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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
FEBRUARY 15, 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 January 18, 2017. Staff recommends approval of these minutes.
2. **REAL PROPERTY STREET VACATION 16-00008** – A request to allow the street vacation of a portion of Home Avenue between “I” Street and Montgomery Street as depicted on Plan No. 13099.

Address: N/A
Zone: N/A
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act
Owner: City of San Bernardino
Applicant: Joseph E. Bonadiman & Associates, Inc.
APN: N/A
Ward: 1

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-009 adopting the Categorical Exemption and approving Real Property Street Vacation 16-00008.

3. **REAL PROPERTY STREET VACATION 16-00010** – A request to allow the street vacation of Century Avenue between Auto Center Drive W. and S. Camino Real as depicted on Plan No. 13093.

Address: N/A
Zone: N/A
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act
Owner: City of San Bernardino
Applicant: Joseph E. Bonadiman & Associates, Inc.
APN: N/A
Ward: 3

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-010 adopting the Categorical Exemption and approving Real Property Street Vacation 16-00010.

4. **REAL PROPERTY STREET VACATION 16-00011** – A request to allow the street vacation of a portion of Genevieve Street north of W. Wabash Street as depicted on Plan No. 13102.

Address: N/A
Zone: N/A
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act
Owner: City of San Bernardino
Applicant: Joseph E. Bonadiman & Associates, Inc.
APN: N/A
Ward: 1

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-011 adopting the Categorical Exemption and approving Real Property Street Vacation 16-00011.

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.

5. **CONDITIONAL USE PERMIT 16-21** – A request to allow the development, establishment and operation of a drive-thru automated carwash containing approximately 4,608 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 1.05 acres.

Address: W. Frontage Road; north of E. Highland Avenue
Zone: Commercial General (CG-1)
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Owner: Ralph Monge
Applicant: Miller Architectural Corporation
APN: 1199-311-22
Ward: 4

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-012 adopting the Categorical Exemption and approving Conditional Use Permit 16-21, based on the Findings of Fact and subject to the recommended Conditions of Approval.

6. **CONDITIONAL USE PERMIT 16-29** – A request to modify previously approved Conditional Use Permit 89-47 for an existing veterinary hospital to add overnight animal boarding and construct a new building containing approximately 7,600 square feet, along with the construction of the required on-site and off-site improvements, on a property comprised of four (4) parcels containing a total of approximately 0.93 acres.

Address: 939 W. 40th Street
Zone: Commercial General (CG-1), University District Specific Plan, and Transit District Overlay (TD)
Environmental Determination: Categorically Exempt, pursuant to §15301 (Existing Facilities) of the California Environmental Quality Act
Owner: VCA Real Property Acquisition Corp.
Applicant: VCA, Inc.
APN: 0151-191-07, 08 and 09; and 0266-221-01
Ward: 4

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-013 adopting the Categorical Exemption and approving Conditional Use Permit 16-29, based on the Findings of Fact and subject to the recommended Conditions of Approval.

7. **GENERAL PLAN AMENDMENT 16-01, DEVELOPMENT CODE AMENDMENT (ZONING MAP AMENDMENT) 16-01, SPECIFIC PLAN 16-01, SUBDIVISION 16-02 (TENTATIVE PARCEL MAP 19701) AND SUBDIVISION 16-03 (TENTATIVE TRACT MAP 20006)**: A request to allow the change of the General Plan Land Use Designation from Commercial to Specific Plan and the Zoning District from Commercial General (CG-1) to Specific Plan of the properties contained within an area comprised of approximately 41.6 acres in order to establish the Rancho Palma Specific Plan, for the purpose of establishing two (2) residential areas containing a total of approximately 26.9 acres with a maximum build out of 120 residential units, a commercial area containing approximately 9.3 acres with a maximum build out of 98,000 square feet of commercial retail uses, open space areas containing approximately 5.4 acres dedicated to the establishment of private parks, the expansion of an existing public park, a recreational vehicle parking lot, and the Cable Creek Channel.

Address: The Specific Plan boundaries are generally formed by Cable Creek to the north, Palm Avenue to the east, the 215 freeway to the south and Little League Drive to the west

Zone: Commercial General (CG-1)

Environmental Determination: Final Environmental Impact Report, pursuant to §15090 of the California Environmental Quality Act

Owner/Applicant: Strata Palma, LLC

APN: 0261-181-13, 14 and 15; and 0261-182-07 and 10

Ward: 5

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-014 forwarding a recommendation to the Mayor and City Council the certification of the Final Environmental Impact Report and approval of General Plan Amendment 16-01, Development Code Amendment (Zoning Map Amendment) 16-01, Specific Plan 16-01, Subdivion 16-02 (Tentative Parcel Map 19701) and Subdivision 16-03 (Tentative Tract Map 20006) based on the Findings of Fact.

NON-PUBLIC HEARING ITEMS

8. **ALCOHOL BEVERAGE SALES:** Information on the existing Alcohol Beverage Sales licenses within the City; overview of the City's regulations for Alcohol Beverage Sales; and, update on the regulations of the California Department of Alcoholic Beverage Control.

Recommended Motion: Staff recommends that the Planning Commission receive and file this information.

PUBLIC COMMENTS - ITEMS NOT ON AGENDA

PLANNING COMMISSION REPORTS/ANNOUNCEMENTS

DIRECTOR'S REPORT

1. Major Projects List Update
2. Theater Square/Carousel Mall Update

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