

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 11, 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

Vacant

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 January 14, 2025.

PUBLIC HEARING**2. Conditional Use Permit 23-21**

Subject: A request to allow the development, establishment, and operation of an approximately 2,200 square foot fast-casual restaurant (Ono Hawaiian) and other associated improvements on an existing, developed site of one (1) parcel totaling approximately 1.52 acres.

Location:	1050 E. Harriman Place
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:	Santa Ana HM Property, LLC
Applicant:	OHB 2021, LLC
APN:	0281-081-30
Ward:	3
Project Manager:	George Velarde, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-006 approving Conditional Use Permit 23-21, 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 24-22

Subject: A request to allow the establishment and operation of an approximately 2,600 square foot place of assembly (Religious Facility) at an existing commercial center of one (1) parcel totaling approximately 0.76 acres.

Location:	3606 E. Highland Avenue
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
Owner:	Tabel Investment, LLC
Applicant:	The Academy of Islamic Knowledge
APN:	1199-081-08
Ward:	4
Project Manager:	George Velarde, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-007 approving Conditional Use Permit 24-22, 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.

4. Subdivision 23-03 (Tentative Tract Map 20613) and Development Permit Type-P 23-02

Subject: A request to allow the subdivision of a project site comprised of one (1) parcel containing a total of approximately 4.64 acres into fourteen (14) detached single family residential lots, and the construction of fourteen (14) single family residences with attached garages.

Location:	North of Rosemary Lane and south of Olive Street and W. Belmont Avenue
Zone:	Residential Low (RL)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	LB Construction SVS, Inc.
Applicant:	LB Construction SVS, Inc.
APN:	0261-152-08
Ward:	5
Project Manager:	Michael Rosales, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-008 approving Subdivision 23-03 (Tentative Tract Map 20613) and Development Permit Type-P 23-02, 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.

NON-PUBLIC HEARING

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

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