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CITY OF SAN BERNARDINO

COMMUNITY DEVELOPMENT DEPARTMENT
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PLANNING COMMISSION AGENDA REGULAR MEETING OCTOBER 10, 2017

6:00 P.M.

201 NORTH E STREET, 3RD FLOOR BOARD ROOM

ENTRANCE ACCESSIBLE VIA THE 5TH LEVEL OF PARKING STRUCTURE

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

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 of the Community Development Department located at 201 North E Street, 3rd Floor 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 September 12, 2017. Staff recommends approval of these minutes.
2. **GENERAL PLAN AMENDMENT 14-09, DEVELOPMENT CODE AMENDMENT (ZONING MAP AMENDMENT) 14-18 AND DEVELOPMENT PERMIT TYPE-D 16-25** – A request to allow the change of the General Plan Land Use Designation and Zoning District of a parcel containing approximately 20.30 acres from Residential Medium High (RMH) to Industrial Light (IL); and, allow the development, establishment and operation of a warehouse distribution facility containing approximately 420,000 square feet, along with the construction of the required on-site and off-site improvements.

Address:	North side of E. 6 th Street and east of N. Sterling Avenue
Zone:	Residential Medium High (RMH)
Environmental Determination:	Mitigated Negative Declaration, pursuant to §15074 (Consideration and Adoption of Mitigated Negative Declaration) of the California Environmental Quality Act
Owner:	Anza Butterfield Road 34, LLC
Applicant:	Transtech
APN:	1192-181-01
Ward:	1

Recommended Motion: Staff recommends that the Planning Commission remove General Plan Amendment 14-09, Development Code Amendment (Zoning Map Amendment) 14-18 and Development Permit Type-D 16-25 from the agenda and re-advertise this item for the next regular Planning Commission meeting scheduled for November 14, 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 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 fifteen (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.

3. **CONDITIONAL USE PERMIT 16-31 AND MINOR EXCEPTION 17-03** – A request to allow the construction of a 400 square foot expansion to an existing 7-Eleven convenience store containing approximately 2,400 square feet, with an existing Alcoholic Beverage Control Type 20 (Off-Sale Beer and Wine) License, and allow the ten (10) percent reduction of the landscaped street frontage from ten (10) feet to nine (9) feet and the five (5) percent reduction of the parking stall depth from nineteen (19) feet to eighteen (18) feet for the expansion to the existing parking lot, along with the required on-site and off-site improvements, on a property comprised of two (2) parcels containing approximately 0.66 acres.

Address:	2384 N. Arden Avenue
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt pursuant to §15301 (Existing Facilities) of the California Environmental Quality Act
Owner:	The Southland Corporation and Charles Hsu
Applicant:	Tait & Associates
APN:	0285-175-09 and 10
Ward:	4

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2017-053 adopting the Categorical Exemption and approving Conditional Use Permit 16-31 and Minor Exception 17-03, based on the Findings of Fact and subject to the recommended Conditions of Approval.

NON-PUBLIC HEARING ITEMS

4. **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. 2017-057 forwarding a recommendation of approval or denial to the Mayor and City Council for Real Property Street Vacation 16-00008.

5. **CONDITIONAL USE PERMIT 15-20** – A request to allow the conversion of an existing commercial office building in order to develop, establish and operate a motel (FairBridge Inn) containing approximately 19,434 square feet and comprised of thirty-nine (39) guest rooms and one (1) manager’s unit, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.74 acres.

Address: 3972 N. Waterman Avenue
Zone: Commercial General (CG-1)
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Owner: Jalaram, LLC
Applicant: Mahendra Mehta
APN: 0154-452-48
Ward: 4

Recommended Motion: Staff recommends that the Planning Commission affirming Resolution No. 2017-052 denying Conditional Use Permit 15-20, based on the recommended Findings of Fact.

6. **CONDITIONAL USE PERMIT 17-14 AND MINOR EXCEPTION 17-06** – A request to allow the development, establishment and operation of a social service housing facility containing approximately 24,654 square feet and comprised of twenty-nine (29) residential units for low income military veterans, and allowing for a five (5) percent reduction in parking stall depth from nineteen (19) feet to eighteen (18) feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.69 acres.

Address: 488 W. 17th Street
Zone: Commercial General (CG-1) Zone and the Transit Overlay District (TOD)
Environmental Determination: Categorically Exempt pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Owner: US Vets – E Street LLC
Applicant: Lori Allgood – U.S. Vets
APN: 0145-091-24
Ward: 2

Recommended Motion: Staff recommends that the Planning Commission affirming Resolution No. 2017-055 denying Conditional Use Permit 17-14 and Minor Exception 17-06, based on the recommended Findings of Fact.

7. **STUDY SESSION** – Development Code Update

8. **STUDY SESSION** – Signage Regulations Update

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 next regular meeting scheduled for **Tuesday, November 14, 2017 at 6:00 p.m.** in the 3rd Floor Board Room of 201 North E Street, San Bernardino, California.