

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
MARCH 12, 2024

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

Travis Martin

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 February 13, 2024.

PUBLIC HEARING**2. Conditional Use Permit 23-06**

Subject: A request to allow the development, establishment, and operation of a restaurant with drive-thru (Chipotle) containing approximately 2,325 square feet on a property comprised of four (4) parcels containing a total of approximately 0.51 acres.

Location:	Northeast Corner of West 5 th Street and North G Street
Zone:	Commercial Regional (CR-2) and Transit District (TD) Overlay
Environmental Determination:	Categorically Exempt, pursuant to §15303 (New Construction or Conversion of Small Structures) and §15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	Gateway SB, LLC
Applicant:	Danielle Foley
APN:	0134-061-21, 22, 25, and 30
Ward:	1
Project Manager:	Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-009 approving Conditional Use Permit 23-06, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding that the project subject to a Categorical Exemption under the California Environmental Quality Act.

3. Conditional Use Permit 23-10

Subject: A request to allow the development, establishment, and operation of a restaurant with drive-thru (Starbucks) containing approximately 1,990 square feet on a parcel containing approximately 0.43 acres.

Location: Southwest Corner of W. Kendall Drive and N. Shandin Hills Circle
 Zone: Commercial General (CG-1) and Transit District (TD) Overlay
 Environmental Determination: Categorically Exempt, pursuant to §15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines
 Owner: Stater Bros. Markets
 Applicant: Francis Chu
 APN: 0266-521-12
 Ward: 5
 Project Manager: Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-010 approving Conditional Use Permit 23-10, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding that the project subject to a Categorical Exemption under the California Environmental Quality Act.

4. Conditional Use Permit 23-17

Subject: A request to allow the development, establishment, and operation of a drive-thru express car wash (Quick Quack) containing approximately 3,596 square feet on a parcel containing approximately 1.44 acres.

Location: 886 E. Hospitality Lane
 Zone: Commercial Regional (CR-3) and Transit District (TD) Overlay
 Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the State CEQA Guidelines
 Owner: Tippecanoe North Point LLC
 Applicant: 5th Street Development
 APN: 0281-351-27
 Ward: 3
 Project Manager: Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-011 approving Conditional Use Permit 23-17, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding that the project subject to a Categorical Exemption under the California Environmental Quality Act.

5. Development Permit Type-P 22-05

Subject: A request to allow the development and establishment of a truck and trailer parking facility on a parcel containing approximately 2.90 acres.

Address: Southeast corner of W. Rialto Avenue and S. Rancho Avenue
 Zone: Industrial Light (IL)
 Environmental Determination: Statutorily Exempt under the California Environmental Quality Act ("CEQA"), pursuant to Section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines
 Owner: Olivos Otay, LLC
 Applicant: Guillermo Urias
 APN: 0142-212-22
 Ward: 3
 Project Manager: Chantel Choice, Associate Planner

Recommendation: Staff recommends that the Planning Commission continue the public hearing for Development Permit Type-P 22-05 to the next regularly scheduled meeting on April 9, 2024.

6. Development Code Amendment 24-02

Subject: A City-initiated amendment to Section 19.02.50 (Basic Provisions - Definitions), Section 19.06.020; Table 06.01 (Commercial Zones - Development Permitted and Conditionally Permitted Uses), Section 19.08.020; Table 08.01 (Industrial Zones - Development Permitted and Conditionally Permitted Uses), and Chapter 19.10-E (Emergency Shelter Overlay) of the City of San Bernardino Development Code (SBMC Title 19) in order to update the development standards for Emergency Shelters 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: Travis Martin, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-013 forwarding a recommendation to the Mayor and City Council recommending approval of Development Code Amendment 24-02, based on the Findings of Fact; and finding that the project 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 9, 2024 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.