

CITY OF SAN BERNARDINO
AGENDA
FOR THE
PLANNING COMMISSION
REGULAR MEETING
JUNE 10, 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
VICE-CHAIR, WARD 4

Ronnika T. Ngalande
COMMISSIONER, WARD 5



Benjamin D. Pratt
COMMISSIONER, WARD 6

Dan Carlone
COMMISSIONER, WARD 7

Lisa Sherrick
CHAIR, 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 cityofsbplanning@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 May 13, 2025.

2. General Plan Conformance Finding for Fiscal Year 2025-2026 Capital Improvement Program

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-033 finding the Fiscal Year 2025-2026 Capital Improvement Program in conformance with the adopted General Plan of the City of San Bernardino; and finding the project is subject to an Exemption under the California Environmental Quality Act.

PUBLIC HEARING**3. Conditional Use Permit 25-05**

Subject: A request to allow the conversion of an existing motel (Motel 6) into a recuperative care facility on a parcel containing approximately 1.79 acres.

Location:	1960 Ostrems Way
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt pursuant, to 15301 (Existing Facilities) of the State CEQA Guidelines
Owner:	SB Hotel North, LLC
Applicant:	National Healthcare and Housing Advisors, LLC

APN: 0266-561-03
Ward: 6
Project Manager: Chantel Choice, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-027 approving Conditional Use Permit 25-05, 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.

4. Extension of Time 25-02

Subject: A request to allow a second one (1) year time extension for Conditional Use Permit 21-13, allowing the conversion of an existing 2,233 square-foot single-family residence with a 940 square-foot addition into a place of public assembly (religious facility) on a parcel containing approximately 0.52 acres.

Location: 1959 N. Macy Street
Zone: Residential Suburban (RS)
Environmental Determination: Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner: Mohamed El Beih - Hanbali & Associates
Applicant: Mohamed El Beih
APN: 0269-051-48
Ward: 6
Project Manager: Chantel Choice, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-028 approving Extension of Time 25-02, subject to the recommended Conditions of Approval; and finding the project is subject to an Exemption under the California Environmental Quality Act.

5. Extension of Time 25-03

Subject: A request to allow a one (1) year time extension for Conditional Use Permit 20-17, allowing the development, establishment, and operation of an assembly facility for religious purposes containing approximately 16,085 square feet on a parcel containing approximately 3.80 acres.

Location: 1316 West 13th Street
Zone: Commercial General (CG-1)
Environmental Determination: Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner: Apostolic Assembly of the Faith in Christ Jesus
Applicant: Isaac Zapata
APN: 0143-164-11
Ward: 6
Project Manager: Angelyn Mendoza, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-029 approving Extension of Time 25-03, subject to the recommended Conditions of Approval; and finding the project is subject to an Exemption under the California Environmental Quality Act.

6. General Plan Amendment 24-01, Development Code Amendment (Zoning Map Amendment) 24-01, Subdivision 24-04 (Tentative Tract Map No. 20695), and Development Permit Type-P 24-04

Subject: A request to change the General Plan Land Use Designation from Commercial to Multiple-Family Residential and the Zoning District Classification from Commercial General (CG-1) to Residential Medium (RM) of a property comprised of fourteen (14) parcels containing a total of approximately 15.71 acres; allow the subdivision (Tentative Tract Map No. 20695) of the property into one hundred thirty-eight (138) single-family residential lots; and, site and architectural review of one hundred thirty-eight (138) detached single-family residences.

Location:	North side of W. Foothill Boulevard; between N. Macy Street and Dallas Avenue
Zone:	Commercial General (CG-1)
Environmental Determination:	Mitigated Negative Declaration, pursuant to Section 15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines
Owner:	Route 66 Truck Terminal, LLC
Applicant:	Edward J. Bonadiman
APN:	0142-041-09, -10, -11, -17, -18, -20, -21, -32, -33, -34, -44; and 0142-521-01, -02, and -03
Ward:	6
Project Manager:	George Velarde, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-030 recommending approval of General Plan Amendment 24-01, Development Code Amendment (Zoning Map Amendment) 24-01, Subdivision 24-04 (Tentative Tract Map No. 20695), and Development Permit Type-P 24-04 to the Mayor and City Council, based on the Findings of Fact and subject to the recommended Conditions of Approval; and adoption of the Mitigated Negative Declaration under the California Environmental Quality Act.

7. Subdivision 24-07 (Tentative Parcel Map No. 20925) and Conditional Use Permit 23-08

Subject: A request to allow the subdivision of a parcel (Tentative Parcel Map No. 20925) containing approximately 1.10 acres into two (2) parcels containing approximately 0.54 acres (Parcel 1) and approximately 0.56 acres (Parcel 2); and to allow the development, establishment, and operation of two restaurants with drive-thrus containing approximately 2,640 square feet (Building A) and 2,440 square feet (Building B).

Location: Northeast corner of W. Baseline Street and N. Pennsylvania Avenue
Zone: Commercial General (CG-1)
Environmental Determination: Categorically Exempt, pursuant to Section 15315 (Minor Land Divisions) and Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines
Owner: Sater Oil
Applicant: Sater Oil
APN: 0143-201-24
Ward: 6
Project Manager: Angelyn Mendoza, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-031 approving Subdivision 24-07 (Tentative Parcel Map No. 20925) and Conditional Use Permit 23-08, 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.

NON-PUBLIC HEARING

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on ***Tuesday, July 8, 2025, at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.