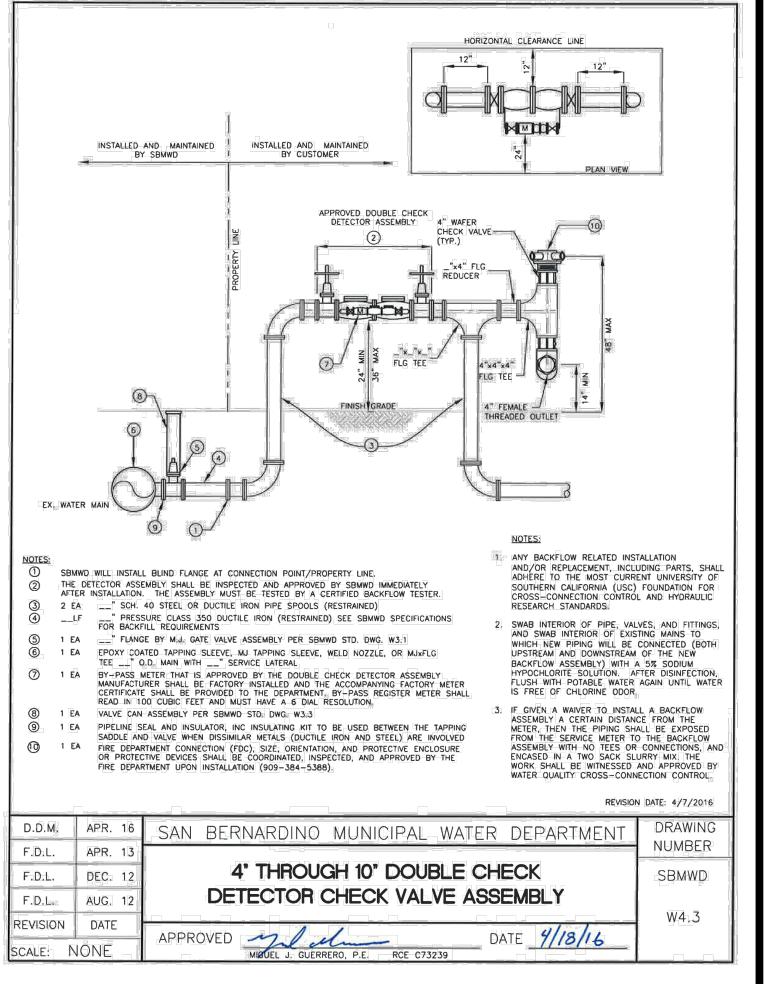












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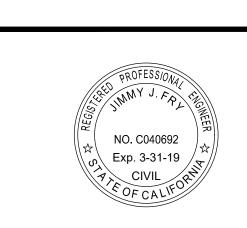


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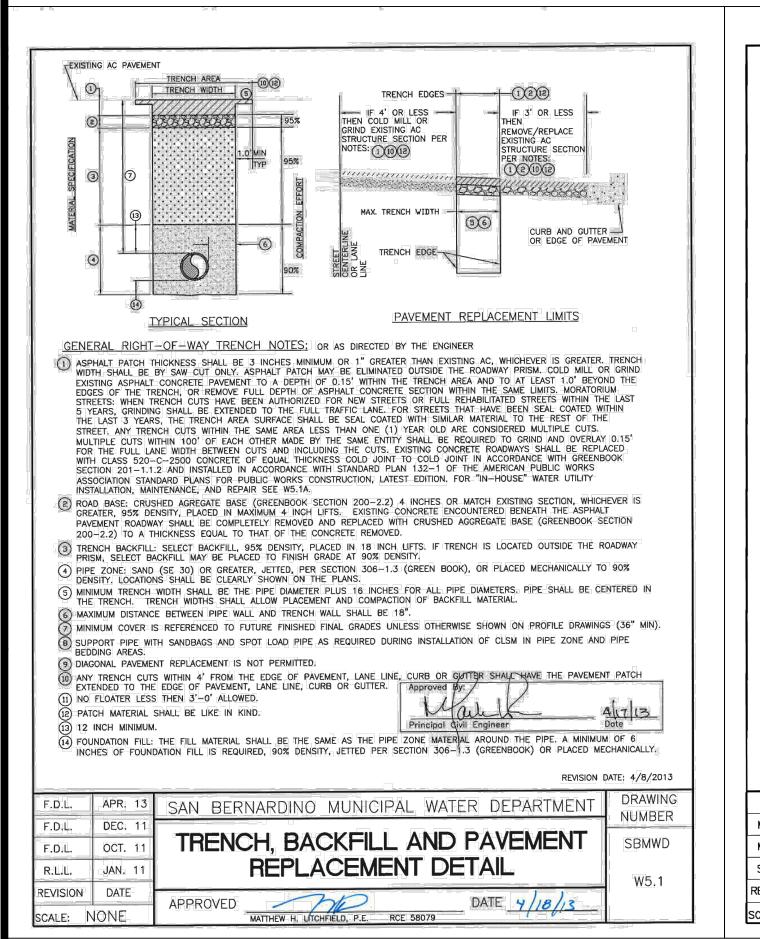


