

# CITY OF SAN BERNARDINO

## AGENDA

FOR THE  
PLANNING COMMISSION  
REGULAR MEETING  
APRIL 8, 2025

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

### **Ronnika T. Ngalande**

COMMISSIONER, WARD 5



### **Benjamin D. Pratt**

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 March 11, 2025.

**PUBLIC HEARING****2. 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 Ostrems Way
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically 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.

**3. Conditional Use Permit 23-13**

**Subject:** A request to allow the development, establishment, and operation of a three-story self-storage facility containing approximately 97,705 square feet on a parcel containing approximately 1.74 acres

Location: North side of W. Highland Avenue; east of N. California Street; and south of West 23<sup>rd</sup> Street  
Zone: Commercial General (CG-1)  
Environmental Determination: Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines  
Owner: Spencer Hull & Rick Lazar  
Applicant: Carlos Vargas  
APN: 0268-481-20  
Ward: 6  
Project Manager: Chantel Choice, Senior Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2025-016 approving Conditional Use Permit 23-13, 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 23-14**

**Subject:** A request to modify previously approved Conditional Use Permit 21-04 to allow the development, establishment, and operation of a drive-thru restaurant (Dutch Bros. Coffee) containing approximately 950 square feet on a parcel containing approximately 0.48 acres.

Location: Southwest corner of West 2<sup>nd</sup> Street and former Bungalow Court  
Zone: Commercial General (CG-1) and Transit Overlay District (TOD)  
Environmental Determination: Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines  
Owner: John Kaufman - JAKS, LLC  
Applicant: John Caglia  
APN: 0314-337-17  
Ward: 1  
Project Manager: Chantel Choice, Senior Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2025-017 approving Conditional Use Permit 23-14, 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.

**5. Conditional Use Permit 24-21**

**Subject:** A request to allow the modification of CUP 20-13 to remove the two (2) previously approved drive-thru pads totaling approximately 5,000 square feet and allow the expansion of the existing service station use (7-Eleven) to the southerly portion of the property by adding diesel fuel pumps and hardscape on an approximately 3.41-acre site.

Location:	171 W . Redlands Boulevard
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	Chase Hunts, LP
Applicant:	Chase Partners, Ltd.
APN:	0164-321-93, 94, and 95
Ward:	3
Project Manager:	George Velarde, Associate Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2025-018 approving Conditional Use Permit 24-21, 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.

**6. 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 (RS)
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 an Exemption under the California Environmental Quality Act.

## 7. Development Permit Type-P 24-05

**Subject:** A request to allow the development and establishment of a new commercial building (Planet Fitness) containing approximately 17,962 square feet on a vacant pad, located on a parcel containing approximately 1.28 acres.

Location:	112 West 40 <sup>th</sup> Street
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner:	Pacsierra, LLC
Applicant:	Armando Medel
APN:	0154-241-42
Ward:	4
Project Manager:	Christian James Calisaan, Assistant Planner

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2025-019 approving Development Permit Type-P 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.

## NON-PUBLIC HEARING

## PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

## DIRECTOR'S REPORT

## ADJOURNMENT

The next regular meeting of the Planning Commission will be held on ***Tuesday, May 13, 2025, at 6:00pm in the Board Room located at 201 North E Street, 3<sup>rd</sup> Floor***, San Bernardino, California 92401.