**Welcome to a meeting of the Planning Commission of the City of San Bernardino.**

- Anyone who wishes to speak during public comment or on a particular item will be required to fill out a speaker slip. Speaker slips must be turned in to the Secretary. You may email your request to speak to sanchez_stephanie@sbcity.org prior to 12pm on the day of the meeting. Each request will cover one speaker. Those who wish to speak must submit their own request to be called on by the Chairperson.
- **There is a 3-minute-per-person time limit for all comments, excluding quasi-judicial hearings.**
- Written comment on any item may also be submitted to the Secretary to be included in the meeting record. It will not be read aloud by the Secretary.
- Those who wish to speak on public or quasi-judicial hearing items will have three minutes for each item.
- All who wish to speak, including Commissioners and staff, need to be recognized by the Chairperson or Vice-Chairperson before speaking.
- Please contact Facility Services at (909) 384-5244 two working days prior to the meeting for any requests for reasonable accommodation to include interpreters.
- All documents for public review are on file with the City Clerk’s Office or may be accessed online by going to [www.sbcity.org](http://www.sbcity.org).
- Please turn off or mute your cell phone while the meeting is in session.
CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS FOR ITEMS LISTED AND NOT LISTED ON THE AGENDA

A three-minute limitation shall apply to each member of the public who wishes to address the Planning Commission on any item on the agenda, excluding public hearings. There is no limit to the number of items that may be discussed within the three-minute time limit. To be called on by the Chairperson, please turn in individual speaker slips to the Secretary by 6:00pm the day of the meeting. If you wish, you may email your speaking request to sanchez_stephanie@sbcity.org prior to the beginning of the meeting. Emailed requests to speak will not be accepted from anyone but the person requesting to speak.

CONSENT CALENDAR

There will be no separate discussion of Consent Calendar items unless a Commissioner requests that the item be considered in its normal sequence on the agenda.

1. Approval of Draft Minutes

   Recommendation: Approve the minutes of the Regular Meeting of December 10, 2019.
PUBLIC HEARING

2. Conditional Use Permit 18-09

Subject: A request to allow the renovation of an existing 2-story commercial building with basement containing approximately 15,556 square feet for the establishment and operation of a place of public assembly (religious retreats) on a parcel containing approximately 0.51 acres.

Address: 814 N. Arrowhead Avenue
Zone: Commercial Office (CO)
Environmental Determination: Categorically Exempt, pursuant to §15301 (Existing Facilities) of the State CEQA Guidelines
Owner: Jovenes Para Cristo
Applicant: Enrique Guzman
APN: 0140-213-25
Ward: 1

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2020-001 approving Conditional Use Permit 18-09, based on the Findings of Fact and subject to the recommended Conditions of Approval; and, finding that the project is Categorically Exempt under the California Environmental Quality Act.

3. Conditional Use Permit 19-19

Subject: A request to allow the upgrade an existing Alcoholic Beverage Control Type-20 (Off-Sale Beer & Wine) license to a new Alcoholic Beverage Control Type-21 (Off-Sale General) license in conjunction with the existing Eight Ball Dairy containing approximately 1,850 square feet.

Address: 1611 North E Street
Zone: Commercial General (CG-1)
Environmental Determination: Statutorily Exempt, pursuant to §15270 (Projects Which Are Disapproved) of the State CEQA Guidelines
Owner: Dasmarath Patel
Applicant: M&A Securities, LLC
APN: 0145-131-12
Ward: 2

Recommendation: Staff recommends that the Planning Commission continue the public hearing for Conditional Use Permit 19-19 to the next regular meeting scheduled for February 11, 2020.
4. **Conditional Use Permit 19-20 and Minor Exception 19-02**

**Subject:** A request to allow the development, establishment, and operation of a four-story hotel comprised of 113 guest rooms; and, a nine (9) percent reduction of the number of required off-street parking spaces from 124 to 113 parking spaces on a parcel containing approximately 1.88 acres.

