

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
MAY 13, 2025

6:00pm

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

Casey A. Dailey
COMMISSIONER, WARD 1

Amelia S. Lopez
COMMISSIONER, WARD 2

Ivan Garcia
COMMISSIONER, WARD 3

Larry Quiel
VICE-CHAIR, WARD 4

Ronnika T. Ngalande
COMMISSIONER, WARD 5



Benjamin D. Pratt
COMMISSIONER, WARD 6

Dan Carlone
COMMISSIONER, WARD 7

Lisa Sherrick
CHAIR, MAYOR'S APPOINTEE

Orlando Garcia
COMMISSIONER,
MAYOR'S APPOINTEE

Gabriel Elliott
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 April 8, 2025.

PUBLIC HEARING**2. Conditional Use Permit 22-17**

Subject: A request to modify previously approved Conditional Use Permit 05-22 to allow a 1,263 square foot expansion of an existing religious facility on a parcel containing approximately 0.16 acres.

Location:	1424 West 21 st Street
Zone:	Residential Suburban (RS)
Environmental Determination:	Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
Owner:	Greater New Jerusalem Church of God in Christ
Applicant:	Greater New Jerusalem Church of God in Christ
APN:	0143-022-22
Ward:	6
Project Manager:	Chantel Choice, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-021 approving Conditional Use Permit 22-17, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project is subject to a Categorical Exemption under the California Environmental Quality Act.

3. Conditional Use Permit 24-12

Subject: A request to allow the establishment and operation of a paper pulping facility within an existing commercial building containing approximately 12,500 square feet on a property containing approximately 1.15 acres.

Location:	308 N. Mountain View Avenue
Zone:	Commercial Heavy (CH)
Environmental Determination:	Categorically Exempt, pursuant to 15301 (Existing Facilities) of the State CEQA Guidelines
Owner:	Trade Solutions, LLC
Applicant:	308 Capital Partners, LLC
APN:	0136-202-61
Ward:	3
Project Manager:	Michael Rosales, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-022 approving Conditional Use Permit 24-12, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project is subject to a Categorical Exemption under the California Environmental Quality Act.

4. Conditional Use Permit 24-15

Subject: A request to allow the development, establishment, and operation of a restaurant with a drive-thru (Wendy's) containing approximately 2,280 square feet on a parcel containing approximately 1.48 acres.

Location:	280 E. Hospitality Lane
Zone:	Commercial Regional (CR-3) and Transit Overlay District (TOD)
Environmental Determination:	Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines
Owner:	Vroom Properties, LLC
Applicant:	John Dodson
APN:	0141-412-52
Ward:	3
Project Manager:	Christian James Calisaan, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-023 approving Conditional Use Permit 24-15, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project is subject to a Categorical Exemption under the California Environmental Quality Act.

5. Conditional Use Permit 24-19

Subject: A request to allow the remodel of an existing restaurant w/ drive-thru (Jack in the Box) involving façade upgrades, the addition of a double drive-thru lane, site improvements, landscaping, and reduction to the building.

Location: 303 E. Baseline Street
Zone: Waterman and Baseline Neighborhood Specific Plan (SP-WB)
Environmental Determination: Categorically Exempt, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines
Owner: Mattos Family Trust
Applicant: Gabriela Marks
APN: 0147-211-18
Ward: 1
Project Manager: Christian James Calisaan, Assistant Planner

Recommendation: Staff recommends that the Planning Commission pull Conditional Use Permit 24-19 from the agenda.

6. Conditional Use Permit 24-21

Subject: A request to allow the modification of Conditional Use Permit 20-13 to remove the two (2) previously approved drive-thru pads totaling approximately 5,000 square feet and allow the expansion of the existing service station use (7-Eleven) to the southerly portion of the property by adding diesel fuel pumps and hardscape on an approximately 3.41-acre site.

Location: 171 W. Redlands Boulevard
Zone: Commercial General (CG-1)
Environmental Determination: Categorically Exempt, pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines
Owner: Chase Hunts, LP
Applicant: Chase Partners, Ltd.
APN: 0164-321-93, 94, and 95
Ward: 3
Project Manager: George Velarde, Associate Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-018 approving Conditional Use Permit 24-21, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project is subject to a Categorical Exemption under the California Environmental Quality Act.

7. Development Permit Type-D 23-19

Subject: A request to allow the conversion of an existing commercial office building containing approximately 2,430 square feet into four (4) residential units containing 607.50 square feet, and the construction of new covered parking containing 819 square feet

Location:	975 North D Street
Zone:	Commercial Office (CO)
Environmental Determination:	Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines
Owner:	Nomaan Hussain
Applicant:	Nomaan Hussain
APN:	0140-152-22
Ward:	1
Project Manager:	Michael Rosales, Senior Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-024 recommending approval of Development Permit Type-D 23-19 to the Mayor and City Council, based on the Findings of Fact and subject to the recommended Conditions of Approval; and finding the project is subject to a Categorical Exemption under the California Environmental Quality Act.

NON-PUBLIC HEARING

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

1. Temporary Certificates of Occupancy

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on **Tuesday, June 10, 2025, at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor**, San Bernardino, California 92401.