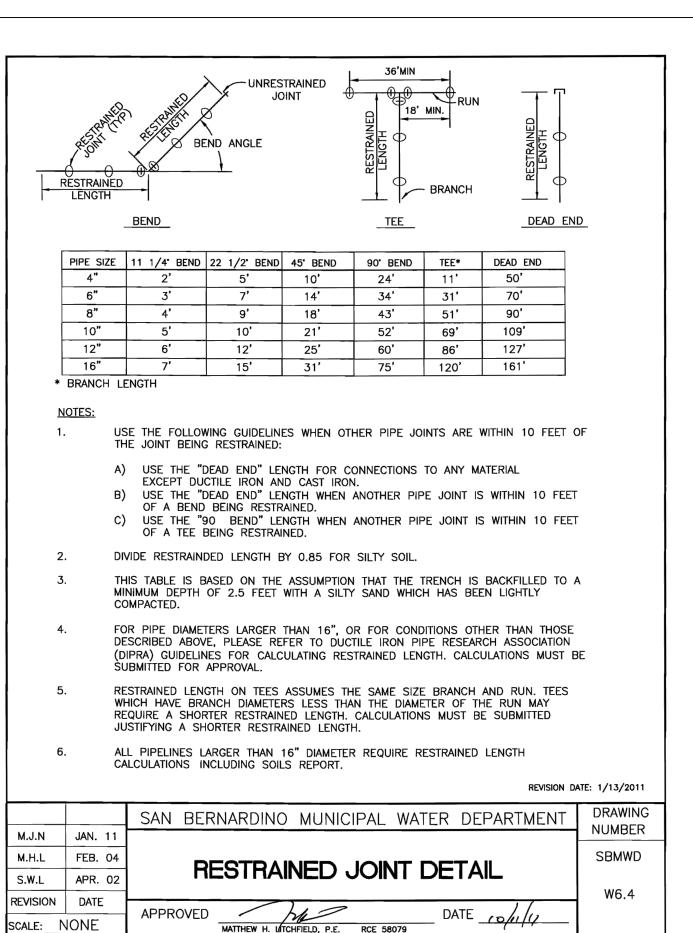
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Civil Engineering • Sur	veying • Planning
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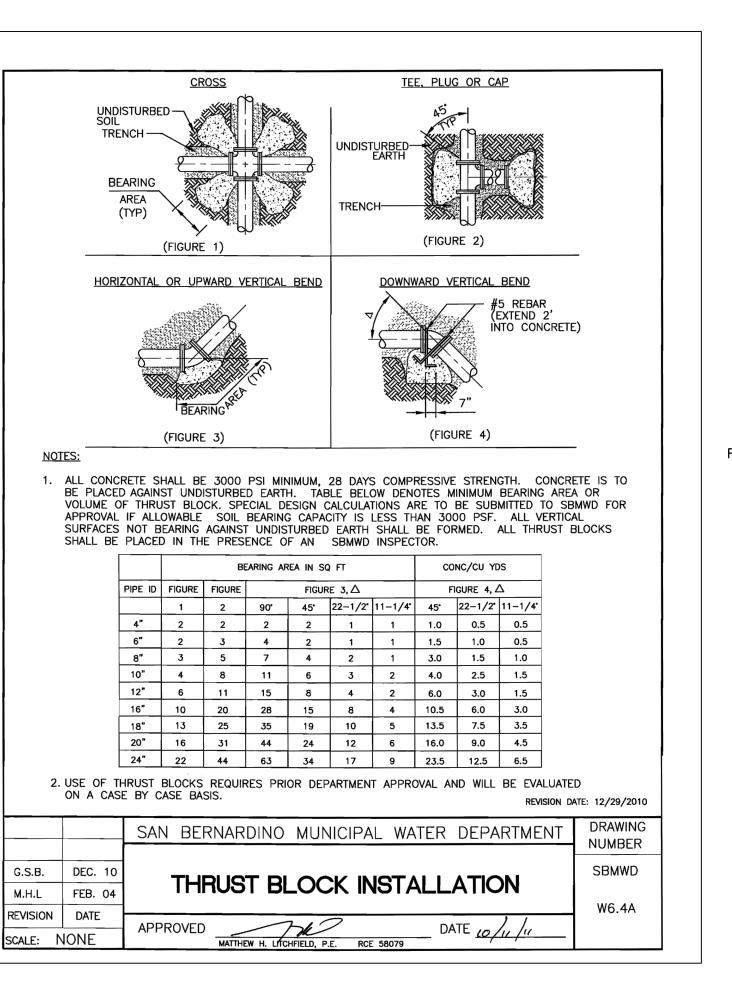
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					DRAWN BY: MTD	GOLDEN APARTMENTS	
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					RECOMMENDED BY:	FOR CITY USE ONLY: FILE NO.	N.O.

