

# CITY OF SAN BERNARDINO

## AGENDA

FOR THE  
PLANNING COMMISSION  
SPECIAL MEETING  
FEBRUARY 27, 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.*

**DISCUSSION / ACTION ITEMS**

**1. Approval of Subdivision 22-08 (Tentative Parcel Map 20628) and Ratification of Denial of 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 under the California Environmental Quality Act ("CEQA"), pursuant to Section 15270(a) (Projects which are Disapproved) 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:                        | 6  |
| Project Manager:             | Elizabeth Mora- Rodriguez, Senior Planner  |

**Recommendation 3-1:** Staff recommends that the Planning Commission Adopt Resolution No. 2023-012 approving Subdivision 22-08 (Tentative Parcel Map 20628) 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.

**Recommendation 3-2:** Staff recommends that the Planning Commission Adopt Resolution No. 2023-006 denying Conditional Use Permit 22-12 and Minor Exception 22-04 based on the Findings of Fact.

**2. Economic Development Update**

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

**3. Short-Term Rental Discussion**

**Recommendation:** Staff recommends that the Planning Commission receive and file a presentation and provide staff direction on items to include or consider in an amendment to the San Bernardino Municipal Code to regulate Short-Term Rentals.

**NON-PUBLIC HEARING**

**PLANNING COMMISSION REPORTS / ANNOUNCEMENTS**

**DIRECTOR'S REPORT**

**ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on ***Tuesday, March 14, 2023 at 6:00pm in the Board Room located at 201 North E Street, 3<sup>rd</sup> Floor***, San Bernardino, California 92401.