

CITY OF SAN BERNARDINO
AGENDA
FOR THE
PLANNING COMMISSION
REGULAR MEETING
JULY 8, 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 **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.

If you require Spanish Translation Services for the meeting, a request must be made 48 hours in advance by email or phone at **cityofsbplanning@sbcity.org** or **(909) 384 -5567**.

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 June 10, 2025.

PUBLIC HEARING**2. Conditional Use Permit 23-01 and Public Convenience or Necessity 23-01**

Subject: A request to permit the sale of alcoholic beverages with a Type 21 (Off-Sale General) License from the Department of Alcoholic Beverage Control within an existing building containing approximately 1,434 square feet on an existing parcel containing approximately 0.38 acres.

Location:	189 W. Highland Avenue
Zone:	Commercial General (CG-1)
Environmental Determination:	Exempt, pursuant to Section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines
Owner:	189 W. Highland, LLC
Applicant:	189 W. Highland, LLC
APN:	0146-013-25
Ward:	2
Project Manager:	Angelyn Mendoza, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-033 denying Conditional Use Permit 23-01 and Public Convenience or Necessity 23-01, based on the Findings of Fact.

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. Subdivision 23-01 (Tentative Tract Map No. 20539) and Development Permit Type-P 23-01

Subject: A request to allow the subdivision of a project site comprised of two (2) parcels containing a total of approximately 9.68 acres into thirty (30) single-family lots ranging in size from 10,800 to 11,674 square feet, and the development of thirty (30) detached single family residences ranging in size from 2,053 to 2,664 square feet with attached 2 and 3-car garages.

Location: Northwest corner of N. Magnolia Avenue and W. Meyers Road
Zone: Residential Low (RL)
Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines
Owner: Aurora Builders, LLC / Srihari Mupparaju
Applicant: Aurora Builders, LLC / Srihari Mupparaju
APN: 0261-062-15 and 16
Ward: 5
Project Manager: Chantel Choice, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-036 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving Subdivision 23-01 (Tentative Tract Map No. 20539) and Development Permit Type-P 23-01 based on the Findings of Fact and subject to the recommended Conditions of Approval.

NON-PUBLIC HEARING

5. Planning Commissioner Jeopardy!

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on ***Tuesday, August 12, 2025, at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.