

# CITY OF SAN BERNARDINO

## AGENDA

FOR THE  
PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 10, 2023

6:00pm

BOARD ROOM • 201 NORTH E STREET, 3<sup>RD</sup> FLOOR • SAN BERNARDINO, CA 92401 • [WWW.SBCITY.ORG](http://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](mailto: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 December 13, 2022.

**PUBLIC HEARING****2. Real Property Street Vacation 15.30-438**

**Subject:** A request to allow the vacation of a portion of E. Drake Drive between E. Central Avenue and E. Mill Street, and West of S. Foisy Street and reservation of utilities therein.

Address:	N/A
Zone:	N/A
Environmental Determination:	Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner:	City of San Bernardino
Applicant:	Plehn Family, LLC
APN:	N/A
Ward:	3
Project Manager:	Joshua Dramitinos, Real Property Manager

**Recommended:** Staff recommends that the Planning Commission adopt Resolution No. 2023-001 forwarding a recommendation to the Mayor and City Council recommending approval of Real Property Street Vacation 15.30-438, based on the Finding of Fact; and finding that the project subject to a Categorical Exemption under the California Environmental Quality Act.

### 3. **Conditional Use Permit 21-18 and Public Convenience or Necessity Letter 21-07**

**Subject:** A request to allow the development, establishment, and operation of a market with an Alcoholic Beverage Control Type 21 (Off-Sale General) License within an existing building containing approximately 2,024 square feet on a parcel containing approximately 0.45 acres.

Address: 1820 West 5<sup>th</sup> Street  
 Zone: Commercial General (CG-1)  
 Environmental Determination: Statutorily Exempt, pursuant to Section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines  
 Owner: Zhou Hui  
 Applicant: Fernando Castro  
 APN: 0138-081-19  
 Ward: 1  
 Project Manager: Michael Rosales, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission Adopt Resolution No. 2023-002 denying Conditional Use Permit 21-18 and Public Convenience or Necessity Letter 21-07; and finding the project subject to a Statutory Exemption under the California Environmental Quality Act.

### 4. **Development Permit Type-P 22-03**

**Subject:** A request to allow the conversion of an existing two-story office building containing approximately 9,988 square feet into an apartment complex consisting of twelve (12) multiple-family residential units on a project site consisting of three (3) parcels containing a total of approximately 0.68 acres.

Address: 1490 North D Street  
 Zone: Commercial Office (CO) and Adaptive Reuse (AR) Overlay  
 Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines  
 Owner: Penny More, LLC  
 Applicant: Jose Ponce  
 APN: 0145-181-03, 04, and 13  
 Ward: 2  
 Project Manager: Elizabeth Mora- Rodriguez, Senior Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-003 forwarding a recommendation to the Mayor and City Council recommending the approval of Development Permit Type-P 22-03, 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.

**5. Extension of Time 22-02 (Tentative Tract Map 20150)**

**Subject:** A request to allow a one (1) year extension of time for Subdivision 17-08 (Tentative Tract Map 20150) allowing the subdivision of a project site comprised of six (6) parcels containing a total of approximately 66.7 acres into eighty-four (84) single-family residential lots, ranging in size from approximately 9,755 square feet to approximately 37,422 square feet, and three (3) basins.

Address:	North side of the intersection of W. Verdemon Drive and N. Little League Drive
Zone:	Residential Low (RL)
Environmental Determination:	Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner:	S. Verdemon, LLC
Applicant:	JEC Enterprises, Inc
APN:	0348-111-05 and 25; and 0348-121-18, 20, 21, and 25
Ward:	5
Project Manager:	Michael Rosales, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission Adopt Resolution No. 2023-004 approving Extension of Time 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.

**6. Subdivision 22-07 (Tentative Parcel Map 20632) and Conditional Use Permit 22-14**

**Subject:** A request the allow the subdivision of a property comprised of three (3) parcels containing a total of approximately 6.46 acres into four (4) parcels containing approximately 2.53 acres (parcel 1), 1.39 acres (parcel 2), 1.09 acres (parcel 3), and 1.39 acres (parcel 4); and, allow the development, establishment, and operation of a commercial center consisting of a three (3) restaurants with drive-thrus containing approximately 4,761 square feet (parcel 1), 3,610 square feet (parcel 2), 950 square feet (parcel 4), and a drive-thru express car wash containing approximately 5,137 square feet (parcel 3).

Address: 4200 N. University Parkway  
 Zone: Commercial General (CG-1)  
 Environmental Determination: Mitigated Negative Declaration, pursuant to  
 Â§15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines  
 Owner: San Bernardino Scottish Rite Building Association, Inc.  
 Applicant: PCG South Shores, LLC c/o Paragon Commercial Group  
 APN: 0266-591-06, 07, and 08  
 Ward: 5  
 Project Manager: Travis Martin, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-005 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program under the California Environmental Quality Act; and approving Subdivision 22-07 (Tentative Parcel Map 20632) and Conditional Use Permit 22-14, based on the Findings of Fact and subject to the recommended Conditions of Approval.

**7. Subdivision 22-08 (Tentative Parcel Map 20628), Conditional Use Permit 22-12, and Minor Exception 22-04**

**Subject:** A request to allow the consolidation of seven (7) parcels into one (1) parcel (Tentative Parcel Map 20628) containing a total of approximately 2.43 acres to allow the development, establishment, and operation of a self-storage facility comprised of two (2) multi-story buildings containing a total of approximately 109,000 square feet, and approve a ten (10) percent increase in building height from thirty (30) feet to thirty (33) feet.

Address: 1534 W. Highland Avenue  
 Zone: Commercial General (CG-1)  
 Environmental Determination: Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines  
 Owner: Annabi, William N & Nellie N Living Trust  
 Applicant: SAFStor Real Estate Co, LLC  
 APN: 0148-174-04, 10, 11, and 15 through 18  
 Ward: 1  
 Project Manager: Elizabeth Mora- Rodriguez, Senior Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-006 approving Subdivision 22-08 (Tentative Parcel Map 20628), Conditional Use Permit 22-12 and Minor Exception 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.

**8. Development Code Amendment 22-06**

**Subject:** A City-initiated amendment to Chapter 19.31 (Administration) and Section 19.70.035 (B) (Development and Operating Standards for Temporary Use Permits - On-site and Off-site Contractors' Construction Yards) of the City of San Bernardino Development Code (SBMC Title 19) to update the Temporary Use Permits Development and Operational standards for On-site and Off-site Contractors' Construction Yards with regard to stockpiles and material crushing.

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

Project Manager: David Murray, City Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-007 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 an 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, February 14, 2023 at 6:00pm in the Board Room located at 201 North E Street, 3<sup>rd</sup> Floor**, San Bernardino, California 92401.