

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 13, 2023

6:00pm

BOARD ROOM • 201 NORTH E STREET, 3RD FLOOR • SAN BERNARDINO, CA 92401 • WWW.SBCITY.ORG

Vacant

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 Special Meeting of January 30, 2024.

PUBLIC HEARING**2. Sign Permit 23-058**

Subject: A request to allow the refurbishment of an existing water tower for the purpose of installing a painted sign located at 2615 East 3rd Street (APN: 0136-371-42) within the Specific Plan – Alliance California (SP-AC).

Environmental Determination:	Categorically Exempt, pursuant to pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
Owner:	San Bernardino International Airport
Applicant:	San Manuel Band of Mission Indians
Ward:	1
Project Manager:	Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-001 approving Sign Permit 23-058, based on the Findings of Fact; and finding that the project is Categorically Exempt under the California Environmental Quality Act.

3. Conditional Use Permit 23-20

Subject: A request to allow the conversion of an existing commercial retail building containing approximately 30,000 square feet into an electric vehicle collision center on a property consisting of two (2) parcels containing a total of approximately 1.67 acres.

Address: 424 W. Orange Show Road and 455 W. Orange Show Lane
 Zone: Commercial General (CG-1)
 Environmental Determination: Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
 Owner: OS Palace, LLC
 Applicant: VWP Acquisitions, LLC
 APN: 0141-261-18 and 24
 Ward: 3
 Project Manager: Travis Martin, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-003 approving Conditional Use Permit, 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.

4. Development Code Amendment (Zoning Map Amendment) 20-05 and Development Permit Type-D 20-03

Subject: A request to change the Zoning District Classification of two (2) parcels containing a total of approximately 3.84 acres from Office Industrial Park (OIP) to Industrial Light (IL) and allow the development and establishment of an industrial warehouse containing approximately 89,475 square feet on a project site comprised of three (3) parcels containing a total of approximately 4.02 acres.

Address: 791 S. Waterman Avenue
 Zone: Office Industrial Park (OIP) and Industrial Light (IL)
 Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines
 Owner: Amazing 34, LLC / Est. of Maximina F. Carter
 Applicant: Orly Corp.
 APN: 0280-021-33, 44, and 47
 Ward: 3
 Project Manager: Travis Martin, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-004 forwarding a recommendation to the Mayor and City Council recommending adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program under the California Environmental Quality Act; and approval of Development Code Amendment (Zoning Map Amendment) 20-05 and Development Permit Type-D 20-03, based on the Findings of Fact and subject to the recommended Conditions of Approval.

5. Extension of Time 23-05 (for Development Permit Type-P 21-01 and Variance 21-02)

Subject: A request to allow a one (1) year time extension for Development Permit Type-P 21-01 and Variance 21-02, involving the development and establishment of a twenty (20) unit multiple-family residential development comprised of two (2) 2-story buildings containing a total of approximately 22,210 square feet on a parcel containing approximately 1.02 acres; and, allow a reduction of the required building setback from ten (10) feet to four (4) feet; eight (8) inches).

Address:	East side of Ferndale Avenue; South of East 39 th Street.
Zone:	Residential Medium High (RMH)
Environmental Determination:	Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner:	Ferndale Investments, LLC
Applicant:	Ferndale Investments, LLC
APN:	0155-331-11
Ward:	4
Project Manager:	Travis Martin, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-005 approving Extension of Time 23-05 (for Development Permit Type-P 21-01 and Variance 21-02), based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding that the project is 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, March 12, 2024 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.