Address: South side of E. Brier Drive, at the intersection of S. Gifford Avenue
Zone: Commercial Regional (CR-3) and Transit District (TD) Overlay
Environmental Determination: Categorically Exempt, pursuant to §15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner: Evelyn P. Brier Family Trust
Applicant: Greens Development, Inc.
APN: 0281-351-18
Ward: 3

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2020-003 approving Conditional Use Permit 19-20 and Minor Exception 19-02, based on the Findings of Fact and subject to the recommended Conditions of Approval; and, finding that the project is Categorically Exempt under the California Environmental Quality Act.

5. **Extension of Time 19-12**

**Subject:** A request to allow a one (1) year extension of time for Subdivision 06-31 for Tentative Tract Map 16794 involving the subdivision of a parcel containing approximately 18.45 acres into forty-four (44) individual parcels (43 single-family residential lots and 1 debris basin).

Address: West side of N. Palm Avenue, north of W. Verdemont Drive
Zone: Residential Low (RL)
Environmental Determination: Categorically Exempt, pursuant to §15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner/Applicant: Oxbow SB 44, LLC
APN: 0261-011-08, 13 and 14
Ward: 5

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2020-004 approving Extension of Time 19-12 for Subdivision 06-31 subject to the recommended Conditions of Approval; and finding that the project is Categorically Exempt under the California Environmental Quality Act.
6. **General Plan Amendment 19-01, Development Code Amendment (Zoning Map Amendment) 19-05, Subdivision 19-03 (Tentative Parcel Map 20120), and Conditional Use Permit 19-10**

**Subject:** A request to allow the change of the General Plan Land Use Designation from Single-Family Residential and Industrial to Public/Quasi Public and the Zoning District Classification from Residential Suburban (RS) and Office Industrial Park (OIP) to Public Facilities (PF) of sixteen (16) parcels containing a total of approximately 18.06 acres; allow the consolidation of sixteen (16) parcels into two (2) parcels containing approximately 15.66 acres (Parcel 1) and approximately 2.20 acres (Parcel 2); and, allow the development, establishment and operation of charter school containing approximately 89,890 square feet on Parcel 1.

**Address:** 230 S. Waterman Avenue

**Zone:** Residential Suburban (RS) and Office Industrial Park (OIP)

**Environmental Determination:** Mitigated Negative Declaration, pursuant to §15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines

**Owner:** City of San Bernardino / County of San Bernardino

**Applicant:** High Desert Partnership in Academic Excellence Foundation, Inc.

**APN:** 0136-261-11, 23, 24, 25, 26, 27, 28, 29, 36, 37, 41, 42, 43, 44, 50, and 57

**Ward:** 1

**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2020-005 forwarding a recommendation to the Mayor and City Council recommending approval of General Plan Amendment 19-01, Development Code Amendment (Zoning Map Amendment) 19-05, Subdivision 19-03 and Conditional Use Permit 19-10, based on the Findings of Fact and subject to the recommended Conditions of Approval; and, adopting a Mitigated Negative Declaration under the California Environmental Quality Act.

7. **Development Code Amendment 19-04 (Signage Regulations)**

**Subject:** A City-initiated amendment to Chapter 19.22 (Signage Regulations) and Chapter 19.20 (Property Development Standards) of the City of San Bernardino Development Code (SBMC Title 19).

**Address:** City Wide

**Zone:** All

**Environmental Determination:** Negative Declaration, pursuant to §15074 (Adoption of a Mitigated Negative Declaration) of the State CEQA Guidelines

**Owner:** N/A

**Applicant:** City of San Bernardino – Community and Economic Development Department

**APN:** N/A

**Ward:** All
**Recommendation:** Staff recommends that the Planning Commission adopt Resolution No. 2020-006 forwarding a recommendation to the Mayor and City Council recommending approval of Development Code Amendment 19-04, based on the Findings of Fact; and, adopting a Negative Declaration under the California Environmental Quality Act.

**PLANNING COMMISSION REPORTS / ANNOUNCEMENTS**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

The next regular meeting of the Planning Commission will be held on **Tuesday, February 11, 2020 at 6:00pm in the Boardroom located at 201 North E Street, 3rd Floor**, San Bernardino, California 92401.