

# CITY OF SAN BERNARDINO

## AGENDA

FOR THE  
PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 12, 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 October 8, 2024.

**PUBLIC HEARING****2. Real Property Street Vacation 15.30-442**

**Subject:** A request to allow the vacation of a portion of W. Lola Place, containing approximately 3,242 square feet, located east of North D Street, and the reservations of utilities therein.

Location:	N/A
Zone:	N/A
Environmental Determination:	Exempt, pursuant to Section 15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner:	City of San Bernardino
Applicant:	GGF II, LLC
APN:	N/A
Ward:	2
Project Manager:	Joshua Dramitinos, Deputy Director

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2024-040 forwarding a recommendation to the Mayor and City Council recommending approval of Real Property Street Vacation 15.30-442, based on the Finding of Fact; and finding that the project subject to an Exemption under the California Environmental Quality Act.

**3. 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:	Exempt, pursuant to Section 15061(b)(3) Section (Review for Exemption) and Categorically Exempt, pursuant to 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 Department’s 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.

**Or**

**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 Department’s approval of Amendment to Conditions of Approval 23-01 for Administrative Development Permit 22-020.

**4. Development Code Amendment 24-03 and Conditional Use Permit 23-04**

**Subject:** A request to modify Development Code Section 19.06.030(2)(Q) (Neighborhood Grocery Stores) regulating the sale of alcoholic beverages for neighborhood grocery stores; and allow an upgrade of the existing Alcohol Beverage Control Type-20 (Off-Sale Beer and Wine) license to an Alcoholic Beverage Control Type-21 (Off Sale General) license for the neighborhood market “La Cadena”.

Location: 1111 West 9<sup>th</sup> Street  
Zone: Commercial General (CG-1)  
Environmental Determination: Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines  
Owner: Tera Masra Inc.  
Applicant: Tera Masra Inc.  
APN: 0139-243-13  
Ward: 1  
Project Manager: Michael Rosales, Senior Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2024-041 forwarding a recommendation to the Mayor and City Council recommending approval of Development Code Amendment 24-03 and Conditional Use Permit 23-04, 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.

**Or**

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2024-042 approving Conditional Use Permit 23-04, based on the Findings of Fact.

## 5. 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: 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 adopt Resolution No. 2024-026 approving Conditional Use Permit 23-15, 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.

## 6. 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 adopt Resolution No. 2024-036 approving Conditional Use Permit 24-05 and Public Convenience or Necessity 24-01, 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.

**7. Conditional Use Permit 24-14**

**Subject:** A request to allow the development, establishment, and operation of a restaurant with drive-thru containing approximately 1,000 square feet on a parcel containing approximately 1.23 acres.

Location: South Side of E. Hospitality Lane; West of S. Tippecanoe Avenue  
 Zone: Commercial Regional (CR-3) and Transit Overlay District (TOD)  
 Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines  
 Owner: John Zachary Bonsall  
 Applicant: Fransico Hernandez  
 APN: 0281-361-23  
 Ward: 3  
 Project Manager: Chantel Choice, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2024-043 approving Conditional Use Permit 24-14, 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.

**8. Extension of Time 24-05 (for Conditional Use Permit 22-04)**

**Subject:** A request to allow a one (1) year extension of time for Conditional Use Permit 22-04 involving the development, establishment, and operation of a restaurant with a drive-thru containing approximately 1,008 square feet on a parcel containing approximately 0.53 acres.

Location: Southeast corner of E. Highland Avenue and N. Palm Street  
 Zone: Commercial General (CG-1)  
 Environmental Determination: Exempt, pursuant to Section 15061(b)(3) (Review for Exemption) and Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines  
 Owner: Shuffleboard, LLC  
 Applicant: John Dodson  
 APN: 1200-011-24  
 Ward: 4  
 Project Manager: Angelyn Mendoza, Assistant Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2024-044 approving Extension of Time 24-05, 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.

### 9. Subdivision 23-04 (Tentative Tract Map 20359)

**Subject:** A request to allow the subdivision (Tentative Tract Map 20359) of a parcel containing approximately 1.42 acres into five (5) single-family lots ranging in size from 7,748 to 13,688 square feet.

Location:	Northeast corner of West 27 <sup>th</sup> Street and North D Street
Zone:	Residential Suburban (RS)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	Appa Investments, LLC
Applicant:	Dionisio D. Vallejos
APN:	0149-124-16
Ward:	7
Project Manager:	Chantel Choice, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2024-046 approving Subdivision 23-04 (Tentative Parcel Map 20359), 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.

### 10. Development Code Amendment 24-04

**Subject:** A City-initiated amendment to Section 19.04.030(2)(P) (Accessory Dwelling Units) of the City of San Bernardino Development Code (SBMC Title 19) in order to update the development standards for Accessory Dwelling Units in compliance with recent changes in state law.

Location:	N/A
Zone:	N/A
Environmental Determination:	Exempt, pursuant to Section 21080.17 of the California Public Resources Code
Owner:	N/A
Applicant:	City of San Bernardino - Community Development and Housing Department
APN:	N/A
Ward:	All
Project Manager:	Travis Martin, Principal Planner

**Recommendation:** Staff recommends that the Planning Commission Resolution No. 2024-013 of the Planning Commission of the City of San Bernardino, California, forwarding a recommendation to the Mayor and City Council Recommending approval of Development Code Amendment 24-04 amending Section 19.04.030(2)(P) (Accessory Dwelling Units) of the City of San Bernardino Development Code (SBMC Title 19) in order to update the development standards for Accessory Dwelling Units in compliance with recent changes in state law; and finding that Development Code Amendment 24-04 is exempt from CEQA under Section 21080.17 of the California Public Resources Code.

## **NON-PUBLIC HEARING**

## **PLANNING COMMISSION REPORTS / ANNOUNCEMENTS**

## **DIRECTOR'S REPORT**

## **ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on ***Tuesday, December 10, 2024, at 6:00pm in the Board Room located at 201 North E Street, 3<sup>rd</sup> Floor***, San Bernardino, California 92401.