

CITY OF SAN BERNARDINO

AGENDA

FOR THE
PLANNING COMMISSION
REGULAR MEETING
AUGUST 12, 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.

If you require Spanish Translation Services for the meeting, a request must be made 48 hours in advance by email or phone at **cityofsbplanning@sbcity.org** or **(909) 998-2300**.

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 July 8, 2025.

PUBLIC HEARING**2. Conditional Use Permit 23-01 and Public Convenience or Necessity 23-01**

Subject: A request to permit the sale of alcoholic beverages with a Type 21 (Off-Sale General) License from the Department of Alcoholic Beverage Control within an existing building containing approximately 1,434 square feet on an existing parcel containing approximately 0.38 acres.

Location:	189 W. Highland Avenue
Zone:	Commercial General (CG-1)
Environmental Determination:	Exempt, pursuant to Section 15270 (Projects Which Are Disapproved) of the State CEQA Guidelines / Exempt, pursuant to Section 15061(b)(3) (Review for Exemption) of the State CEQA Guidelines
Owner:	189 W. Highland, LLC
Applicant:	189 W. Highland, LLC
APN:	0146-013-25
Ward:	2
Project Manager:	Angelyn Mendoza, Assistant Planner

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2025-033 denying Conditional Use Permit 23-01 and Public Convenience or Necessity 23-01, based on the Findings of Fact.

NON-PUBLIC HEARING

PLANNING COMMISSION REPORTS / ANNOUNCEMENTS

DIRECTOR'S REPORT

ADJOURNMENT

The next regular meeting of the Planning Commission will be held on ***Tuesday, September 9, 2025, at 6:00pm in the Board Room located at 201 North E Street, 3rd Floor***, San Bernardino, California 92401.