

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
JULY 12, 2022

6:00pm

BOARD ROOM • 201 NORTH E STREET, 3RD FLOOR • SAN BERNARDINO, CA 92401 • WWW.SBCITY.ORG

Monique Guerrero

COMMISSIONER, WARD 1

Amelia S. Lopez

COMMISSIONER, WARD 2

Elizabeth Sanchez

COMMISSIONER, WARD 3

Larry Quiel

COMMISSIONER, WARD 4

Jesus F. Flores

COMMISSIONER, WARD 5



Dolores Armstead

COMMISSIONER, WARD 6

Ronnie E. Lewis III

COMMISSIONER, WARD 7

Vacant

COMMISSIONER,
MAYOR'S APPOINTEE

Harmoni Morales

COMMISSIONER,
MAYOR'S APPOINTEE

Oliver Mujica

STAFF LIAISON

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****PUBLIC COMMENTS FOR ITEMS LISTED AND NOT LISTED ON THE AGENDA**

A three-minute limitation shall apply to each member of the public who wishes to address the Planning Commission on any item on the agenda, excluding public hearings. There is no limit to the number of items that may be discussed within the three-minute time limit. To be called on by the Chairperson, please turn in individual speaker slips to the Secretary by 6:00 p.m. the day of the meeting. If you wish, you may email your speaking request to CEDPublicComment@sbcity.org by 5pm the day before the meeting. Emailed requests to speak will not be accepted from anyone but the person requesting to speak.

CONSENT CALENDAR

There will be no separate discussion of Consent Calendar items unless a Commissioner requests that the item be considered in its normal sequence on the agenda.

1. Approval of Draft Minutes

Recommendation: Approve the minutes of the Regular Meeting of June 14, 2022.

PUBLIC HEARING**2. Conditional Use Permit 22-02**

Subject: A request to allow the development, establishment, and operation of a truck maintenance facility (U-Haul) containing approximately 32,697 square feet on a project site comprised of two (2) parcels containing approximately 4.62 acres.

Address:	1235 E. Baseline Street
Zone:	Commercial Heavy (CH)
Environmental Determination:	Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	1235 E. Baseline, LLC
Applicant:	Thomas Mitchell
APN:	0278-063-01 and 02
Ward:	1

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-037 approving Conditional Use Permit 22-02, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project subject to a Categorical Exemption under the California Environmental Quality Act.

3. Development Code Amendment (Zoning Map Amendment) 20-05 and Development Permit Type-D 20-03

Subject: A request to change the Zoning District Classification from Office Industrial Park (OIP) to Industrial Light (IL) of two (2) parcels containing a total of approximately 3.84 acres and allow the development and establishment of an industrial warehouse containing approximately 89,475 square feet on a property comprised of three (3) parcels containing a total of approximately 4.02 acres.

Address:	791 S. Waterman Avenue
Zone:	Office Industrial Park (OIP) and Industrial Light (IL)
Environmental Determination:	Mitigated Negative Declaration, pursuant to §15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines
Owner:	Amazing 34, LLC
Applicant:	Orly Corp.
APN:	0280-021-34, 44, and 47
Ward:	3

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-023 forwarding a recommendation to the Mayor and City Council recommending approval Development Code Amendment (Zoning Map Amendment) 20-05 and Development Permit Type-D 20-03, based on the Findings of Fact and subject to the recommended Conditions of Approval; and adoption of the Mitigated Negative Declaration and approval of the Mitigation Monitoring and Reporting Program under the California Environmental Quality Act.

4. Development Code Amendment (Zoning Map Amendment) 21-03, Subdivision 21-09 (Tentative Parcel Map 20430) and Development Permit Type-D 21-15

Subject: A request to change the Zoning District Classification from Commercial General (CG-1) to Industrial Heavy (IH) of one (1) parcel containing approximately 3.94 acres, allow the consolidation of two (2) parcels into one (1) parcel containing a total of approximately 11.07 acres, and allow the development and establishment of a truck terminal facility containing approximately 52,160 square feet.

Address: 5770 N. Industrial Parkway
 Zone: Commercial General (CG-1) and Industrial Heavy (IH)
 Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines
 Owner: DP Industrial Parkway, LLC
 Applicant: Dedeaux Properties
 APN: 0266-041-22 and 40
 Ward: 6

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-024 forwarding a recommendation to the Mayor and City Council recommending approval Development Code Amendment (Zoning Map Amendment) 21-03, Subdivision 21-09 (Tentative Parcel Map 20430) and Development Permit Type-D 21-15, based on the Findings of Fact and subject to the recommended Conditions of Approval; and adoption of the Mitigated Negative Declaration and approval of the Mitigation Monitoring and Reporting Program under the California Environmental Quality Act.

5. Development Permit Type-P 20-08

Subject: A request to allow the development and establishment of a twenty-seven (27) unit multi-family residential complex on a parcel containing approximately 2.38 acres.

Address: West side of N. Sterling Avenue, approximately 150 feet south of E. Marshall Boulevard
 Zone: Residential Medium (RM)
 Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the State CEQA Guidelines
 Owner/Applicant: Mike Mahmoudi
 APN: 0272-371-59
 Ward: 4

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-038 approving Development Permit Type-P 20-08, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project subject to a Categorical Exemption under the California Environmental Quality Act.

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on ***Tuesday, August 9, 2022 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor, San Bernardino, California 92401.***