

# CITY OF SAN BERNARDINO

## AGENDA

FOR THE  
PLANNING COMMISSION  
REGULAR MEETING  
MARCH 14, 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** 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 January 10, 2023.

**2. Approval of Draft Minutes**

**Recommendation:** Approve the minutes of the Special Meeting of February 27, 2023.

**DISCUSSION / ACTION ITEMS****3. 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.

**4. Ratification of Denial of 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, forwarding a recommendation that the Mayor and City Council maintain the status quo when it comes to the regulations for on-site material crushing and further recommending denial of Development Code Amendment 22-06 amending 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) based on the findings of fact.

## PUBLIC HEARING

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

**Subject:** A request to 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), 3,986 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.

**6. Conditional Use Permit 22-10**

**Subject:** A request to allow the development, establishment, and operation of a drive-thru express car wash containing approximately 3,596 square feet on a property comprised of two (2) parcels containing a total of approximately 1.48 acres.

Address: Southwest corner of W. Kendall Drive and N. Shandin Hills Drive  
 Zone: Commercial General (CG-1) and Transit District (TD) overlay  
 Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines  
 Owner: Shandin Hills Plaza, LLC  
 Applicant: Ryah Letim  
 APN: 0266-521-20 and 22  
 Ward: 5  
 Project Manager: Elizabeth Mora-Rodriguez, Senior Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-010 approving Conditional Use Permit 22-10, based on the Findings of Fact and subject to the recommended Conditions of Approval; and, finding that the project is Categorically Exempt under the California Environmental Quality Act.

**7. Conditional Use Permit 22-16**

**Subject:** A request to allow the development and establishment of a wireless telecommunications facility consisting of a 75-foot-tall mono-eucalyptus tower and ground mounted equipment enclosure.

Address: 118 N. Pepper Avenue  
 Zone: Commercial General (CG-1)  
 Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines  
 Owner: Adger, Jules M Trust  
 Applicant: Assurance Development  
 APN: 0130-461-31  
 Ward: 6  
 Project Manager: Elizabeth Mora-Rodriguez, Senior Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-015 approving Conditional Use Permit 22-16, based on the Findings of Fact and subject to the recommended Conditions of Approval; and, finding that the project is Categorically Exempt under the California Environmental Quality Act.

**8. Extension of Time 22-04**

**Subject:** A request to allow a one (1) year time extension for Development Permit Type 18-02, involving the development and establishment of an industrial warehouse building containing approximately 101,464 square feet on a project site comprised of four (4) parcels containing a total of approximately 5.25 acres.

Address: 939 S. Inland Center Drive  
 Zone: Industrial Light (IL)  
 Environmental Determination: Categorically Exempt under the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) (Review for Exemption) of the State CEQA Guidelines  
 Owner: Olympic Real Estate Holdings, Inc.  
 Applicant: Mike Gooding  
 APN: 0141-201-02,05,10 and 12  
 Ward: 3  
 Project Manager: Chantel Choice, Assistant Planner

**Recommendation:** Staff recommends that the Planning Commission Adopt Resolution No. 2023-013 approving Extension of Time 22-04, 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.

**9. Subdivision 21-04 (Tentative Parcel Map 20361) and Development Permit Type-P 20-09**

**Subject:** A request to allow the consolidation of eleven (11) parcel containing a total of approximately 13.91 acres; and, the development and establishment of truck and trailer parking facility.

Address: Northwest corner of W. Foothill Boulevard and N. Macy Street  
 Zone: Commercial General (CG-1)  
 Environmental Determination: Statutorily Exempt, pursuant to Section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines  
 Owner: Route 66 Truck Terminal, LLC  
 Applicant: Route 66 Truck Terminal, LLC  
 APN: 0142-041-09, 10, 11, 17, 18, 20, 21, 32, 33, 34, and 44  
 Ward: 6  
 Project Manager: Michael Rosales, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-011 denying Subdivision 21-04 (Tentative Parcel Map 20361) and Development Permit Type-P 20-09 and finding the project subject to a Statutory Exemption under the California Environmental Quality Act.

**10. Variance 22-01**

**Subject:** A request to allow a variance to reduce the required minimum front yard setback from twenty-five (25) feet to fourteen (14) feet and minimum rear yard setback from fifteen (15) feet to twelve and a half (12.5) feet for the development and installation of a premanufactured single-family residence on a parcel containing approximately 0.14 acres

Address: 588 West 10<sup>th</sup> Street  
Zone: Residential Medium (RM)  
Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines  
Owner: Habitat for Humanity, San Bernardino Area, Inc.  
Applicant: Joseph Lawler  
APN: 0140-041-25  
Ward: 1  
Project Manager: Elizabeth Mora-Rodriguez, Senior Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-009 approving Variance 22-01, based on the Findings of Fact and subject to the recommended Conditions of Approval; and, finding that the project is Categorically Exempt 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, April 11, 2023 at 6:00pm in the Board Room located at 201 North E Street, 3<sup>rd</sup> Floor***, San Bernardino, California 92401.