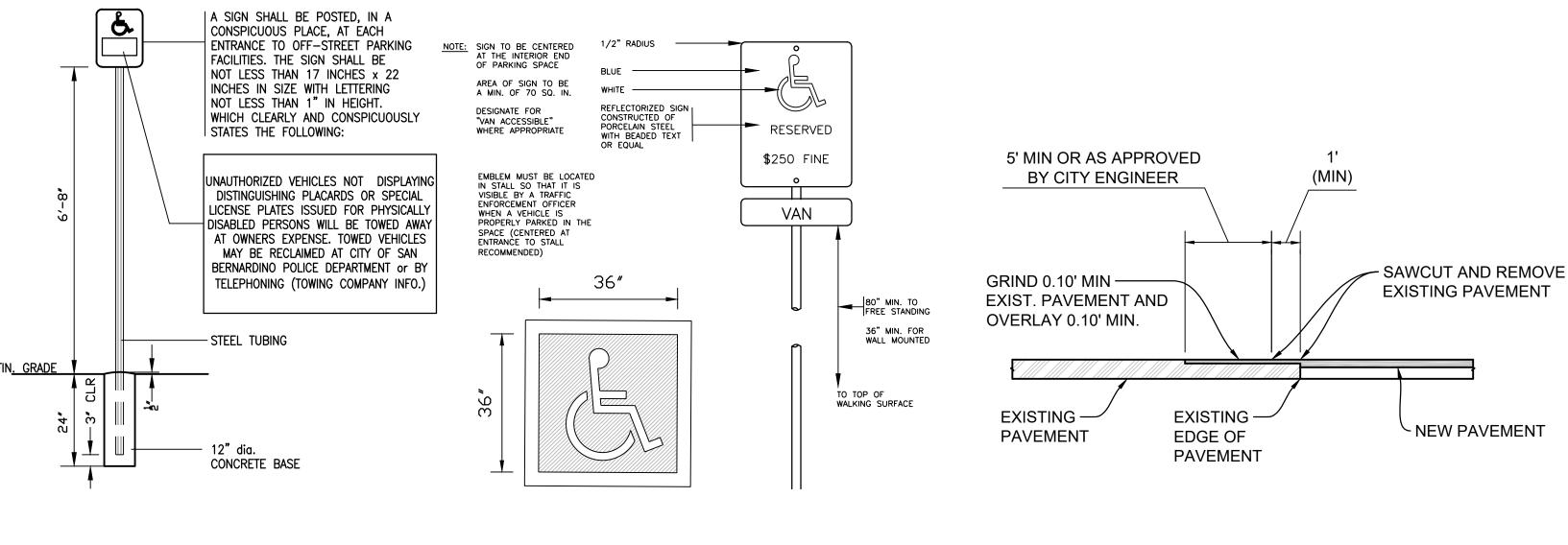
SHEET 6

W.O. NO.



