

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 11, 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

Ivan Garcia

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

David Murray

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 September 13, 2022.

PUBLIC HEARING**2. Conditional Use Permit 21-04**

Subject: A request to allow the development, establishment, and operation of a restaurant with drive-thru (The Habit Burger Grill) containing approximately 2,822 square feet on a parcel containing approximately 0.48 acres

Address:	Southwest corner of West 2 nd Street and former Bungalow Court
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner/Applicant:	John Kaufman on behalf of JAKS, LLC
APN:	0134-337-17
Ward:	1

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-045 approving Conditional Use Permit 22-04, 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.

3. Conditional Use Permit 22-04

Subject: A request to allow the development, establishment, and operation of a restaurant with drive-thru (Rally's) containing approximately 1,008 square feet on a parcel containing approximately 0.53 acres.

Address: Southeast corner of E. Highland Avenue and N. Palm Avenue
Zone: Commercial General (CG-1)
Environmental Determination: Categorically Exempt, pursuant to §15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines
Owner: TCH Investments, LLC
Applicant: John Dodson
APN: 1200-011-24
Ward: 4

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-046 approving Conditional Use Permit 22-04, 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.

4. Conditional Use Permit 22-08

Subject: A request to modify previously approved Conditional Use Permit 10-15 to allow the expansion of the parking lot and vehicular queue for an existing restaurant with drive-thru (In-N-Out) on a property comprised of two (2) parcels containing a total of approximately 1.88 acres.

Address: 745 and 795 West 5th Street
Zone: Commercial Regional (CR-2)
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner: Gateway SB, LLC and In-N-Out Burger
Applicant: In-N-Out Burger
APN: 0134-093-05 and 48
Ward: 1

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-047 approving Conditional Use Permit 22-08, 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.

5. Development Permit Type-P 22-01

Subject: A request to allow the development and establishment of a multiple-tenant retail building with eight (8) tenant spaces containing a total of approximately 6,996 square feet on a project site consisting of two (2) parcels containing a total of approximately 0.52 acres.

Address: North side of West 16th Street, approximately
200 feet east of N. Mount Vernon Avenue

Zone: Commercial General (CG-1)

Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the State CEQA Guidelines

Owner/ Applicant: Alex Chernobelsky

APN: 0144-113-32 and 33

Ward: 6

Recommendation: Staff recommends that the Planning Commission continue Development Permit Type-P 22-01 to the next regularly scheduled meeting on November 8, 2022.

6. Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract Map 20421)

Subject: A request to change the Zoning District Classification of a parcel containing a total of 6.10 acres from Residential Low (RL) to Residential Suburban (RS); and, allow the subdivision of the property into twenty-five (25) single-family residential lots ranging in size from 7,372 to 9,377 square feet.

Address: Southwest corner of W. Belmont Avenue and N.
Olive Avenue

Zone: Residential Low (RL)

Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines

Owner: Inland Self Storage Management

Applicant: Rene Jacober

APN: 0261-151-10

Ward: 5

Recommendation: Staff recommends that the Planning Commission continue Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract Map 20421) to the next regularly scheduled meeting on November 8, 2022.

7. Development Code Amendment 22-06

Subject: A City-initiated amendment to Section 19.70.035 (Development and Operational Standards for Temporary Use Permits) of the City of San Bernardino Development Code (SBMC Title 19) to update standards for Sub-Section (B) - On-Site and Off-Site Contractor's Construction Yards.

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

Ward: All

Recommendation: Staff recommends that the Planning Commission continue Development Code Amendment 22-06 to the next regularly scheduled meeting on November 8, 2022 to allow for the Workshop discussion.

NON-PUBLIC HEARING**8. Workshop – Temporary Use Permits for On-Site and Off-Site Contractor's Construction Yards**

Recommendation: Staff recommends that the Planning Commission hold a workshop to discuss proposed amendments to Section 19.70.035 (Development and Operational Standards for Temporary Use Permits) of the City of San Bernardino Development Code (SBMC Title 19) Sub-Section (B) - On-Site and Off-Site Contractor's Construction Yards.

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS**DIRECTOR'S REPORT****ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on ***Tuesday, November 8, 2022 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.