

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
APRIL 11, 2023

6:00pm

BOARD ROOM • 201 NORTH E STREET, 3RD FLOOR • SAN BERNARDINO, CA 92401 • WWW.SBCITY.ORG

Monique Guerrero

COMMISSIONER, WARD 1

Amelia S. Lopez

COMMISSIONER, WARD 2

Ivan Garcia

COMMISSIONER, WARD 3

Larry Quiel

COMMISSIONER, WARD 4

Jesus F. Flores

COMMISSIONER, WARD 5



Dolores Armstead

COMMISSIONER, WARD 6

Ronnie E. Lewis III

COMMISSIONER, WARD 7

Lisa Sherrick

COMMISSIONER,
MAYOR'S APPOINTEE

Orlando Garcia

COMMISSIONER,
MAYOR'S APPOINTEE

David Murray

STAFF LIAISON

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 6:00 p.m. the day of the meeting. If you wish, you may email your speaking request to CEDPublicComment@sbcity.org by 5pm the day before 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 March 14, 2023

PUBLIC HEARING**2. Conditional Use Permit 20-17**

Subject: A request to develop, establish, and operate an assembly facility for religious purposes containing approximately 16,085 square feet on a parcel containing approximately 3.80 acres.

Address:	1316 West 13 th Street
Zone:	Commercial General (CG-1)
Environmental Determination:	Categorically Exempt, pursuant to Section 15332 (In-Fill Development) of the State CEQA Guidelines
Owner:	Apostolic Assembly/Faith/Christ Jesus
Applicant:	Isaac Zapata
APN:	0143-146-11
Ward:	6
Project Manager:	Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-013 approving Conditional Use Permit 20-17, 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. Subdivision 22-09 (Tentative Parcel Map 20527) and Conditional Use Permit 21-23

Subject: A request to allow the consolidation (Tentative Parcel Map 20527) of six (6) parcels into one (1) parcel containing a total of approximately 1.3 acres; and the development and establishment of a drive-thru car wash containing approximately 3,378 square feet.

Address: 673 West 5th Street
 Zone: Commercial Regional (CR-2) and Transit Overlay District (TOD)
 Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
 Owner: Danielle Foley
 Applicant: Gateway SB, LLC
 APN: 0134-101-02, 03, 04, 05, 06, and 28
 Ward: 1
 Project Manager: Chantel Choice, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-021 approving Subdivision 22-09 and Conditional Use Permit 21-23, 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.

4. Conditional Use Permit 21-24

Subject: A request to allow the development, establishment, and operation of a restaurant with drive-thru containing approximately 2,321 square feet on a property comprised of four (4) parcels containing a total of approximately 0.73 acres.

Address: Southwest corner of West 5th Street and North G Street
 Zone: Commercial Regional (CR-2)
 Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
 Owner: Gateway SB, LLC
 Applicant: Coast to Coast Commercial, LLC

APN: 0134-093-06, 07, 08, 09, and portion of 05
 Ward: 1
 Project Manager: Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-017 approving Conditional Use Permit 21-24, 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. Conditional Use Permit 22-09

Subject: A request to allow the development, establishment, and operation of a drive-thru express car wash containing approximately 3,596 square feet on a property comprised of two (2) parcels containing a total of approximately 1.27 acres.

Address: 1435 and 1445 E. Highland Avenue
 Zone: Commercial General (CG-1) zone
 Environmental Determination: Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines
 Owner: 1435 E. Highland, LLC / Scott Beard
 Applicant: ATC Design Group
 APN: 0147-271-32 and 33
 Ward: 2
 Project Manager: Chantel Choice, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-018 approving Conditional Use Permit 22-09, 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.

6. Conditional Use Permit 22-13 and Public Convenience or Necessity Letter 22-06 - A request for an Alcoholic Beverage Control Type - 20 (Off-Sale Beer and Wine) license for an existing convenience store and gas station located at

Address: 4304 E. Highland Avenue
 Zone: Commercial General (CG-1)
 Environmental Determination: Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
 Owner: G&M Gapco, LLC
 Applicant: G&M Gapco, LLC
 APN: 1199-311-21
 Ward: 4
 Project Manager: Michael Rosales, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-019 approving Conditional Use Permit 22-13 and Public Convenience or Necessity Letter 22-06, 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.

7. Development Permit Type-P 22-06

Subject: A request to allow the development of twenty (20) single-family residences each containing approximately 3,219 square feet with attached three-car garages containing approximately 675 square feet on a project site containing approximately 24.68 acres within previously approved Tentative Tract Map 17329.

Address:	Northwest corner of W. Ohio Avenue and N. Little League Drive
Zone:	Residential Estate (RE)
Environmental Determination:	Previous Environmental Determination, pursuant to Section 15162 (Subsequent EIRs and Negative Declarations) of the State CEQA Guidelines
Owner:	Verdemont Ranch 20, LLC
Applicant:	JEC Enterprises, Inc.
APN:	0348-111-51
Ward:	5
Project Manager:	Elizabeth Mora-Rodriguez, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-020 approving Development Permit Type-P 22-06, 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.

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on **Tuesday, May 9, 2023 at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor**, San Bernardino, California 92401.