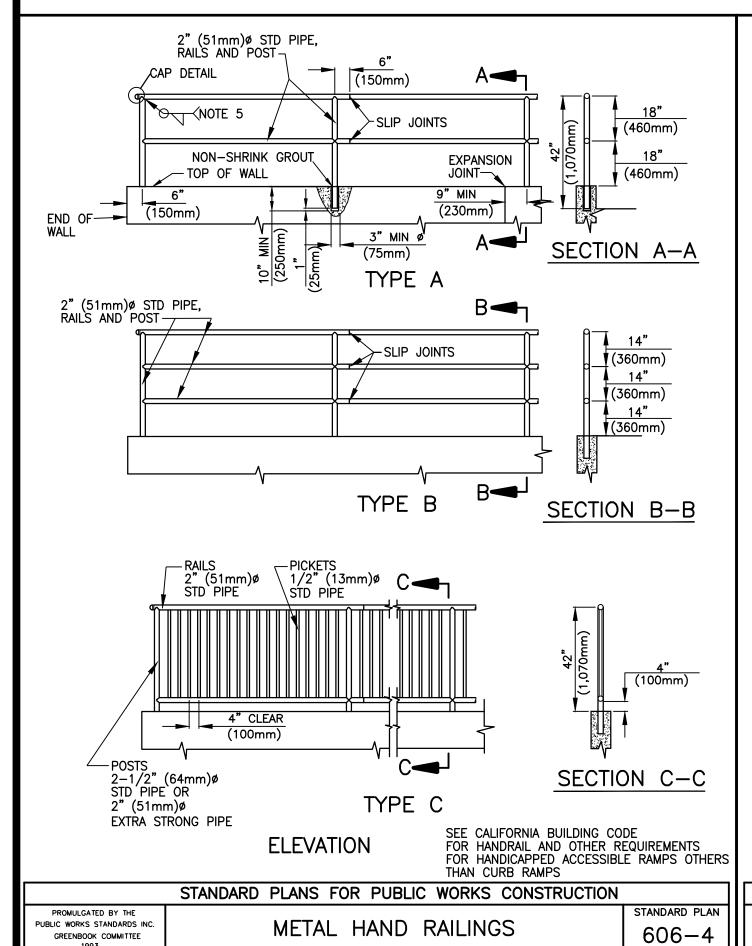


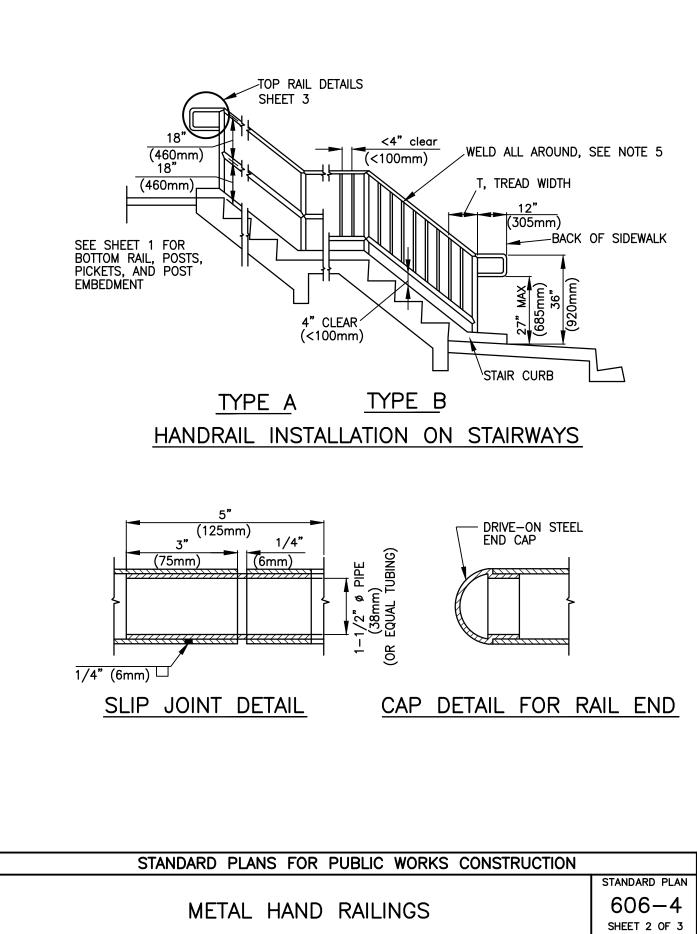


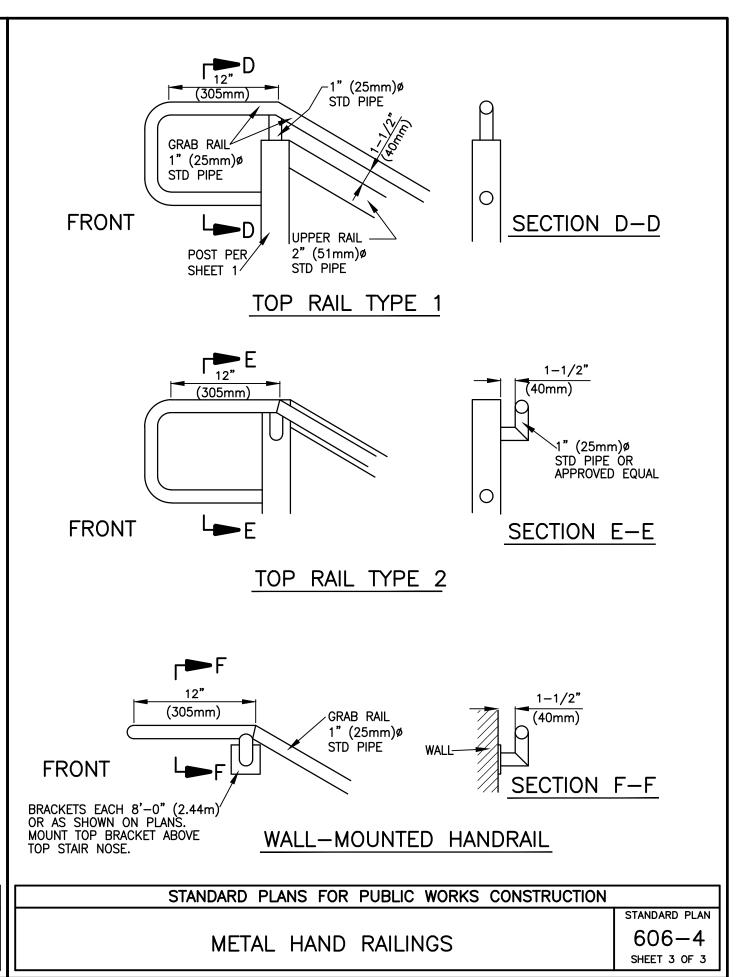


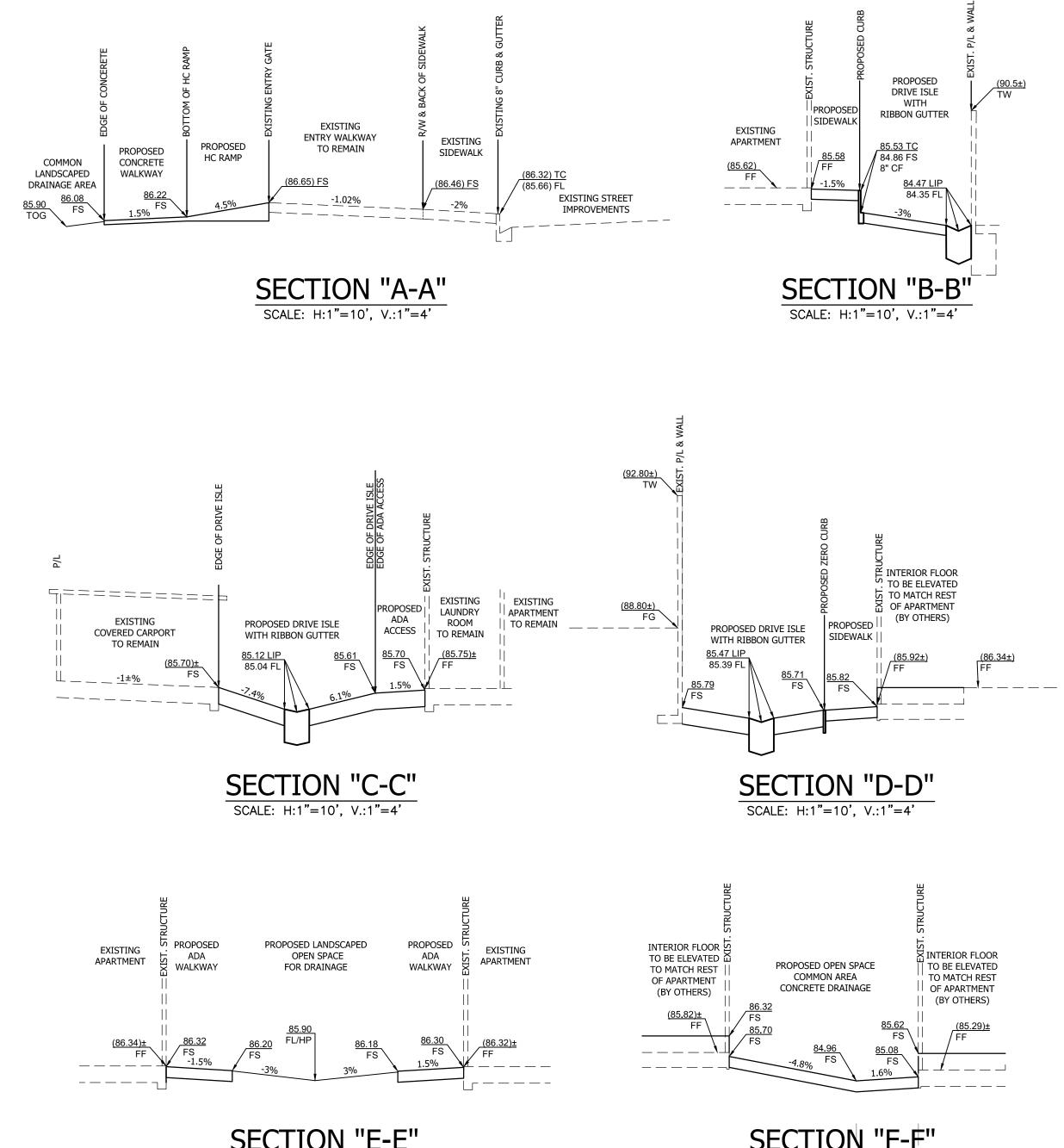
ADA SIGNAGE DETAIL

SAWCUT DETAIL









SECTION "E-E" SCALE: H:1"=10', V::1"=4'

SECTION "F-F" SCALE: H:1"=10', V::1"=4'

> E 1800035 LD 1800005



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GREENBOOK COMMITTEE 1993 REV. 1996, 2006, 2009, 2013

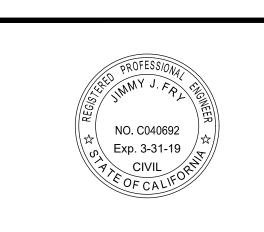
BENCHMARK:

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SHEET 1 OF 3

B.M. NO. B5-6 (NAV 88)

LOCATED 82.0' SOUTH AND 33.5' WEST OF C/L INTERSECTION OF HOLLY VISTA AVENUE AND GOLDEN AVENUE, 5.5' SOUTH OF POWER POLE NO. 1883881E

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Ludwig	Engineering
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DRAWING CITY OF SAN BERNARDINO DEVELOPMENT SERVICES~PUBLIC WORKS/ENGINEERING 13205

DETAILS AND SECTIONS GOLDEN APARTMENTS

SHEET $\underline{\mathcal{I}}$ OF GOLDEN APARTMENTS SAN BERNARDINO, LP PROJECT NO. SB-1113 FOR CITY USE ONLY: FILE NO. W.O. NO.

RESOLUTION NO. 2017-039-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN BERNARDINO, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION AND APPROVING CONDITIONAL USE PERMIT 17-12 TO ALLOW THE DEVELOPMENT, ESTABLISHMENT AND OPERATION OF A SOCIAL SERVICES HOUSING FACILITY COMPRISED OF THIRTY-EIGHT (38) RESIDENTIAL UNITS, ONE (1) MANAGER'S UNIT AND AN ON-SITE SERVICE OFFICE ON A PARCEL CONTAINING APPROXIMATELY 1.08 ACRES LOCATED AT 2312, 2324 AND 2336 N. GOLDEN AVENUE (APN: 0155-183-27) WITHIN THE RESIDENTIAL MEDIUM (RM) ZONE.

WHEREAS, on May 16, 2017, pursuant to the requirements of §19.04.010(2)(T) (Residential Zones Specific Standards - Social Services Uses/Centers) and §19.36.020 (Conditional Use Permit Applications) of the City of San Bernardino Development Code, an application for Conditional Use Permit 17-12 was duly submitted by:

Property Owner: County of San Bernardino Housing Authority

