

# CITY OF SAN BERNARDINO

## AGENDA

FOR THE  
PLANNING COMMISSION  
REGULAR MEETING  
OCTOBER 8, 2024

6:00pm

BOARD ROOM • 201 NORTH E STREET, 3<sup>RD</sup> FLOOR • SAN BERNARDINO, CA 92401 • [WWW.SBCITY.ORG](http://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](mailto: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 September 10, 2024.

**PUBLIC HEARING****2. Appeal 24-05**

**Subject:** An appeal of the Community Development and Housing Department's approval of Amendment to Conditions of Approval 23-01 for Administrative Development Permit 22-020, in which conditions of approval numbers twenty (20) through twenty-six (26) were redacted from the original Administrative Development Permit 22-020

Location:	379 E. Industrial Road
Zone:	Industrial Light (IL)
Environmental Determination:	Categorically Exempt, pursuant to Section 15061(b) (General Rule - Common Sense Exemption) and Section 15301 (Existing Facilities) of the State CEQA Guidelines
Owner:	S & E Investments
Appellant:	Waterman Business Center Association
Applicant:	Adesa International LLC
APN:	0141-581-03
Ward:	3
Project Manager:	Michael Rosales, Senior Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2024-033 denying Appeal 24-05 thereby upholding the Community Development and Housing Departments approval of Amendment to Conditions of Approval 23-01 for Administrative Development Permit 22-020, in which conditions of approval numbers 20 through 26 were redacted from the original Administrative Development Permit 22-020.

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2024-034 approving Appeal 24-05 thereby restoring the deleted conditions of approval 20 through 26, included with the Community Development and Housing Departments approval of Amendment to Conditions of Approval 23-01 for Administrative Development Permit 22-020.

**3. 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:

Zone:

Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines

Owner: LandexCorp, LLC

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 continue the public hearing for Conditional Use Permit 23-15 to the next regular meeting scheduled on November 12, 2024.

**4. Conditional Use Permit 24-02**

**Subject:** A request to allow the establishment and operation of an approximate 3,588 square foot express carwash facility and other associated improvements on an existing, developed site of one (1) parcel totaling approximately 17.3 acres.

Location: 499 W. Orange Show Road  
 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: International Properties Holding Group  
 Applicant: PCH Development Services  
 APN: 0141-262-10  
 Ward: 3  
 Project Manager: George Velarde, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2024-035 approving Conditional Use Permit 24-02 based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project is subject to a Categorical Exemption under the California Environmental Quality Act.

**5. Conditional Use Permit 24-05 and Public Convenience or Necessity 24-01**

**Subject:** A request to allow for an Alcoholic Beverage Control Type 20 (Off-Sale Beer & Wine) License within an existing convenience store.

Location: 2742 N. Del Rosa Avenue  
 Zone: Commercial General (CG-1)  
 Environmental Determination: Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines  
 Owner: Anil Kumar  
 Applicant: Anil Kumar  
 APN: 0272-132-49  
 Ward: 7  
 Project Manager: George Velarde, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission continue the public hearing for Conditional Use Permit 23-15 to the next regular meeting scheduled on November 12, 2024.

**6. Variance 24-01**

**Subject:** A request to allow the development of a two-story single-family dwelling unit containing approximately 1,796 square feet on a parcel containing approximately 3,214 square feet, with a reduction in the required front setback from 25 feet to 20 feet on a parcel containing approximately 0.074 acres (3,214 square feet)

Location:	West side of N. Mountain Drive and south of West 39th Street
Zone:	residential Suburban (RS)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	Luis Antonio Limon
Applicant:	Tristan Villanueva
APN:	0271-062-25
Ward:	7
Project Manager:	Christian James Calisaan, Assistant Planner

**Recommendation:** Staff recommends that the Development and Environmental Review Committee adopt Resolution No. 2024-037 approving Development Permit Type-D 23-18 based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding 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, November 12, 2024, at 6:00pm in the Board Room located at 201 North E Street, 3<sup>rd</sup> Floor***, San Bernardino, California 92401.