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

MARCH 13, 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 February 20, 2018. 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 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 ten (10) 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.

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

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2018-017 adopting the Categorical Exemption and approving Conditional Use Permit 17-14 and Minor Exception 17-06, based on the Findings of Fact and subject to the recommended Conditions of Approval.

3. **DEVELOPMENT CODE AMENDMENT (ZONING MAP AMENDMENT) 17-03, SUBDIVISION 17-07 (TENTATIVE PARCEL MAP 19916) AND DEVELOPMENT PERMIT TYPE-D 17-02** – A request to change the Zoning District classification of eleven (11) parcels containing a total of approximately 8.18 acres from Office Industrial Park (OIP) to Industrial Light (IL); allow the consolidation of twenty-four (24) parcels into one (1) parcel containing a total of approximately 16.59 acres; and, allow the development, establishment and operation of an industrial warehouse building containing approximately 393,199 square feet, along with the construction of the required on-site and off-site improvements.

Address: Northwest corner of S. Waterman Avenue and E. Ennis Street
Zone: Office Industrial Park (OIP) and Industrial Light (IL)
Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Consideration and Adoption of Mitigated Negative Declaration) of the California Environmental Quality Act
Owner: Various
Applicant: Real Estate Development Associates (REDA)
APN: 0136-412-01, 04, 26 and 07; and, 0136-422-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18 19 and 20
Ward: 3

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2018-018 forwarding a recommendation to the Mayor and City Council the adoption of the Mitigated Negative Declaration and approving Development Code (Zoning Map) Amendment 17-03, Subdivision 17-07 (Tentative Parcel Map 19916) and Development Permit Type-D 17-02, based on the Findings of Fact and subject to the recommended Conditions of Approval.

4. **DEVELOPMENT CODE AMENDMENT (ZONING MAP AMENDMENT) 17-08, SUBDIVISION 17-06 (TENTATIVE PARCEL MAP 19914) AND DEVELOPMENT PERMIT TYPE-D 17-03** – A request to change the Zoning District classification of nine (9) parcels containing a total of approximately 4.85 acres from Office Industrial Park (OIP) to Industrial Light (IL); allow the consolidation of twenty (20) parcels into one (1) parcel containing a total of approximately 8.94 acres; and, allow the development, establishment and operation of an industrial warehouse building containing approximately 197,942 square feet, along with the construction of the required on-site and off-site improvements.

Address: 879 S. Waterman Avenue
Zone: Office Industrial Park (OIP) and Industrial Light (IL)
Environmental Determination: Mitigated Negative Declaration, pursuant to §15074 (Consideration and Adoption of Mitigated Negative Declaration) of the California Environmental Quality Act
Owner: Various
Applicant: Real Estate Development Associates (REDA)
APN: 0280-131-03, 04, 05, 06, 09, 21, 23, 28, 41, 42, 47, 48, 50, 51, 52, 53, 54, 55, 58 and 59
Ward: 3

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2018-019 forwarding a recommendation to the Mayor and City Council the adoption of the Mitigated Negative Declaration; and, approving Development Code (Zoning Map) Amendment 17-08, Subdivision 17-06 (Tentative Parcel Map 19914) and Development Permit Type-D 17-03, based on the Findings of Fact and subject to the recommended Conditions of Approval.

5. **GENERAL PLAN AMENDMENT 18-01, SUBDIVISION 18-01, CONDITIONAL USE PERMIT 18-01 AND PUBLIC CONVENIENCE OR NECESSITY LETTER 18-01** – A request to allow the reclassification of the General Plan Circulation Element street designation of Shandin Hills Drive from a Local Street to a Secondary Arterial; and, allow the development, establishment and operation of a commercial center, along with the construction of the required on-site and off-site improvements, on a site comprised of three (3) parcels containing a total of approximately 3.50 acres. The proposed project will be constructed in three (3) phases, as follows: Phase 1 includes a service station with six (6) pump islands, convenience store containing approximately 3,128 square feet with an Type-20 (Off-Sale Beer and Wine) ABC License; Phase 2 includes a restaurant with drive-thru containing approximately 2,325 square feet; and, Phase 3 includes a restaurant containing approximately 6,088 square feet.

Address: Southwest corner of W. Kendall Drive and N. Shandin Hills Drive
Zone: Commercial General (CG-1) and Transit District (TD) Overlay
Environmental Determination: General Plan Amendment 18-01 - Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the California Environmental Quality Act; and Subdivision 18-01, Conditional Use Permit 18-01 and Public Convenience or Necessity Letter 18-01 – Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the California Environmental Quality Act
Owner: Stater Bros. Markets
Applicant: ICO Real Estate Group, Inc.
APN: 0266-521-17, 18 and 19
Ward: 5

Recommended Motion: Staff recommends that the Planning Commission adopt Resolution No. 2018-020 forwarding a recommendation to the Mayor and City Council the adoption of the Categorical Exemptions; and, approving General Plan Amendment 18-01, Subdivision 18-01, Conditional Use Permit 18-01, and Public Convenience or Necessity Letter 18-01 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, April 10, 2018, at 6:00 p.m.** in the 3rd Floor Board Room of 201 North E Street, San Bernardino, California.