



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING

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

Agenda for Thursday, February 20, 2020

Commissioner Jonathan Weldy
First Supervisorial District

Vice Chair Ray Allard
Second Supervisorial District

Commissioner Michael Stoffel
Third Supervisorial District

Chair 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

February 20, 2020

Page 2 of 3

Invocation and Pledge of Allegiance

1. a. **APPROVAL OF MINUTES-JANUARY 9, 2020**
- b. **ADVANCE SCHEDULE**
- c. **DIRECTOR'S REPORT**
- d. **COMMISSIONER COMMENTS**

2. PUBLIC HEARING

APPLICANT: Ramzi Dughman/Ramzi Express
COMMUNITY: Mentone/3rd Supervisorial District
PROJECT NO: P201900107
LOCATION: Southwest corner of Mentone Boulevard and Crafton Avenue
STAFF: Anthony DeLuca, Senior Planner
PROPOSAL: Conditional Use Permit (CUP) for the development of a 2,920 square-foot convenience store, a 3,100 square foot gas station canopy with six fueling station islands, and a 4,419 square foot car wash building with a 100-foot car wash tunnel on approximately 1.28 acres.

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

3. PUBLIC HEARING

APPLICANT: Ravinder S. Grewal
COMMUNITY: Baker/1st Supervisorial District
PROJECT NO: P201600525
LOCATION: 45101 Afton Canyon Road
STAFF: Reuben J. Arceo, Contract Planner
PROPOSAL: A) General Plan Amendment to change the Land Use District on seven (7) acres of a 60.41 acre parcel from Resource Conservation (RC) to Rural Commercial (CR).
B) Tentative Parcel Map No. 19938 to create three (3) parcels.
C) Conditional Use Permit to develop a Truck Stop Center, consisting of a 7,300 square-foot retail market and fast food restaurant, and a 3,570 square-foot automotive repair shop, impound yard, and vehicle and truck fueling stations on seven (7) acres.

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

4. PUBLIC HEARING

APPLICANT: County of San Bernardino Land Use Services Department
COMMUNITY: All Unincorporated Communities
PROJECT NO: P201900059
LOCATION: Countywide
STAFF: Suzanne Peterson, Senior Planner
PROPOSAL: Development Code Amendment to modify provision related to Accessory Dwelling Units in Title 8 of the County Code.

CEQA RECOMMENDATION: Notice of Exemption
EST. TIME: 30 minutes

PLANNING COMMISSION MEETING AGENDA

February 20, 2020

Page 3 of 3

5. WORKSHOP

STAFF:

Planning Commission Training
Jason Searles, Deputy County Counsel

6. 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.

7. ADJOURNMENT