



**SAN BERNARDINO COUNTY
PLANNING COMMISSION MEETING**

County Government Center
Covington Chambers
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Agenda for Thursday, August 23, 2018

Chairman Jonathan Weldy
First Supervisorial District

Vice Chair Ray Allard
Second Supervisorial District

Commissioner Paul Smith
Third Supervisorial District

Commissioner Gabriel Chavez
Fourth Supervisorial District

Commissioner Audrey Mathews
Fifth Supervisorial District

-PLEASE NOTE-

Morning items begin at 9:00 A.M. – Afternoon items begin at 1:30 P.M. The agenda items are normally heard in their scheduled order; however, the Commission may choose to hear the items out of the scheduled order. Items scheduled for the morning session which cannot be heard before 12:00 noon, will be heard first after reconvening for the afternoon session at 1:30 P.M. Items scheduled for the afternoon session, which cannot be heard before 5:00 P.M. will be heard at the next available session.

In accordance with the Brown Act, this meeting agenda is posted at least 72 hours prior to the regularly scheduled meeting on the bulletin board outside of the County Government Center, located at 385 North Arrowhead Avenue, San Bernardino, CA. The agenda and supporting documents are available for review during regular business hours at the Current Planning Division Office on the 1st floor of the County Government Center. The agenda and supporting materials can also be viewed online at www.sbcounty.gov/landuseservices. However, the online agenda may not include all available supporting documents.

If you challenge any decision regarding any of the above proposals in court, you may be limited to raising only those issues you or someone else raised during the public testimony period regarding that proposal or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Due to time constraints and the number of persons wishing to give testimony, time restrictions may be placed on oral testimony regarding the proposals on the agenda. You may wish to make your comments in writing to assure that you are able to express yourself adequately.

The Planning Commission meeting facility is accessible to persons with disabilities. If assistive listening devices or other auxiliary aids or services are needed in order to participate in the public meeting, requests should be made through the Planning Commission Secretary at least three (3) business days prior to the meeting. The Secretary's telephone number is (909) 387-8311 and the office is located at 385 North Arrowhead Avenue, First Floor, San Bernardino, California, 92415-0187.

PLANNING COMMISSION MEETING AGENDA

August 23, 2018

Page 2 of 3

Invocation and Pledge of Allegiance

1. a. **ADVANCE SCHEDULE**
- b. **DIRECTOR'S REPORT**
- c. **COMMISSIONER COMMENTS**

2. PUBLIC HEARING

APPLICANT: Moussa G. Waw
COMMUNITY: Helendale, 1st Supervisorial District
PROJECT NO: P201600565
LOCATION: 26426 National Trails Highway
STAFF: Reuben Arceo
PROPOSAL: General Plan Amendment (GPA) to rezone the Land Use designation of a vacant 1.71 acre parcel from Rural Living to General Commercial, Conditional Use Permit (CUP) to allow the development of a 4,998 square foot convenience store, and fueling service station, and Major Variance to reduce the front yard and street side landscape setback from 25 feet to 10 feet.

CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

3. PUBLIC HEARING

APPLICANT: Chris Sabbah, Capstone Builders
COMMUNITY: Newberry Springs, 1st Supervisorial District
PROJECT NO: P201600545
LOCATION: NE Corner of Harvard Road and I-15 Freeway westbound off-ramp
STAFF: Jim Morrissey
PROPOSAL: Conditional Use Permit to renovate a 3,684 sq. ft. structure on the former site of a gas station and convenience store and add five pump islands and a Minor Variance to reduce the front yard setback from 25 feet to 15 feet and the side yard setback from 10 feet to 7.5 feet.

CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

4. PUBLIC HEARING

APPLICANT: Sabbah Development Group
COMMUNITY: Newberry Springs, 1st Supervisorial District
PROJECT NO: P201800375
LOCATION: 39281 Harvard Road, Newberry Springs
STAFF: Reuben Arceo
PROPOSAL: Appeal of Project P201800142, Revision to an Approved Action to permit construction of driveway.

CEQA RECOMMENDATION: N/A
EST. TIME: 30 minutes

PLANNING COMMISSION MEETING AGENDA

August 23, 2018

Page 3 of 3

5. PUBLIC COMMENTS: This is an opportunity for the public to speak on issues that are not on the agenda, but are within the jurisdiction of the Planning Commission. The chairman may limit the time allowed for such comments. No action will be taken at this meeting on comments. Any person wanting to address the Commission must submit a Request to Speak form to the Secretary.

6. WORKSHOP

STAFF:

Planning Commission Training

Bart Brizzee, Principal Assistant County Counsel

7. ADJOURNMENT