715 E. Brier Drive San Bernardino, CA 92408

Project Applicant: County of San Bernardino Housing Authority

715 E. Brier Drive San Bernardino, CA 92408

2312, 2324 and 2336 N. Golden Avenue

APN: 0155-183-27 Lot Area: 1.08 acres

WHEREAS, Conditional Use Permit 17-12 is a request to allow the renovation of an existing twenty-one (21) unit apartment complex in order to develop, establish and operate a social services housing facility comprised of thirty-eight (38) residential units, one (1) manager's unit and an on-site service office; and

WHEREAS, the Planning Division of the Community Development Department has reviewed Conditional Use Permit 17-12 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 §15060(c) of the California Environmental Quality Act, the Planning Division of the Community Development Department evaluated Conditional Use Permit 17-12; and

WHEREAS, on May 30, 2017, pursuant to the requirements §19.52.020 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 the Environmental Determination (Categorical Exemption) and Conditional Use Permit 17-12 would be considered; and

WHEREAS, on June 1, 2017, pursuant to the requirements of §19.36.040 of the City of San Bernardino Development Code, the Development and Environmental Review Committee reviewed the application and moved the Categorical Exemption and Conditional Use Permit 17-12 to the Planning Commission for consideration; and

WHEREAS, on June 13, 2017, pursuant to the requirements of §19.52.040 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 the Environmental Determination (Categorical Exemption) and Conditional Use Permit 17-12, and at which meeting the Planning Commission considered the Categorical Exemption and Conditional Use Permit 17-12; and

WHEREAS, pursuant to the requirements of Chapter 19.36 of the City of San Bernardino Development Code, the Planning Commission has the authority to take action on the Categorical Exemption and Conditional Use Permit 17-12.

