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CITY OF SAN BERNARDINO
COMMUNITY DEVELOPMENT DEPARTMENT
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**PLANNING COMMISSION AGENDA
REGULAR MEETING**

JANUARY 9, 2018

6:00 P.M.

201 NORTH E STREET, 3RD FLOOR BOARD ROOM

ENTRANCE ACCESSIBLE VIA THE 5TH LEVEL OF PARKING STRUCTURE

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 December 12, 2017. 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 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.

2. **CONDITIONAL USE PERMIT 16-19** – A request to allow the development, establishment and operation of a service station with a convenience store containing approximately 3,486 square feet with an Alcoholic Beverage Control (ABC) Type 20 License, drive-thru carwash containing approximately 1,800 square feet and six (6) pump islands with a canopy covering approximately 4,620 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 0.77 acres.

Address:	3154 W. Kendall Drive
Zone:	Commercial General (CG-1) and Transit District (TD) Overlay
Environmental Determination:	Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Owner:	Kendall Mobil, LP
Applicant:	Paul Peterson
APN:	0261-191-08
Ward:	5

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2018-003 adopting the Categorical Exemption and approving Conditional Use Permit 16-19, based on the Findings of Fact and subject to the recommended Conditions of Approval.

3. **DEVELOPMENT PERMIT TYPE-P 16-07** – A request to allow the development, establishment and operation of a mixed-use building comprised of a coffee shop containing approximately 1,013 square feet and one (1) residential unit containing approximately 1,215 square feet, along with the construction of the required on-site and off-site improvements, on a parcel containing approximately 6,750 square feet.

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

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2018-001 adopting the Categorical Exemption and approving Development Permit Type-P 16-07, based on the Findings of Fact and subject to the recommended Conditions of Approval.

4. **EXTENSION OF TIME 17-06 AND DEVELOPMENT PERMIT TYPE-P 17-04** – A request to allow a one (1) year extension of time for Subdivision 03-10 (Tentative Tract Map 16502) involving the subdivision of a parcel containing approximately 14.43 acres into forty (40) separate parcels (38 single family residential lots and 2 drainage basin lots); and, the development of thirty-eight (38) detached single-family residences, along with the construction of the required on-site and off-site improvements.

Address: Northwest of the intersection of W. Ohio Avenue and N. Magnolia Avenue
Zone: Residential Low (RL)
Environmental Determination: Previous Environmental Determination, pursuant to §15162 (Subsequent Negative Declarations) of the California Environmental Quality Act
Owner: Beazer Homes Holdings, LLC
Applicant: Beazer Homes Holdings, LLC
APN: 0261-031-01, 02 and 09
Ward: 5

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2018-002 adopting the Categorical Exemption and approving Extension of Time 17-06 and Development Permit Type-P 17-04, based on the Findings of Fact and subject to the recommended Conditions of Approval.

PUBLIC COMMENTS - ITEMS NOT ON AGENDA

PLANNING COMMISSION REPORTS/ANNOUNCEMENTS

DIRECTOR'S REPORT

1. Major Projects List Update

ADJOURNMENT – The Planning Commission will be adjourned to the next regular meeting scheduled for **Tuesday, February 13, 2018, at 6:00 p.m.** in the 3rd Floor Board Room of 201 North E Street, San Bernardino, California.