

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
JUNE 11, 2024

6:00pm

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

Casey A. Dailey

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

George J. Karaiscos

COMMISSIONER, WARD 7

Lisa Sherrick

COMMISSIONER,
MAYOR'S APPOINTEE

Orlando Garcia

COMMISSIONER,
MAYOR'S APPOINTEE

Gabriel Elliott

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 May 14, 2024.

2. City Navigation Center

Subject: Finding that the proposed City Navigation Center located at 796 East 6th Street, San Bernardino, CA, (APN: 0278-191-30) conforms with the adopted General Plan of the City of San Bernardino and Public Facilities (PF) zoning designation, based on Findings of Fact.

Location:	796 East 6 th Street
Zone:	Public Facilities (PF)
Environmental Determination:	Statutorily and Categorically Exempt under the California Environmental Quality Act ("CEQA"), pursuant to Section 15268 (Ministerial Projects), Section 15263 (Emergency Projects), and Section 15332 (In-Fill Development Projects), of the State CEQA Guidelines; and, Government Code Section 65662 (Low Barrier Navigation Center) and Public Resources Code Section 21080(b)(4)(Prevent and Mitigate Emergencies)
Owner:	City of San Bernardino
Applicant:	City of San Bernardino
APN:	0278-191-30
Ward:	7
Project Manager:	Michael Rosales, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-023 finding that the proposed City Navigation Center located at 796 East 6th Street, San Bernardino, CA, (APN: 0278-191-30) conforms with the adopted General Plan of the City of San Bernardino and Public Facilities (PF) zoning designation, based on Findings of Fact; and finding that the project is Statutorily and Categorical Exempt under the California Environmental Quality Act.

NON-PUBLIC HEARING

3. AQMD Presentation on San Bernardino Air Quality

Recommendation: Staff recommends that the Planning Commission receive and file the presentation.

PUBLIC HEARING

4. Conditional Use Permit 23-19

Subject: A request to allow the development and establishment of a new wireless telecommunications facility consisting of a 70-foot monopine tower and ground mounted equipment enclosure containing approximately 304 square feet on a parcel containing approximately 2.14 acres.

Location:	2906 North E Street
Zone:	Residential Suburban (RS)
Environmental Determination:	Categorically Exempt under the California Environmental Quality Act ("CEQA"), pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines
Owner:	Trinity Lutheran Church
Applicant:	Will Kazimi
APN:	0149-033-80
Ward:	7
Project Manager:	Chantel Choice, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-017 approving Conditional Use Permit 23-19, based on the Findings of Fact and finding 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.

Location: Southeast corner of W. Rialto Avenue and S. Rancho Avenue
 Zone: Industrial Light (IL)
 Environmental Determination: Categorically Exempt under the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) 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 adopt Resolution No. 2024-012 approving Development Permit Type-P 22-05, based on the Findings of Fact and finding the project subject to a Categorical Exemption under the California Environmental Quality Act.

6. Extension of Time 24-02

Subject: A request to allow a one (1) year extension of time for Subdivision 20-06 (Tentative Tract Map 20376) and Development Permit Type-D 20-08 involving the subdivision of one (1) parcel containing approximately 0.77 acres into nine (9) residential lots, and development and establishment of nine (9) two-story detached residential units each containing approximately 1,905 square feet with attached garages containing approximately 441 square feet.

Location: Northwest corner of E. Pacific Street and N. Garden Drive
 Zone: Residential Medium (RM)
 Environmental Determination: Exempt under the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
 Owner: RGC Family Trust
 Applicant: Roger Chi
 APN: 0147-231-07
 Ward: 2
 Project Manager: Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-018 approving Extension of Time 24-02, based on the Findings of Fact and finding the project exempt under the California Environmental Quality Act.

7. Extension of Time 24-03

Subject: A request to allow a one (1) year extension of time for Conditional Use Permit 21-13 involving the conversion of an existing single-family residence containing approximately 2,230 square feet with an addition containing approximately 950 square feet to a place of public assembly (religious facility) on a property comprised of three (3) parcels containing approximately 0.52 acres.

Location:	1959 N. Macy Street
Zone:	Residential Suburban (RS)
Environmental Determination:	Exempt under the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner:	Mohamed El-Beih
Applicant:	Mohamed El Beih — Hanbali & Associates
APN:	0269-051-32, 33, and 34
Ward:	6
Project Manager:	Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-019 approving Extension of Time 24-03, based on the Findings of Fact and finding the project exempt under the California Environmental Quality Act.

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS**DIRECTOR'S REPORT****ADJOURNMENT**

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