

CITY OF SAN BERNARDINO AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
JULY 09, 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 June 11, 2024.

2. Ratification of Denial of 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 15270(a) (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 adopt Resolution No. 2024-012 ratifying its decision to deny Development Permit Type-P 22-05 based on the Findings of Fact.

PUBLIC HEARING**3. Specific Plan Amendment 23-02 and Conditional Use Permit Revision 23-11/Reclamation Plan**

Subject: A request to amend Conditional Use Permit 91-31/Reclamation Plan and the CalMat/Cajon Creek Specific Plan's Design Guidelines governing mining depths and areas; and, allow the consolidation of the City's Reclamation Plan with the County of San Bernardino's Reclamation Plan to establish a combined and updated Amended Reclamation Plan allowing for the continuation of an aggregate mining operation within the San Bernardino County Area Q and City of San Bernardino Areas K, L, M, and N.

Location: Southwest of Cajon Boulevard between Institution Road to the north and Devils Creek Diversion Channel to the south

Zone: Specific Plan - CalMat/Cajon Creek (SP-CC) Industrial Extractive (IE) and Industrial Light (IL)

Environmental Determination: Addendum to Final Environmental Impact Report, pursuant to Section 15164(b) (Addendum to an EIR) of the State CEQA Guidelines

Owner: Calmat Co.

Applicant: Vulcan Materials Company – Western Division

APN: Various

Ward: 6

Project Manager: Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution 2024-024 forwarding a recommendation to the Mayor and City Council recommending approval of Specific Plan Amendment 23-02 and Conditional Use Permit Revision 23-11/Reclamation Plan based on the Findings of Fact and subject to the recommended Conditions of Approval and consider the Addendum to the Final Environmental Impact Report under the California Environmental Quality Act.

4. Subdivision 22-11 (Tentative Parcel Map 20786) and Conditional Use Permit 22-05

Subject: The applicant is requesting approval of Subdivision 22-11 (Tentative Parcel Map 20786) to allow the Subdivision of one (1) parcel containing approximately 3.45 acres into two (2) parcels: parcel one (1) at 2.45 acres respectively and parcel two (2) at 1.00 acre respectively and Conditional Use Permit 22-05, a request for the development, establishment, and operation of a towing facility with impound yard.

Location: Between E. Lankershim Ave and E. Starlifter Circle, approximately 2,100 linear feet west of Victoria 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/Applicant: X & T Development, LLC

APN: 1192-311-03

Ward: 1

Project Manager: Michael Rosales, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-025 approving Subdivision 22-11 (Tentative Parcel Map 20786) and Conditional Use Permit 22-05, based on the Findings of Fact and finding the project subject to a Categorical Exemption under the California Environmental Quality Act.

NON-PUBLIC HEARING

5. Planning Commissioner Jeopardy!

6. Discussion to consider a recommendation to amend the Development Code to add additional regulations on specified warehouse projects.

Recommendation: Staff recommends that the Planning Commission hold a discussion to consider recommending amending the Development Code for standards related to warehouse projects.

7. Removal of the Planning Commission Chair.

Recommendation: At the request of the Planning Commission, consider removal of the Planning Commission Chair for the current period running through December 2024.

8. Selection of Planning Commission Chair for a six (6) month term (July 2024 to December 2024).

Recommendation: At the request of the Planning Commission, consider selecting a new Chair for a six (6) month term commencing July 2024 and running through December 2024.

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR’S REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on ***Tuesday, August 13, 2024 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.