



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING

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

REVISED Agenda for Thursday, August 18, 2022

Chair Jonathan Weldy
First Supervisorial District

VACANT
Second Supervisorial District

Vice Chair Michael Stoffel
Third Supervisorial District

Commissioner Tom Haughey
Fourth Supervisorial District

Commissioner Kareem Gongora
Fifth Supervisorial District

-PLEASE NOTE-

The Planning Commission meetings are open to the public. In an effort to stem the current surge in COVID-19 cases in San Bernardino County the Planning Commission is temporarily limiting in person attendance at their meetings and creating opportunities for the public and Commissioners to participate virtually.

Public access to the San Bernardino Government Center is 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. Please refer to <https://sbccovid19.com/faq/> for the latest information regarding COVID-19 restrictions in San Bernardino County.

Alternative methods of viewing and participating in this Planning Commission meeting include:

(1) The public may view the Planning Commission Meeting live stream at:
<https://lus.sbcounty.gov/planning-home/planning-commission/>;

(2) If you wish to submit an electronic comment on a specific item or a general public comment while watching the live stream, please submit comments, limited to 250 words or less, at <https://lus.sbcounty.gov/planning-home/planning-commission/public-comments-for-planning-commission-meetings/> or via email to PlanningCommissionComments@lus.sbcounty.gov. Comments received prior to the end of the meeting will be provided to the Planning Commission after the meeting.

(3) If you wish to submit comments on a specific agenda item or a general public comment prior to the Planning Commission meeting, please submit comments to PlanningCommissionComments@lus.sbcounty.gov. Comments received prior to the start of the meeting will be forwarded to the Planning Commission for review.

Morning items begin at 9:00 A.M. – Afternoon items begin at 1:00 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 1:00 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.

PLANNING COMMISSION MEETING AGENDA

August 18, 2022

Page 2 of 4

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 <https://lus.sbcounty.gov/>. 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. **ADVANCE SCHEDULE**
- b. **DIRECTOR'S REPORT**
- c. **COMMISSIONER COMMENTS**

2. **Public Hearing**

APPLICANT:	Villa Yorba, LLC
COMMUNITY:	Chino / 4th Supervisorial District
PROJECT NO:	PROJ-2021-00008
LOCATION:	4570 Francis Avenue
STAFF:	Steven Valdez, Senior Planner
PROPOSAL:	A Policy Plan Amendment from Very Low Density Residential (VLDR) to Low Density Residential (LDR), including a zoning district change from Single Residential, 1-acre (RS-1) to Single Residential (RS), in conjunction with a Planned Development and Tentative Tract Map to subdivide two lots into a 45-unit residential housing tract.
CEQA RECOMMENDATION:	Notice of Determination
EST. TIME:	60 minutes

[LINK TO STAFF REPORT](#)

PLANNING COMMISSION MEETING AGENDA

August 18, 2022

Page 3 of 4

3. Public Hearing

APPLICANT: ASG Development Advisors
COMMUNITY: Bloomington / 5th Supervisorial District
PROJECT NO: PROJ-2020-00127 and PROJ-2021-00131
LOCATION: Recommendation No. 1: 300 feet south of Jurupa Avenue, east of Appaloosa Lane
Recommendation No. 2: Southwest corner Slover and Cactus Avenues
STAFF: Aron Liang, Planning Manager
PROPOSAL: Recommendation No. 1: a) Policy Plan Amendment from Very Low Density (VLDR) to Low Density Residential (LDR), and b) Zoning Amendment from Single Residential Minimum 20,000 Lot Size (RS-20M) to Single Residential Minimum 14,000 Lot Size (RS-14M) for a 18.1-acre upzone site located 300 feet south of Jurupa Avenue, east of Appaloosa Lane.
Recommendation No. 2: a) Policy Plan Amendment from Very Low Density Residential (VLDR) to Limited Industrial (LI), b) Zoning Amendment from Single Residential-1-Acre Minimum Lot Size with Additional Agriculture (RS-1-AA) to Community Industrial (IC) for three parcels on 13.27 acres, and c) Conditional Use Permit to construct a 257,855-square foot industrial warehouse building with 10,000 square feet of office space for a high-cube warehouse facility, on 13.27 acres.
CEQA RECOMMENDATION: Notice of Determination
EST. TIME: 60 minutes
[LINK TO STAFF REPORT](#)

4. Public Hearing

APPLICANT: Lord Constructors, Inc
COMMUNITY: San Bernardino / 5th Supervisorial District
PROJECT NO: PROJ-2021-00016
LOCATION: Approximately .25 miles southeast of intersection of Shelter Way and Cajon Boulevard
STAFF: Azhar Khan, Associate Planner
PROPOSAL: A Conditional Use Permit for a phased project. Phase 1 includes a 32,000 square foot industrial bulk food distribution facility with 10,000 square feet of office space, vehicle wash racks, vehicle maintenance/repair and outdoor truck/trailer parking on parcel 0262-042-44 and; Phase 2 includes a CNG fuel station on parcel 0262-042-45, in the Countywide Plan Designation of Special Development in the Glen Helen Specific Plan/Heavy Industrial (GH/HI) Zoning District.
CEQA RECOMMENDATION: Notice of Exemption
EST. TIME: 30 minutes
[LINK TO STAFF REPORT](#)

PLANNING COMMISSION MEETING AGENDA

August 18, 2022

Page 4 of 4

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. ADJOURNMENT