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

ENVIRONMENTAL DETERMINATION: SECTION 1.

In accordance with §15060 (Preliminary Review) of the California Environmental Quality Act (CEQA), the Planning Division conducted an environmental evaluation in connection with proposed Conditional Use Permit 17-12 and concluded that Conditional Use Permit 17-12 is found to be exempt under §15061(b)(2) (Review for Exemption) of CEQA. Pursuant to §15332 (In-Fill Development Projects) of CEQA, a Class 32 Categorical Exemption consists of projects characterized as in-fill development projects meeting the conditions contained within §15332 of CEQA. The Planning Division staff has analyzed proposed Conditional Use Permit 17-12 and has determined that it is Categorically Exempt from CEQA pursuant to §15332 of the CEOA Guidelines due to the fact that: 1) the project is consistent the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development is located within the City limits on less than five (5) acres; 3) Conditions of Approval will be imposed to alleviate potential impacts; and, 4) there are no additional potential significant environmental impacts that may result from the proposed development, establishment and operation of the proposed uses.

Accordingly, pursuant to §15062 (Notice of Exemption) of CEQA, a Notice of Intent to Adopt a Categorical Exemption for Conditional Use Permit 17-12 was published on May 30, 2017 for the CEQA-mandated ten (10) day public review and comment period. In accordance with §15061 of CEQA, on June 13, 2017, during a duly advertised public hearing, the Planning Commission adopted the Class 32 Categorical Exemption for the approval of Conditional Use Permit 17-12. Subsequently, pursuant to §15062 of CEQA, the Planning Division of the City of San Bernardino was directed to file a Notice of Exemption with the San Bernardino County Recorder's Office.

FINDINGS FOR CONDITIONAL USE PERMIT 17-12:

Section 19.36.050 of the City of San Bernardino Development Code requires that Conditional Use 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 Conditional Use Permit 17-12:

The proposed use is conditionally permitted within, and would not impair Finding No. 1: the integrity and character of the subject land use district and complies

with all of the applicable provisions of the Development Code. Finding of Fact: The proposed social services housing facility is a conditionally permitted

> is located within the Residential Medium (RM) zone and is substantially surrounded by existing residential and commercial uses. The proposed development will complies with applicable Development Code standards. Further, the renovation and development of the subject property will enhance the appearance of the blighted and under-utilized property. Therefore, the project would not impair the integrity and character of the subject land use district or be detrimental to surrounding properties.

use, pursuant to Development Code §19.04.010(2)(T)(C). The project site

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

Finding of Fact: The General Plan states the following Housing Goals:

- 1) "Facilitate the development of a variety of types of housing to meet the needs of all income levels in the City of San Bernardino." The proposed development, establishment and operation a social services housing facility will provide additional housing opportunities in the northeastern area of the City.
- 2) "Each of our neighborhoods will be enhanced and improved through an investment in people and aggressive revitalization programs." The proposed project squarely this visioning statement by proposing a modernization of a property at risk of blight and at the same time providing immediate relief to the pressing issue of homelessness.
- 3) "Developing an adequate and diverse supply of quality housing is one of our primary goals. Current and future residents need a balanced supply of housing." The proposed project will rapidly provide housing for presently homeless individuals in a useful quantity by re-using and re-purposing an existing, underutilized property.
- 4) "Due to the historic development pattern of San Bernardino, residential land uses are interspersed among or adjacent to uses that can generate adverse impacts." The existing property straddles the edge of a residential neighborhood and a heavily developed commercial zone. As such, it acts as a buffer or transition between the two disparate land uses. Preservation of the asset improves the neighborhood by mitigating the negatives of the disparate land uses. This project will minimize impact on surrounding land uses.

5) "Quality in-fill development shall be accorded a high priority in the commitment of City resources and available funding." By adding thirty-eight (38) units of affordable housing to an existing developed site, the City policy is realized with a minimum of impacts. Implementation of the proposed project will preserve the asset and add unit count by taking advantage of a tight funding window.

6) "The Consolidated Plan identifies eight needs and priorities: ... I Provision of rental assistance and preservation of existing affordable rental housing, 4) Assistance to homeless and special needs persons with supportive service programs, and 5) Expansion of affordable housing opportunities through new construction..." The proposed project allows the City to move quickly forward in meeting all of the above listed priorities, without any expansion of existing footprint or need for any new infrastructure.

Additionally, the proposed project is permitted within the Residential Medium (RM) zone, subject to the approval of a Conditional Use Permit with the appropriate Conditions of Approval and CEQA determination. Therefore the proposed project would be compatible with surrounding land uses and consistent with the General Plan.

Approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and §19.20.030(6) of the Development Code.

