

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
MARCH 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

Dan Carlone

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 February 11, 2025.

PUBLIC HEARING**2. Amendment to Conditions 25-01**

Subject: A request to allow an amendment modifying the Conditions of Approval as set by Yuhaaviatam of San Manuel Nation and Planning Department for previously approved Conditional Permit 23-22.

Location:	North Side of E. Brier Drive; West of S. Tippecanoe Avenue
Zone:	Commercial Regional (CR-3) and Transit Overlay District (TOD)
Environmental Determination:	Exempt, pursuant to Section 15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner:	HMC Development / Chad Cook
Applicant:	City of San Bernardino
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. 2025-010 approving Amendment to Conditions 25-01, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project is subject to an Exemption under the California Environmental Quality Act.

3. Conditional Use Permit 23-07

Subject: A request to allow the conversion of an approximately 66,373 square-foot building into a one-hundred and fifteen -(115) room assisted living facility on an approximately 3.96-acre site.

Location: 2000 Osterms Way
 Zone: Commercial General (CG-1)
 Environmental Determination: Categorical Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
 Owner: Dipak Patel
 Applicant: Timeless Assisted Living, Inc.
 APN: 0266-561-30
 Ward: 6
 Project Manager: George Velarde, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-011 approving Conditional Use Permit 23-07, 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 24-16

Subject: A request to allow the conversion of a portion of an existing 119-room motel, which consists of four buildings totaling approximately 23,959 square feet, focusing on three (3) buildings, identified as building “d” comprising of 6,440 square feet, building “c” comprising of 6,531 square feet, and a portion of building “b” encompassing 5,449 square feet, for the establishment and operation of a recuperative care facility, resulting in a combined room count of 70, on a property consisting of approximately 1.97 acres.

Location: 111 W. Redlands Boulevard
 Zone: Commercial General (CG-1)
 Environmental Determination: Categorical Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
 Owner: SB Hotel South, LLC
 Applicant: Illumination Foundation
 APN: 0164-321-28
 Ward: 3
 Project Manager: Michael Rosales, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-012 approving Conditional Use Permit 24-16, 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 24-24

Subject: A request to permit the sale of alcoholic beverages with a Type 20 (Off-Sale Beer & Wine) License from the Department of Alcoholic Beverage Control within an existing building containing approximately 1,933 square feet on an existing parcel containing approximately 0.34 acres.

Location:	2696 W. Foothill Boulevard
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
Owner:	Pakstar, LLC
Applicant:	Pakbiz, Inc.
APN:	0142-522-07
Ward:	6
Project Manager:	Angelyn Mendoza, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-013 approving Conditional Use Permit 24-24, 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. Development Permit Type-P 23-04

Subject: A request to allow the development and establishment of a multi-family residential project consisting of two (2) three-story buildings known as “Building B” containing approximately 11,438 square feet and “Building C” containing approximately 11,438 square feet and a leasing office containing 1,220 square feet. The project includes covered parking located within each building on the first floor on a project site comprised of three (3) parcels containing a total of approximately 1.92 acres.

Location:	1325 E Coulston Road
Zone:	Residential Medium High (RMH)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	ACAA, LP
Applicant:	Alex Mucino
APN:	0281-133-17 and -18, and 0281-151-64
Ward:	3
Project Manager:	Michael Rosales, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-014 approving Development Permit Type-P 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.

7. Development Permit Type-P 24-02 and Amendment to Conditions 24-01

Subject: A request for site and architectural review of twenty-two (22) single-family homes on a previously approved Tract Map (No. 10302) as well as a modification to the Conditions of Approval for Tentative Tract No. 10302 discussing the construction of Piedmont Drive.

Location:	Near the intersection of E. Piedmont Drive and Palm Avenue
Zone:	Residential Suburban (RL)
Environmental Determination:	Exempt, pursuant to Section 15162 (Previous Environmental Determination) of the State CEQA Guidelines
Owner:	MV M16, LLC
Applicant:	Monte Vista Homes
APN:	0285-235-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, -11 and 0285-601-23, -24, -25, -26, -27, -28, -29, -30, -31, -32 and -33
Ward:	4
Project Manager:	George Velarde, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-015 approving Development Permit Type-P 24-02 and Amendment to Conditions 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.

NON-PUBLIC HEARING

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on **Tuesday, April 08, 2025, at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor**, San Bernardino, California 92401.