

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
AUGUST 13, 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 July 9, 2024.

PUBLIC HEARING**2. Conditional Use Permit 23-15**

Subject: A request to allow the development, establishment, and operation of an approximately 1,200 square-foot restaurant with drive-thru (Starbucks) on an approximately 0.59-acre parcel.

Location:	1208 W. Highland Avenue
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to Section 15303 (New Construction of Conversion of Small Structures) and Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner/Applicant:	LandexCorp, LLC
APN:	0148-211-40
Ward:	2
Project Manager:	Elizabeth Mora-Rodriguez, Senior Planner Presented by Chrisian James Calisaan, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-026 approving Conditional Use Permit 23-15, based on the Findings of Fact and finding that the project is subject to a Categorical Exemption under the California Environmental Quality Act.

3. Conditional Use Permit 24-01

Subject: A request to allow the development, establishment, and operation of an approximately 5,350 square-foot place of assembly (religious facility) and other associated improvements on a property comprised of three (3) parcels totaling approximately 1.22 acres.

Location:	1018 S. Lincoln Avenue
Zone:	Industrial Light (IL)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines.
Owner:	NMC
Applicant:	Shakil Patel
APN:	0136-421-03,04, and 05
Ward:	1
Project Manager:	George Velarde, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-027 approving Conditional Use Permit 24-01, based on the Findings of Fact and finding that the project is subject to a Categorical Exemption under the California Environmental Quality Act.

4. Conditional Use Permit 24-03

Subject: A request to allow the establishment and operation of a social services facility (County of San Bernardino Child and Family Services) within an existing commercial center totaling approximately 33,278 square feet on a project site comprised of three (3) parcels totaling approximately 3.55 acres.

Location:	2145, 2165, and 2185 E. Highland Avenue
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
Owner:	Mohammad Lutfi
Applicant:	Tamara Soussan Design
APN:	1191-011-20,21, and 22
Ward:	3
Project Manager:	George Velarde, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-028 approving Conditional Use Permit 24-03, based on the Findings of Fact and finding that the project is subject to a Categorical Exemption under the California Environmental Quality Act.

5. Conditional Use Permit 24-04

Subject: A request to modify a previously approved Conditional Use Permit (CUP 07-22) to allow the development, establishment, and operation of an approximately 1,300 square-foot drive-thru facility (Starbucks) on an approximately 0.50-acre parcel.

Location: NWC of S. Waterman Avenue and E. Mill Street
 Zone: Commercial General (CG-1)
 Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines
 Owner: Aquaman, LLC
 Applicant: Bickel Group Architect
 APN: 0136-271-53
 Ward: 1
 Project Manager: Christian James Calisaan, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-029 approving Conditional Use Permit 24-04, based on the Findings of Fact and finding that the project is subject to a Categorical Exemption under the California Environmental Quality Act.

6. Conditional Use Permit 24-06

Subject: A request to allow for an Alcoholic Beverage Control Type-21 (Off-Sale General) License within an existing, approximately 3,000 square-foot convenience store.

Location: 3211 Kendall Drive
 Zone: Commercial General (CG-1)
 Environmental Determination: Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
 Owner: Palm Kendall, LLC
 Applicant: Gurpreet & Sikander Singh Mann
 APN: 0261-191-14
 Ward: 5
 Project Manager: Christian James Calisaan, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2024-030 approving Conditional Use Permit 24-06, based on the Findings of Fact and finding that the project is subject to a Categorical Exemption 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, September 10, 2024 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.