



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING

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

Agenda for Thursday, November 5, 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. 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 in person 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. 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-SEPTEMBER 3, 2020**
- b. **ADVANCE SCHEDULE**
- c. **DIRECTOR'S REPORT**
- d. **COMMISSIONER COMMENTS**

2. PUBLIC HEARING

APPLICANT:	Terrible Herbst Corporation
COMMUNITY:	Nipton/1st Supervisorial District
PROJECT NO:	PROJ-2019-00035
LOCATION:	10162 Yates Well Road
STAFF:	Magda Gonzalez, Senior Planner
PROPOSAL:	A Policy Plan Amendment from Resource Land Management (RLM) to Commercial (C), zoning amendment from Resource Conservation (RC) to Highway Commercial (CH), Tentative Parcel Map 20243 to subdivide 23.49-acres into two parcels and a Conditional Use Permit for a 7,500 square-foot convenience store to include off-sale beer and wine and fuel station with a 5,676 square-foot standard canopy and a 1,950 square-foot truck canopy, and an 80,000 gallon water tank.
CEQA RECOMMENDATION:	Mitigated Negative Declaration
EST. TIME:	30 minutes

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3. 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.

4. ADJOURNMENT