

# CITY OF SAN BERNARDINO

## AGENDA

FOR THE  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 12, 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

**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](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 November 14, 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 8<sup>th</sup> Street and east of North J Street and the reservation of utilities therein.

Environmental Determination:	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 exempt under the California Environmental Quality Act.

**3. Appeal 23-04**

**Subject:** An appeal of the Development and Environmental Review Committee's approval of Development Permit Type-D 23-05, a request to allow the development and establishment of an industrial warehouse building containing approximately 103,364 square feet on a property containing approximately 4.78 acres.

Address: Southeast corner of East 3<sup>rd</sup> Street and N. Tippecanoe Avenue  
 Zone: Alliance California Specific Plan (SP-AC)  
 Environmental Determination: Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines  
 Owner: Northgate Development AC, L.P.  
 Applicant: Christian Flores  
 APN: 0136-341-89  
 Ward: 1  
 Project Manager: Michael Rosales, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-048 denying Appeal 23-04 thereby upholding the Development and Environmental Review Committee's approval of Development Permit Type-D 23-05 allowing the development and establishment of an industrial warehouse building containing approximately 103,364 square feet on a property containing approximately 4.78 acres.

**4. 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: 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 exempt under the California Environmental Quality Act.

#### 5. 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: 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 exempt under the California Environmental Quality Act.

#### 6. Development Code Amendment 23-03

**Subject:** A City-initiated amendment to Chapter 19.04 (Residential Zones) in particular Table 04.03 (Residential Zones Specific Standards) and Section 19.04.030(2)(D) (Density Bonus) of the City of San Bernardino Development Code (SBMC Title 19) in order to update the Density Bonus provisions in compliance with State law.

Environmental Determination: Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines  
 Applicant: City of San Bernardino  
 Ward: All  
 Project Manager: Mary Lanier, Interim Agency Director of Community Development

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2023-049 forwarding a recommendation to the Mayor and City Council recommending approval of Development Code Amendment 23-04, based on the Findings of Fact; and finding that the project exempt under the California Environmental Quality Act.

**7. Development Code Amendment 23-04**

**Subject:** A City-initiated amendment to Section 19.02.050 (Basic Provisions – Definitions), Chapter 19.06; Table 06.01 (Commercial Zones – Permitted and Conditionally Permitted Uses), Chapter 19.08; Table 08.01 (Industrial Zones – Permitted and Conditionally Permitted Uses), and Chapter 19.10-E (Emergency Shelter Overlay Zone) of the City of San Bernardino Development Code (SBMC Title 19) in order to update the Emergency Shelter provisions in compliance with State law.

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

Applicant: City of San Bernardino

Ward: All

Project Manager: Mary Lanier, Interim Agency Director of Community Development

**Recommendation:** Staff recommends that the Planning Commission continue the public hearing for Development Code Amendment 23-04 to the next regular meeting scheduled for January 9, 2024.

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

The next regular meeting of the Planning Commission will be held on **Tuesday, January 9, 2024 at 6:00pm in the Board Room located at 201 North E Street, 3<sup>rd</sup> Floor**, San Bernardino, California 92401.