

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
AUGUST 9, 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 July 12, 2022.

2. 2021 Housing Element Annual Progress Report – A request to receive and file the City's 2021 Housing Element Annual Progress Report.

Recommendation: Staff recommends that the Planning Commission Receive and File the 2021 Housing Element Annual Progress Report and authorize the transmittal to the California Governor's Office of Planning and Research and the California Department of Housing and Community Development.

NON-PUBLIC HEARING

3. Selection of Chair and Vice Chair for a one (1) year term (August 2022 to July 2023).

Recommended: Staff recommends that the Planning Commission select a Chair and Vice Chair for a one (1) year term commencing August 2022 to July 2022.

4. **Economic Update**

Recommendation: Staff recommends that the Planning Commission receive and file the presentation on the City's Economic Update.

5. **Downtown Specific Plan**

Recommendation: Staff recommends that the Planning Commission receive and file the presentation on the City's Downtown Specific Plan. (website – FutureSB2050.com)

6. **General Plan**

Recommendation: Staff recommends that the Planning Commission receive and file the presentation of the City's General Plan. (website – FutureSB2050.com)

PUBLIC HEARING

7. **Conditional Use Permit 22-01**

Subject: A request to allow the development, establishment, and operation of a drive-thru restaurant (coffee shop) containing approximately 950 square feet on a parcel containing approximately 1.53 acres.

Address:	South side of E. Hospitality Lane, west of S. Tippecanoe Avenue
Zone:	Commercial Regional (CR-2) and Transit District (TD) Overlay
Environmental Determination:	Categorically Exempt, pursuant to Section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines
Owner:	Victorville RE Holdings, LLC
Applicant:	Cole Valley Partners, LLC
APN:	0281-361-22
Ward:	3

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-039 approving Conditional Use Permit 22-01, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project is subject to a Categorical Exemption under the California Environmental Quality Act.

8. 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 under the California Environmental Quality Act.

9. Development Code Amendment 22-05

Subject: A City-initiated amendment to Section 19.02.020 (Definitions), Chapter 19.06 (Commercial Zones), and Chapter 19.10 (Industrial Zones) of the City of San Bernardino Municipal Code (Title 19) in order to update the development standards for cannabis business activities in accordance with Chapter 5.10 (Commercial Cannabis Activities) of the City of San Bernardino Municipal Code.

Environmental Determination: Categorically Exempt under the California Environmental Quality Act ("CEQA"), pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
 Ward: All

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-040 forwarding a recommendation to the Mayor and City Council recommending the approval of Development Code Amendment 22-05, based on the Findings of Fact; and finding the project subject to a Statutory 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, September 13, 2022 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.