

CITY OF SAN BERNARDINO
AGENDA
FOR THE
PLANNING COMMISSION
SPECIAL MEETING
OCTOBER 13, 2025

6:00pm

BOARD ROOM • 201 NORTH E STREET, 3RD FLOOR • SAN BERNARDINO, CA 92401 • WWW.SANBERNARDINO.GOV

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) 998-2300**.

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 August 12, 2025.

2. Approval of Draft Minutes

Recommendation: Approve the minutes of the Regular Meeting of September 9, 2025.

PUBLIC HEARING**3. Conditional Use Permit 25-16 – Modifying previously approved Conditional Use Permit 20-17 and subsequent Extension of Time 25-03**

Subject: A request to modify previously approved Conditional Use Permit 20-17 and subsequent Extension of Time 25-03 amending the conditions of approval for 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 13 th 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: City of San Bernardino
APN: 0143-146-11
Ward: 6
Project Manager: Angelyn Mendoza, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-046 approving Amendment to Conditions 25-04 (for Extension of Time 25-03 [for Conditional Use Permit 20-17]), based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project is Exempt under the California Environmental Quality Act.

4. Conditional Use Permit 24-27

Subject: A request to allow the development, establishment, and operation of an express and full-service car wash containing approximately 3,400 square feet on a parcel containing approximately 0.9 acres.

Location: Southwest corner of West Baseline Street and H Street
Zone: Commercial General (CG-1)
Environmental Determination: Exempt, pursuant to Section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines
Owner: Baseline Partners Plaza, LLC
Applicant: Super Star Car Wash
APN: 0140-011-25
Ward: 1
Project Manager: Angelyn Mendoza, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-047 denying Conditional Use Permit 24-27, based on the Findings of Fact.

5. Conditional Use Permit 25-04

Subject: A request to allow the development, establishment, and operation of a community support residential facility (Veteran's Housing) comprised of thirty (30) residential units for low-income military veterans on a parcel containing approximately 0.76 acres.

Location: East side of North E Street; approximately 341 linear feet north of West 13th Street
Zone: Commercial General (CG-1)
Environmental Determination: Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner: U.S. Vets – E Street LLC
Applicant: Lori Algood
APN: 0145-211-55

Ward: 2
Project Manager: Michael Rosales, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-048 approving Conditional Use Permit 25-04, 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.

6. Conditional Use Permit 25-12 and Public Convenience or Necessity 25-05

Subject: A request to upgrade the off-sale alcoholic beverage license from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General) license from the Department of Alcoholic Beverage Control for an existing convenience store of approximately 2,350 square-feet at an existing multi-tenant commercial building on a parcel of approximately 1.5 acres.

Location: 1455 W. Highland Avenue, Suite 101
Zone: Commercial General (CG-1)
Environmental Determination: Exempt, pursuant to Section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines
Owner: Cheyenne Technology Park
Applicant: Los Primos Liquor Meat Market
APN: 0143-022-29
Ward: 6
Project Manager: Debra Martinez, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-047 denying Conditional Use Permit 25-12 and Public Convenience or Necessity 25-05, based on the Findings of Fact.

NON-PUBLIC HEARING

DISCUSSION

7. Update – City-Wide Truck Route Plan

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR’S REPORT

ADJOURNMENT

The next special meeting of the Planning Commission will be held on **Monday, November 10, 2025, at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor**, San Bernardino, California 92401.