

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 8, 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 October 11, 2022.

PUBLIC HEARING**2. 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 adopt Resolution No. 2022-048 forwarding a recommendation to the Mayor and City Council recommending adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program under the California Environmental Quality Act; and, approval of Development Code Amendment (Zoning Map Amendment) 21-05 and Subdivision 21-11 (Tentative Tract Map 20421), based on the Findings of Fact and subject to the recommended Conditions of Approval.

3. **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 adopt Resolution No. 2022-049 approving Development Permit Type-P 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.

4. **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 adopt Resolution No. 2022-043 approving Development Code Amendment 22-06, 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.

NON-PUBLIC HEARING

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on ***Tuesday, December 13, 2022 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.