Finding of Fact: In accordance with §15060(c) of the California Environmental Quality Act, the Planning Division of the Community Development Department evaluated Conditional Use Permit 17-12 request to allow the renovation of an existing twenty-one (21) unit apartment complex in order to develop, establish and operate a social services housing facility comprised of thirty-

> eight (38) residential units, one (1) manager's unit and an on-site service office within the Residential Medium (RM) zone and has determined that it is Categorically Exempt from CEQA pursuant to §15332 of the CEQA Guidelines and Conditions of Approval will be imposed to alleviate potential impacts. Therefore, the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and §19.20.030(6) of the Development Code.

anticipated to result from the proposed social services housing facility.

Finding No. 4 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 lot and the surrounding area is urbanized. Therefore, no significant negative impacts on the environment are Conditions of Approval contained herein; and, the City's Municipal Code regulations.

3. Within two (2) years of the Conditional Use Permit 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 (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.

2. The project site shall be developed and maintained in accordance with the plans stamped

June 13, 2017 (EXHIBIT "A"), approved by the Planning Commission, which includes a

site plan, floor plans and exterior elevations, on file in the Planning Division; the

EXPIRATION DATE: June 13, 2019

- 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.

Planning Division

- 6. The applicant, facility operator, and/or property owner shall submit Operational, Management and Security Plans for the social services housing facility to the Planning Division for review and approval prior to the issuance of any grading or building permit.
- 7. Hours of operation for the on-site service office shall be restricted to between the hours of 8:00 a.m. to 5:00 p.m., seven (7) days a week.
- 8. This approval shall not permit drop-in "shelter style" or "itinerant style" overnight stay.
- 9. Public distribution of food, clothing or any other items shall not be permitted.

Finding No. 5: 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

Finding of Fact: The proposed design is in compliance with the Development Code requirements that are applicable to location, height and setbacks for the proposed social services housing facility. All access to the subject property will be through points of access from N. Golden Avenue. Therefore, the design of the project will ensure that the project will not create any significant noise, traffic, or other conditions that would be detrimental or

objectionable to other uses in the vicinity or adverse to the public health,

adequate to accommodate the proposed improvements, in compliance with

safety, convenience, or welfare of the City. The subject site is physically suitable for the type and density/intensity of Finding No. 6:

The site is physically suitable for the type and density/intensity of the project being proposed as evidenced by project compliance with all applicable Development Code Standards. The size of the project site is

the requirements of the Development Code. 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. The site has direct access off of N. Golden Avenue. All agencies

> responsible for reviewing access and providing water, sanitation and other public services to the site have had the opportunity to review the proposal, and none indicated inability to serve the project site. Establishment of the proposed social services housing facility, subject to Conditions of Approval, will not be detrimental to public services or public health and

CONDITIONS OF APPROVAL: SECTION 3.

The approval of Conditional Use Permit 17-12 shall be subject to the following Conditions of Approval:

1. This approval is to allow the development, establishment and operation of a social services housing facility comprised of thirty-eight (38) residential units, one (1) manager's unit and an on-site service office on a parcel containing approximately 1.08 acres. The project site is located at 2312, 2324 and 2336 Golden Avenue.

I, Melina Perez-Ramirez, Recording Secretary of the Planning Commission of the City of San Bernardino, California, do hereby certify that the foregoing Resolution, No. 2016-039, was duly adopted by the Planning Commission of the City of San Bernardino, California, at a regular

meeting thereof held on the 13th day of June 2017, by the following vote, to wit:

10. The social services housing facility shall provide for 24-hour security personnel to monitor the property, seven (7) days a week and shall be equipped with a security camera

- 11. Within six (6) months from the issuance of a Certificate of Occupancy, for a period of two (2) years, the Planning Division shall conduct an inspection of the business operations and property to ensure compliance with the Conditions of Approval to the satisfaction of the Community Development Director. In the event that an unresolved issue continues to exist, the enforcement of the Conditions of Approval shall comply with Chapter 19.46 of the Development Code related to Enforcement of Provisions, as applicable applied. Such remedy may require the applicant to submit an application, and appropriate application fee, for reconsideration by the Planning Commission.
- 12. If the property is sold by the Housing Authority of the County of San Bernardino, the City shall review and approve the new owner and operator.
- 13. A six (6) foot high masonry wall shall be maintained along the north, south and west
- 14. 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
- 15. Minor modification to the plans shall be subject to approval by the Director through the Minor Modification Permit process. Any modification which exceeds 10% of the allowable measurable design/site considerations shall require the refilling of the original application.
- 16. 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.

Land Development Division Conditions

- 17. On-site Improvements
 - a. The design of Building Plan shall 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.
 - b. An accessible path of travel shall be provided from the public way to the building entrance. All pathways shall be paved and shall provide a minimum clear width of four (4) feet. Where parking overhangs the pathway, the minimum paved width shall be 6.5 feet.
 - c. The A BMP Plan shall be submitted to Land Development for approval prior to Building Permit issuance for any on-site or exterior improvement.

d. An On-Site improvement of the accessible parking spaces and accessible path of travel may be incorporated as part of the Building plan submittal. Spot elevations and slopes shall be provided to verify the accessibility requirements.

Public Works - Integrated Waste Management Division

- 18. During demolition/construction developer and contractor to use services through the City of San Bernardino's exclusive franchised hauler Burrtec Waste Industries
- 19. The site lacks refuse enclosures.

