SUBJECT: General Plan Amendment 08-03; Specific Plan Amendment No. 07-01; Tentative Parcel Map 18969 (Subdivision 08-04); Tentative Tract Map 18696 (Subdivision 08-06); Tentative Tract Map 18140 (Subdivision 08-05); and Development Agreement No. 08-02

PROPOSAL/LOCATION: SPA No. 07-01 – Amendments to the Paradise Hills Specific Plan, allowing development of up to 980 detached and attached residential units, open space, parks and community facilities on a 404.3 acre site.
GPA No. 08-03 – Corresponding amendments to the General Plan.
TPM No. 18969 – Subdivision of the 404.3 acres into 38 parcels for development areas corresponding to the 24 planning areas of the Specific Plan, roads and open space areas.
TTM No. 18696 – Subdivision of 3.11 acres (Planning Area 12) into 26 single family lots.
TTM No. 18140 – Subdivision of 6.9 acres (Planning Areas 2, 3, and 4) into 44 single family lots.
DA No. 08-02 – A Development Agreement for the proposed project.

The proposed project, previously known as the Paradise Hills Specific Plan (Specific Plan 07-01), is located north and east of the California State University, San Bernardino campus, north of the current terminus of Campus Parkway.

Environmental Recommendation: Certification of an Environmental Impact Report

PUBLIC HEARING LOCATION:
San Bernardino City Hall
Council Chambers
300 North “D” Street
San Bernardino, California  92418

HEARING DATE AND TIME:
Wednesday, November 5, at 7 p.m.

A detailed description of the proposal is on file in the Planning Division at City Hall. If you would like further information about this proposal prior to the public hearing, please contact the Planning Division in person or by phoning (909) 384-5057.

The Planning Commission is requesting your participation. If you are unable to attend, you may submit written comments in favor of or in opposition to the proposal to the Planning Division, City Hall, 300 North “D” Street, San Bernardino, CA  92418.

Decisions of the Planning Commission are final concerning Conditional Use Permits, Development Permits, Tentative Tract Maps and Variances, unless appealed to the Mayor and Common Council. Appeals to the Mayor and Council must be made in writing, stating the grounds of the appeal and must be submitted to the City Clerk along with the appropriate fee within fifteen days of the decision.

Final review and action concerning General Plan Amendments, Development Code Amendments, Specific Plans and Development Agreements will be made by the Mayor and Common Council.

If you challenge the resultant 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 in written correspondence delivered to the City Planning Division at or prior to the public hearing.

Individual testimony on agenda items will be strictly limited to three minutes per person.

The City of San Bernardino recognizes its obligation to provide equal access to public services to those individuals with disabilities. Please contact the Director of Facilities Management (384-5244) two working days prior to the meeting with any requests for reasonable accommodation, to include interpreters.