

**City of San Bernardino  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of San Bernardino will hold a public hearing on **Wednesday, January 18, 2012 at 6:00 p.m.** in the Council Chambers, City Hall, 300 North “D” Street, San Bernardino, California 92418, on the following proposed ordinance(s) to amend the City of San Bernardino Municipal (Development) Code:

**DEVELOPMENT CODE AMENDMENT NO. 12-01** – A proposal to amend Article I – General Provisions, Section 19.02.060, Establishment of Land Use Zoning Districts to add Transit Overlay District (TD) and amend Article II – Land Use Zoning Districts, to add Section 19.19A Transit Overlay District to the Development Code to add development standards and design guidelines.

The City has prepared a regulatory framework for Transit-Oriented Development (TOD) in the form of a Transit Overlay District (TD) to incentivize and facilitate new development and redevelopment around the forthcoming bus rapid transit (BRT) stations. In total, the TD covers 13 sbX (San Bernardino Express Bus) station areas in the City as envisioned under the sbX BRT Project. Each of the Transit Overlay District Area Types may be viewed at the City’s Transit Oriented Development webpage:

[http://www.ci.san-bernardino.ca.us/cityhall/community\\_development/planning/transit\\_oriented\\_development\\_\(tod\).asp](http://www.ci.san-bernardino.ca.us/cityhall/community_development/planning/transit_oriented_development_(tod).asp)

The City has developed a set of zoning regulations for the station areas and surrounding areas that fall within the designated district. The regulations are accompanied by a set of development standards and design guidelines that are flexible enough to allow property owners and developers to express their vision while maintaining a consistency in urban form to encourage an attractive multi-modal atmosphere. The TD zoning regulations would apply to the establishment of all new structures and uses within the boundaries of the 13 sbX station areas. 0

The City would maintain the existing land use and zoning designations of the affected parcels in place under the proposed project. New development standards includes but not limited to new public frontage line setback requirement to allow buildings to be placed closer to street frontage with parking at the rear of the site; building heights set from two to four stories with upper story step-back requirements; building ground floor transparency percentage requirements added; building entrance orientation requirements set for building’s main entrance to face Kendall Drive and E Street frontages; residential transition standards when projects are adjacent to single-family residential; reduced on-site parking requirements; bicycle parking space requirements; subdivision standards reducing street block length to 400 feet; and general design guidelines with residential and commercial site planning, architectural design and parking design requirements.

Proposed by: City of San Bernardino  
Environmental Recommendation: Addendum to 2005 San Bernardino General Plan Environmental Impact Report – CEQA Section 15164

The public is welcome to speak at the public hearing or to submit written comments prior to the hearing. The Planning Commission will make recommendations to the Mayor and Common Council for final action on Development Code Amendments. For more information, please contact the Planning Division of the Community Development Department at City Hall, or by phone at (909) 384-5057. If you challenge the final action of the Mayor and Common Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or by written correspondence delivered to the Planning Division at or prior to the public hearing.

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**Submitted: January 4, 2012**  
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