

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
JANUARY 14, 2025

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

Vacant

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 December 10, 2024.

PUBLIC HEARING**2. Conditional Use Permit 23-22**

Subject: A request to allow the development, establishment, and operation of a four-story hotel (WoodSpring Suites) consisting of 122 guest rooms on a property comprised of three (3) parcels containing a total of approximately 2.21 acres.

Location:	North Side of E. Brier Drive; West of S. Tippecanoe Avenue
Zone:	Commercial Regional (CR-3) and Transit Overlay District (TOD)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	HMC Development / Chad Cook
Applicant:	Lizette Salazar
APN:	0281-301-20, -21, and 0281-311-23
Ward:	3
Project Manager:	Chantel Choice, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-002 approving Conditional Use Permit 23-22, 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.

3. Conditional Use Permit 24-09

Subject: A request to allow the development, establishment, and operation of a quick service restaurant with drive-thru containing approximately 1,350 square feet on a parcel containing approximately 3.68 acres.

Location:	1555 E. Highland Avenue
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	Lone Bard 2021, LLC
Applicant:	API Architecture and Planning / Rod Alonzo
APN:	0147-271-29
Ward:	2
Project Manager:	Chantel Choice, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-003 approving Conditional Use Permit 24-09, 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.

4. Conditional Use Permit 24-18

Subject: A request to allow the establishment and operation of a charter high school within an approximately 24,435 square foot area located on the 2nd floor of an existing commercial building.

Location:	655 West 2 nd Street
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	WFCS Holdings II, LLC
Applicant:	Alta Vista Innovation High School
APN:	0134-341-26
Ward:	1
Project Manager:	Chantel Choice, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-004 approving Conditional Use Permit 24-18, 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.

5. General Plan Amendment 23-01, Specific Plan Amendment 23-01, Subdivision 23-05 (Tentative Tract Map 20595), Subdivision 23-06 (Tentative Tract Map 20596), and Subdivision 23-07 (Tentative Tract Map 20597)

Subject: A request to change the General Plan Land Use Designation from Residential Low, Residential Suburban, and Open Space to University Hills Specific Plan, amend the development standards and guidelines for the development plan of 439 proposed single-family residential lots within the University Hills Specific Plan, and allow for the subdivision of 404.3-acre site into three (3) separate Tentative Tract Maps.

Location:	Badger Canyon Road and W. Frontline Road
Zone:	University Hills Specific Plan (SP-UH)
Environmental Determination:	Addendum to Final Environmental Impact Report (California State Clearinghouse No. 2007071155), pursuant to Section 15164(b) (Addendum to an EIR) of the State CEQA Guidelines
Owner:	Encore University Hills, LLC
Applicant:	Julian Nan
APN:	0265-041-12, 0265-051-12, -13, 0265-061-16; 0265-011-06, -07, -08; 0265-051-09, and 0265-021-13
Ward:	5
Project Manager:	Travis Martin, Principal Planner

Recommendation: Staff recommends that the Planning Commission pull General Plan Amendment 23-01, Specific Plan Amendment 23-01, Subdivision 23-05 (Tentative Tract Map 20595), Subdivision 23-06 (Tentative Tract Map 20596), and Subdivision 23-07 (Tentative Tract Map 20597) from the agenda.

NON-PUBLIC HEARING

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on **Tuesday, February 11, 2025, at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor**, San Bernardino, California 92401.