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PLANNING COMMISSION AGENDA
REGULAR MEETING
MAY 17, 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 Feldheym 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 April 19, 2017. Staff recommends approval of these minutes.
2. **EXTENSION OF TIME 17-03** – A request to allow a one (1) year extension of time for Subdivision 13-03 (Tentative Tract Map 18895) involving the subdivision of a parcel containing approximately 3.0 acres into twelve (12) single family residential lots.

Address: Northeast corner of Mill Street and Macy Street
Zone: Residential Suburban (RS)
Environmental Determination: Previous Environmental Determination, pursuant to §15162 (Previous Environmental Determination) of the California Environmental Quality Act.
Owner: Secured Income Group
Applicant: Love Engineering
APN: 0142-151-11, 12, and 17; and, 0142-361-08
Ward: 3

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-029 adopting the Environmental Determination and approving Extension of Time 17-03, subject to the recommended Conditions of Approval.

3. **SURFACE MINING AND LAND RECLAMATION REVIEW 17-01** – A request to remove the Lytle Creek FRSC (California Mine I.D. #91-36-0010) from the list of active mines, pursuant to the requirements of the Surface Mining and Reclamation Act of 1975 under California Code of Regulations §3505(a)(2) (Special Provisions – Exemptions).

Location: 1955 W. 9th Street
Zone: Publicly Owned Flood Control (PFC)
Environmental Determination: Categorical Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act.
Owner: San Bernardino County Flood Control District
Applicant: City of San Bernardino, Community Development Department – Planning Division
APN: 0269-231-20, 21, 26 and 30; and 0269-271-03 and 19
Ward: 6

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-030 adopting the Categorical Exemption and approving Surface Mining and Land Reclamation Review 17-01.

4. **SURFACE MINING AND LAND RECLAMATION REVIEW 17-02** – A request to remove the 4th Street Rock Crusher (California Mine I.D. #91-36-0011) from the list of active mines, pursuant to the requirements of the Surface Mining and Reclamation Act of 1975 under Public Resources Code §2714(c).

Location: 1955 W. 9th Street
Zone: Industrial Extractive (IE)
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act.
Owner: Robertson’s Ready Mix Properties LTD
Applicant: City of San Bernardino, Community Development Department – Planning Division
APN: 0269-231-18 and 19; 0269-241-07; 0269-251-02; 0269-281-01; 0269-271-20; 0139-351-01, 02, 03, 04, 05, 06, 07 and 10; and, 0269-261-06
Ward: 6

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-031 adopting the Categorical Exemption and approving Surface Mining and Land Reclamation Review 17-02.

5. **SURFACE MINING AND LAND RECLAMATION REVIEW 17-03** – A request to remove the Vern Anthony Gunitite (California Mine I.D. #91-36-0065) from the list of active mines, pursuant to the requirements of the Surface Mining and Reclamation Act of 1975 under California Code of Regulations §3505(a)(2) (Special Provisions – Exemptions).

Location: East side of Waterman Avenue, approximately .25 miles north of Vanderbilt Way
Zone: Publicly Owned Flood Control (PFC)
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act.
Owner: San Bernardino County Flood Control District
Applicant: City of San Bernardino, Community Development Department – Planning Division
APN: 0281-011-28 and 51; and, 0141-431-19
Ward: 3

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-032 adopting the Categorical Exemption and approving Surface Mining and Land Reclamation Review 17-03.

6. **CONDITIONAL USE PERMIT 17-03 AND LETTER OF PUBLIC CONVENIENCE OR NECESSITY 17-05** – A request to allow the development, establishment and operation of a service station with six (6) pump islands, convenience store containing approximately 3,100 square feet with an Alcoholic Beverage Control Type-20 (Off-Sale Beer and Wine) License, a drive-thru car wash containing approximately 1,100 square feet, and a restaurant containing approximately 2,260 square feet with drive-thru, along with the construction of the required on-site and off-site improvements, on a property comprised of two (2) parcels containing a total of approximately 1.7 acres.

Address: Southwest corner of S. Tippecanoe Avenue and E. Brier Drive
Zone: Commercial Regional (CR-3) and Transit Overlay District (TD)
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Owner: Tippecanoe Northpointe, LLC
Applicant: HC&D Architects
APN: 0281-351-33 and 34
Ward: 3

Recommended Motion: Staff recommends that the Planning Commission remove from the agenda and re-advertise for the Planning Commission meeting on June 13, 2017.

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.

7. **CONDITIONAL USE PERMIT 17-01** – A request to allow the development, establishment and operation of a social services resource center, within an existing previously fire damaged one-story building containing approximately 6,735 square feet, along with the construction of the required on-site and off-site improvements, on a site comprised of two (2) parcels containing a total of approximately 0.46 acres.

Address: 840 S. Sierra Way
Zone: Residential Medium (RM)
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Owner: Omni Financial, LLC
Applicant: God's Helping Hand Ministries
APN: 0140-222-12 and 13
Ward: 1

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-028 adopting the Categorical Exemption and approving Conditional Use Permit 17-01, based on the Findings of Fact and subject to the recommended Conditions of Approval.

8. **CONDITIONAL USE PERMIT 17-07** – A request to allow the development, establishment and operation of a financial vehicle lender recovery service facility within a new building containing approximately 2,400 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.9 acres.

Address: West side of S. Amos Street, approximately 150 north of E. Dumas Street
Zone: Industrial Light (IL)
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Owner: Kenny Lee
Applicant: KPM Enterprises
APN: 0136-442-27
Ward: 3

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-034 adopting the Categorical Exemption and approving Conditional Use Permit 17-07, based on the Findings of Fact and subject to the recommended Conditions of Approval.

9. **DEVELOPMENT PERMIT TYPE-P 16-07 AND VARIANCE 16-04** – A request to allow the development, establishment and operation of a mixed-use building comprised of a coffee shop containing approximately 1,276 square feet and residential unit containing approximately 1,448 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 6,750 square feet; and, allow an increase of the “build-to-line” from fifteen (15) feet to eighty (80) feet.

Address: 1360 N. E Street
Zone: Commercial General (GG-1) & Transit District (TOD) Overlay
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Owner/Applicant: Mohammed Hossain
APN: 0145-203-19
Ward: 2

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-035 adopting the Categorical Exemption and approving Development Permit Type-P 16-07 and Variance 16-04, based on the Findings of Fact and subject to the recommended Conditions of Approval.

NON-PUBLIC HEARING ITEMS

10. Selection of Chair and Vice Chair for a Two (2) Year Term (June 2017 to June 2019).

Recommended Motion: Staff recommends that the Planning Commission select a Chair and Vice Chair for a two (2) year term commencing June 2017 to June 2019.

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 **Tuesday, June 13, at 6:00 p.m.** in the Board Room, Third Floor, 201 North “E” Street, San Bernardino, California.

***** PLEASE NOTE NEW MEETING DATE AND LOCATION *****