

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 14, 2023

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

Lisa Sherrick

COMMISSIONER,
MAYOR'S APPOINTEE

Orlando Garcia

COMMISSIONER,
MAYOR'S APPOINTEE

Mary Lanier

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 10, 2023.

PUBLIC HEARING**2. Real Property Street Vacation 15.30-437**

Subject: A request to allow the street vacation of a portion of Harris Street containing approximately 10,769 square feet located north of West 8th Street and east of North J Street and the reservation of utilities therein.

Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines

Owner: City of San Bernardino

Applicant: O&A Development, LLC

Ward: 1

Project Manager: Joshua Dramitinos, Real Property Manager

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-038 forwarding a recommendation to the Mayor and City Council recommending approval of Real Property Street Vacation 15.30-437, based on the Findings of Fact; and finding that the project subject to a Categorical Exemption under the California Environmental Quality Act.

3. Appeal 23-03

Subject: An appeal of the Development and Environmental Review Committee's approval of Extension of Time 23-01, a request to allow a one (1) year time extension for previously approved Development Permit Type-D 20- 01 involving the development and establishment of a truck and trailer parking facility on a parcel containing approximately 14.48 acres.

Address: 157 N. Rancho Avenue
Zone: Industrial Heavy (IH)
Environmental Determination: Categorically Exempt, pursuant to Section 15061(b)(3) (Review for Exemption) of the State CEQA Guidelines.
Owner: Elliot Precision Block Co.
Applicant: Johanna Silva
APN: 0142-211-29
Ward: 3
Project Manager: Michael Rosales, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-039 denying Appeal 23-03 thereby upholding the Development and Environmental Review Committee's approval of Extension of Time 23-01 allowing a one (1) year time extension for previously approved Development Permit Type-D 20- 01 involving the development and establishment of a truck and trailer parking facility on a parcel containing approximately 14.48 acres.

4. Conditional Use Permit 23-05

Subject: A request to modify previously approved Conditional Use Permit 12-08 to allow the conversion of an existing 3-bay automotive service area to expand an existing convenience store totaling a combined area of 2,352 square feet on a parcel containing approximately 0.72 acres.

Address: 1108 W. Highland Avenue
Zone: Commercial General (CG-1)
Environmental Determination: Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
Applicant/Owner: Nabil Saade
APN: 0148-222-34
Ward: 2
Project Manager: Chantel Choice, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-040 approving Conditional Use Permit 23-05, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding that the project is Categorical Exempt under the California Environmental Quality Act.

5. Extension of Time 23-02

Subject: A request to allow a one (1) year extension of time for Subdivision 06-31 (Tentative Tract Map 16794) involving the subdivision of a project site containing approximately 18.45 acres into forty-four (44) individual parcels (43 single family residential lots and 1 debris basin).

Address: West side of N. Palm Avenue, approximately
200 feet north of W. Verdemont Drive
Zone: Residential Low (RL)
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3)
(Review for Exemption) of the State CEQA
Guidelines
Owner: Aberdeen Developers, LLC
Applicant: Gus Dahleh
APN: 0261-011-08, 13, and 14
Ward: 5
Project Manager: Mary Lanier, Interim Agency Director of
Community Development

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-041 approving Extension of Time 23-02, 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.

6. Extension of Time 23-03

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, pursuant to Section
15061(b)(3) (Review for Exemption) and
Section 15162 (Subsequent EIRs and Negative
Declarations) 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, Associate Planner

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 2023-042 approving Extension of Time 23-03, 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.

7. Development Code Amendment 23-01

Subject: A City-initiated amendment to Section 19.02.020 (Basic Provisions – Definitions) and Chapter 19.04 (Residential Zones) of the City of San Bernardino Development Code (SBMC Title 19) in order to establish a Short-Term Rental Program in the City of San Bernardino.

Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines

Applicant: City of San Bernardino

Ward: All

Project Manager: Stephanie Castro, Economic Development Project Manager
Travis Martin, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-043 forwarding a recommendation to the Mayor and City Council recommending approval of Development Code Amendment 23-01, based on the Findings of Fact; and finding that the project subject to a Categorical Exemption under the California Environmental Quality Act.

NON-PUBLIC HEARING**PLANNING COMMISSION REPORTS / ANNOUNCEMENTS****DIRECTOR'S REPORT**

1. Planning Commission and Development /Environmental Review Committee (D/ERC) – Review and Approval Authority

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on ***Tuesday, December 12, 2023 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.