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Andrew Machen
Amelia S. Lopez
Jim Eble
Deanie Gallaher
Steven Earp
Anthony Jones
Larry Quiel

CITY OF SAN BERNARDINO
COMMUNITY DEVELOPMENT DEPARTMENT
300 North "D" Street, San Bernardino, California 92418
Phone: 909.384.7272 • Fax: 909.384.5155

PLANNING COMMISSION AGENDA
REGULAR MEETING
JANUARY 18, 2017
6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

The City of San Bernardino recognizes its obligations to provide equal access to public services to those individuals with disabilities. Please contact Facilities Services (909-384-5244) 48 hours prior to the meeting with any requests for reasonable accommodation, to include sign interpreters.

Any writings or documents provided to a majority of the Planning Commission regarding any item on the agenda will be made available for public inspection at the Planning Division Counter on the 3rd Floor of City Hall located at 300 N. "D" Street and at the Feldheim Central Library located at 555 W. 6th Street, during normal business hours.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

ADMINISTRATION OF OATH

CLOSED SESSION (if needed):

Recommended Motion: That the Planning Commission recess to closed session for the following:

- A. Conference with legal counsel – existing litigation – pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9
- B. Conference with legal counsel – anticipated litigation – significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Government Code Section 54956.9.
- C. Conference with legal counsel – anticipated litigation – initiation of litigation – pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9.

CONSENT AGENDA

Consent Items are considered routine in nature and may be enacted in one motion. All public and non-public hearings will be opened at one time. Any item may be discussed separately, upon request of a member of the Planning Commission or member of the public.

1. Minutes of December 14, 2016. Staff recommends approval of these minutes.

PUBLIC HEARING ITEMS

The Planning Commission will first hear a report from staff and then the public hearing will be opened. The applicant will have an opportunity to speak. Next, members of the public will be allowed three minutes to speak. Anyone in the audience wishing to speak must be sworn in and also fill out a request to speak form. The forms are located on the table near the door.

When your name is called, come forward and speak into the microphone, say and spell your name and give your address for the taped record. After all have spoken, the applicant will be allowed to respond. The public hearing will then be closed and the Planning Commission will begin deliberations and make a decision.

All actions except General Plan Amendments and amendments to the Municipal (Development) Code are final action unless an appeal is filed and fee paid within 15 days to the Community Development Department.

If you challenge the resultant action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

2. **CONDITIONAL USE PERMIT 15-16** – A request to allow the addition of one (1) modular building containing approximately 2,880 square feet for the expansion of an existing church preschool, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 3.40 acres.

Address: 6245 N. Palm Avenue
Zone: Residential Estate (RE)
Environmental Determination: Categorical Exempt, pursuant to §15301 (Existing Facilities) of the California Environmental Quality Act
Owner: Generations Church of San Bernardino
Applicant: Cynthia Vitto
APN: 0261-191-31
Ward: 5

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-001 adopting the Categorical Exemption and approving Conditional Use Permit 15-16, based on the Findings of Fact and subject to the recommended Conditions of Approval.

3. **EXTENSION OF TIME 16-07 FOR SUBDIVISION 03-10 (TENTATIVE TRACT MAP 16502)** – A request to allow a one (1) year extension of time for Subdivision 03-10 for Tentative Tract Map 16502 involving the subdivision of a parcel containing approximately 14.4 acres into forty (40) individual parcels (38 single family residential lots and two (2) drainage basin lots).

Address: Northwest corner of Ohio Avenue and Magnolia Avenue
Zone: Residential Low (RL)
Environmental Determination: Previous Environmental Determination, pursuant to §15162 of the California Environmental Quality Act
Owner: Beazer Home Holding Corporation
Applicant: Rudy Provoost
APN: 0261-031-01, 02 and 09
Ward: 5

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-002 adopting the Categorical Exemption and approving Extension of Time 16-07, based on the Findings of Fact and subject to the recommended Conditions of Approval.

4. **EXTENSION OF TIME 16-08 FOR SUBDIVISION 05-40 (TENTATIVE TRACT MAP 17329)** – A request to allow a one (1) year extension of time for Subdivision 05-40 for Tentative Tract Map 17329 involving the subdivision of a parcel containing approximately 55.76 acres into ninety-four (94) single family residential lots ranging from 10,800 square feet minimum to one (1) acre minimum.

Address: North of W. Meyers Road, east and west of N. Little League Drive
Zone: Residential Estate (RE) and Residential Low (RL)
Environmental Determination: Previous Environmental Determination, pursuant to §15162 of the California Environmental Quality Act
Owner: SB17329, LLC
Applicant: JEC Enterprises Inc. dba GFR Homes
APN: 0261-031-10 and 11, 0261-062-11, 12, 13, and 14, 0348-111-13, and 14
Ward: 5

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-003 adopting the Categorical Exemption and approving Extension of Time 16-08, based on the Findings of Fact and subject to the recommended Conditions of Approval.

5. **EXTENSION OF TIME 16-09 FOR SUBDIVISION 06-31 (TENTATIVE TRACT MAP 16794)** – A request to allow a one (1) year extension of time for Subdivision 06-31 for Tentative Tract Map 16794 involving the subdivision of a parcel containing approximately 18.45 acres into forty-four (44) individual parcels (forty-three (43) single family residential lots and one (1) debris basin lot).

Address: West side of Palm Avenue, north of Verdemont Drive
Zone: Residential Low (RL)
Environmental Determination: Previous Environmental Determination, pursuant to §15162 of the California Environmental Quality Act
Owner: Palm Avenue 45, L.P.
Applicant: Oxbow SB44, LLC
APN: 0261-011-08, 13 and 14
Ward: 5

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-004 adopting the Categorical Exemption and approving Extension of Time 16-09, based on the Findings of Fact and subject to the recommended Conditions of Approval.

6. **GENERAL PLAN AMENDMENT 16-08 & DEVELOPMENT CODE AMENDMENT/ZONING MAP AMENDMENT 16-10** – A request to change the General Plan Land Use Designation and Zoning District of a parcel containing approximately 1.85 acres from Residential Medium (RM) to Commercial General (CG-1) in order to allow the continued use of an existing commercial building containing approximately 6,000 square feet.

Address: 2500 N. Del Rosa Drive
Zone: Residential Medium (RM)
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act
Owner/Applicant: Arrowhead Central Credit Union
APN: 0272-192-35
Ward: 7

Recommended Motion: Staff recommends that the Planning Commission remove this item from the agenda and re-advertise for a future meeting of the Planning Commission.

NON-PUBLIC HEARING ITEMS

PUBLIC COMMENTS - ITEMS NOT ON AGENDA

PLANNING COMMISSION REPORTS/ANNOUNCEMENTS

DIRECTOR'S REPORT

1. Major Projects List Update

ADJOURNMENT – The Planning Commission will adjourn to the regular meeting scheduled for **Wednesday, February 15, at 6:00 p.m.** in the Council Chambers, First Floor, 300 North “D” Street, San Bernardino, California.