



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING

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

Agenda for Thursday, September 3, 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-

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 DATED MARCH 17, 2020, WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.

The County of San Bernardino is continuing to hold Planning Commission meetings to conduct essential County business. Pursuant to the Governor's Executive Order, members of the Planning Commission may attend the meeting via teleconference or video conference and will participate in the meeting to the same extent as if they were present. As the County begins to reopen for in-person services, the Planning Commission meetings will also reopen to the public. Members of the public may continue to participate in the meeting remotely. Public access to the Government Center will be through the west doors, facing Arrowhead Avenue. All members of the public entering the building are required to go through a security scan. Those wishing to attend the Planning Commission meeting will be sent directly to the chambers.

Based on guidance from the California Department of Public Health, the Governor's Executive Order and Office and the San Bernardino County Public Health Officer:

- (1) The public is able to view the live stream of the Planning Commission meeting at <http://www.sbcounty.gov/Main/Pages/ViewMeetings.aspx> ;
- (2) If you wish to make a comment on a specific agenda item prior to the day of the meeting, please submit your comments via email or online by 8:00 a.m. on the Thursday of the Planning Commission meeting. Please submit your comments to the Planning Commission Secretary via email at PlanningCommissionComments@lus.sbcounty.gov. Your comments will be placed into the record at the meeting;
- (3) If you are watching the live stream of the meeting and wish to make a general public comment or to comment on a specific agenda item as it is being heard, please submit your comment, limited to 250 words or less to the Planning Commission Secretary at PlanningCommissionComments@lus.sbcounty.gov. Efforts will be made to read the comments into the record, but some comments may not be read due to time limitations. Comments received after an agenda item will be made part of the record if received prior to the end of the meeting.
- (4) If attending the meeting in person, please note that facial coverings will be required and seating in the board chambers will be limited to ensure appropriate social distancing is maintained.

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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 upon request. 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 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.

9:00 A.M. – CONVENE MEETING OF THE PLANNING COMMISSION

Invocation and Pledge of Allegiance

1. a. **APPROVAL OF MINUTES-AUGUST 6, 2020**
- b. **ADVANCE SCHEDULE**
- c. **DIRECTOR'S REPORT**
- d. **COMMISSIONER COMMENTS**

2. PUBLIC HEARING

APPLICANT:	Don Miller/Pine Tree RV Park
COMMUNITY:	Big Bear City/3rd Supervisorial District
PROJECT NO:	P201800679
LOCATION:	42144 North Shore Drive (Hwy 38)
STAFF:	Anthony DeLuca, Senior Planner
PROPOSAL:	Conditional Use Permit (CUP) to add thirty-two (32) 30' x 40' spaces to an existing RV park on 4.6-acres.
CEQA RECOMMENDATION:	Mitigated Negative Declaration
EST. TIME:	30 minutes

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3. PUBLIC HEARING

APPLICANT: Mark & Cathy Kuri
COMMUNITY: Phelan/1st Supervisorial District
PROJECT NO: PROJ-2019-00024
LOCATION: North of Lindero Street, extending between Arrowhead Road and Baldy Mesa Road.
STAFF: Magda Gonzalez, Senior Planner
PROPOSAL: General Plan Amendment to change the Zoning District from Rural Living (RL) to Rural Commercial (CR) on four parcels and a Conditional Use Permit (CUP) for the construction and operation of a self-storage facility with a 2,160 square-foot office, a 2,388 square-foot caretakers dwelling, four self-storage structures totaling 73,401 square-foot, and outdoor RV storage with on-site construction of the project to occur in two phases.
CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

4. PUBLIC HEARING

APPLICANT: Vulcan Materials Company – Western Division
COMMUNITY: Muscoy/5th Supervisorial District
PROJECT NO: PROJ-2019-00073
LOCATION: The site is located in a non-sectioned portion of Township 1 North, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) San Bernardino North, California (1980) 7.5-minute topographic quadrangle. The approximate site coordinates are at latitude 34.17° N and longitude 117.36° W.
STAFF: Steven Valdez, Senior Planner
PROPOSAL: General Plan Land Use Amendment from MS/RS-1 (Muscoy Community Plan, Single Residential, 1 acre Minimum Parcel Size) to MS/IC (Muscoy Community Plan, Community Industrial), a Conditional Use Permit (CUP) to allow Surface Mining and a Reclamation Plan (2020M-01) (SMRP) for the proposed Area Q Quarry.
CEQA RECOMMENDATION: Environmental Impact Report
EST. TIME: 30 minutes

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5. PUBLIC HEARING

APPLICANT: Lytle Development
COMMUNITY: Glen Helen/2nd & 5th Supervisorial District
PROJECT NO: PROJ-2020-00150
LOCATION: East and west side of I-15 Freeway Avenue, north and south of Glen Helen Parkway and I-15 Interchange.
STAFF: Jim Morrissey, Contract Planner
PROPOSAL: Specific Plan Amendment to modify the Glen Helen Specific Plan text to include detached condominiums as an allowed use in the SFR-SF (Single Family Residential – Sycamore Flats, 94.7 acres) Land Use area and Interim Uses subject to a Special Use Permit in the SFR-SF, C/TS (Commercial/Traveler Services, 96.2 acres), and DR (Destination Residential, 132.8 acres) Districts.
CEQA RECOMMENDATION: Environmental Impact Report Addendum
EST. TIME: 30 minutes

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