Building and Safety Division Conditions

- 20. The proposed trash rooms must be approved by Community Development.
- 21. Work with the Building Division to modify the refuse enclosure to meet any ADA access requirements. ADA access requirements are in addition to the 8'x 15' interior dimensions for bin storage.
- 22. Provide 15' wide door openings for trash room.
- 23. Work with the Building Division to modify the refuse enclosure to meet any ADA access requirements. ADA access requirements are in addition to the 8'x15' interior dimensions
- 24. Additional service charges may be assessed by the franchised hauler.
- 25. If gated provide access by means of key, code, or remote 26. Assembly Bill 341 Mandatory Commercial Recycling may apply.
- 27. Assembly Bill 1826 Mandatory Commercial Organics Recycling may apply.
- 28. Upon completion service is provided through the City of San Bernardino's exclusive franchised hauler Burrtec Waste Industries.

29. Plans submitted shall conform to the 2016 California Building Codes. Please note this will include the California Green Building Code.

- 30. Project shall confirm to Chapter 3 of California Building Code 2016. 31. Project shall also conform to the requirements of Chapter 4 of the California Building
- Code. Special Details Requirements Based on use of Occupancy. 32. Provide sprinkler requirements for the occupant load according to California Building Code 2016. Fire sprinklers are a Fire Department submittal.
- 33. Provide all disabled access requirements and complete details on plans prior to plan review submittal and conform to Chapter 11A. 34. There shall be a formal plan submittal prior to all issuance of permits.
- 35. Refer to Chapter 7 of the California Building Code for Fire/Smoke Protection Requirements.

San Bernardino County Consolidated Fire District

- 36. Shall comply with all current Building, Fire Codes and Fire Department Standards requirements based on occupancy classification.
- 37. Any changes to this proposal shall require new Fire Department condition letter.
- 38. 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, Cooking appliances & Hood protections.).

- 39. Monitored fire sprinkler systems is required for the proposed building(s). Plans shall be submitted to the FD prior to construction. PER CFC 903.2.1.1
- 40. Knox Box/Key Box is required, and shall be provided and installed in accordance with CFC & Fire Department Standard. 41. An approved on-site fire protection water system, in accordance with Fire Department
- Standard is required. The system is required to be in place and serviceable prior to building construction. 42. Fencing, walls or car ports shall not obstruct Fire Department access to fire hydrants and
- 43. All access gates shall require mechanical means for opening in event of power failure, shall not impinge on required clear width when fully open, and shall be equipped with
- Knox Box lock actuation devices. 44. Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. If gates installed, must comply with Fire Department Standards.
- 45. Storage containers may not block Fire Department access. 46. Premise and Building identification and addressing shall be a minimum of 12 inch in
- 47. Fire sprinklers are required. T.I. in sprinklered buildings requires a separate submittal.
- Please submit all plans to county Fire Department. 48. Fire Riser room is required. See County Standard requirements.
- 49. Fire extinguishers are required throughout. All spacing shall meet the CFC for spacing
- 50. If a fire suppression system is installed a separate submittal is required. (Hood systems, 51. Annual fire department is required. Contact 909-918-2201 for information.

SECTION 4. PLANNING COMMISSION ACTION:

The Planning Commission hereby takes the following action:

- 1. Adoption of Planning Commission Resolution No. 2016-039:
- a. Adopting the Categorical Exemption (§15332: In-Fill Development Projects) for Conditional Use Permit 17-12, in accordance with §15061(b)(2) of the California Environmental Quality Act, and directing the Community Development Director 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 CEOA Guidelines Section 15062; and; and
- b. Approving Conditional Use Permit 17-12, subject to the aforementioned Conditions of Approval.

PASSED, APPROVED AND ADOPTED this 13th day of June 2017.

San Bernardino Planning Commission

ATTEST:

City of San Bernardino, California

E 1800035

W.O. NO.

ABSTAIN: None

NOES: Eble

CERTIFICATION:

AYES: Machen, Gallaher, Liang, Lopez, Jones

ABSENT: Durr, Quiel, and Earp

Call: TOLL FREE 1-800 422-4133

Underground Service Alert

BENCHMARK:

B.M. NO. B5-6 (NAV 88)

City of San Bernardino, California

LOCATED 82.0' SOUTH AND 33.5' WEST OF C/L INTERSECTION OF HOLLY VISTA AVENUE AND GOLDEN AVENUE, 5.5' SOUTH OF POWER POLE NO. 1883881E

ELEV. 1228.310



Ludwig Engineering 109 East Third Street Fort Mohave, AZ 8842 Phone: 909-884-8217 Phone: 928-768-1857 Fax: 909-889-0153

Victorville, CA 92392

Phone: 760-951-7676

2126 McCulloch Blvd., Ste. 8 Lake Havasu City, AZ 86403

Phone: 928-680-6060 Fax: 928-854-6530

BY APPR. DATE MARK **REVISIONS** BENCH MARK:

APPROVED SENIOR CIVIL ENGINEER REGISTERED CIVIL ENGINEER NO. CHECKED BY: FJJ RECOMMENDED BY: FOR CITY USE ONLY: FILE NO.

LD 1800005 **DRAWING** CITY OF SAN BERNARDINO DEVELOPMENT SERVICES~PUBLIC WORKS/ENGINEERING

CONDITIONS OF APPROVAL GOLDEN APARTMENTS GOLDEN APARTMENTS SAN BERNARDINO, LP PROJECT NO. SB-1113

PLOT DATE: June 8, 2018

SHEET 8 OF