



## SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING

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

### Agenda for Thursday, September 22, 2022

**Chair Jonathan Weldy**  
First Supervisorial District

**Commissioner Raymond Bragg**  
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. 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://sbcovid19.com/faq/> for the latest information regarding COVID-19 restrictions in San Bernardino County, including masking and social distancing requirements.

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 comments on a specific agenda item or a general public comment prior to the Planning Commission meeting, please submit comments via U.S. Mail\* or via email at [PlanningCommissionComments@lus.sbcounty.gov](mailto:PlanningCommissionComments@lus.sbcounty.gov) . Comments received prior to the start of the meeting will be forwarded to the Planning Commission for review.

(3) 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](mailto:PlanningCommissionComments@lus.sbcounty.gov) . Comments received prior to the end of the meeting will be provided to the Planning Commission after the meeting.

\*Public comments may be submitted via U.S. Mail to:

Land Use Services Department, Planning Commission Secretary  
385 N. Arrowhead Ave, 1<sup>st</sup> Floor  
San Bernardino, CA 92415

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.

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.

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If you challenge any decision regarding any of the below 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:	Tim Howard / Howard Industrial Partners
COMMUNITY:	Bloomington / 5th Supervisorial District
PROJECT NO:	PROJ-2020-00204, PROJ-2020-00034, PROJ-2020-00238, PROJ-2020-00241, PROJ-2020-00242, PROJ-2020-00245, PROJ-2020-00246, PROJ-2021-00004
LOCATION:	1. Upzone Site: Northeast corner of San Bernardino Avenue and Locust Avenue; 2. Specific Plan Site: Generally bounded by Santa Ana Avenue to the north, Maple Avenue and Linden Avenue to the east, Jurupa Avenue to the south and Alder Avenue to the west.
STAFF:	Aron Liang, Planning Manager
PROPOSAL:	1) Bloomington Business Park Specific Plan to establish an industrial business park, setting forth a land use development plan, circulation/access plan, supporting infrastructure plans, for approximately 213 acres; 2) Policy Plan Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) for approximately 24 acres (Upzone Site); 3) Policy Plan Amendment from Very Low Density Residential (VLDR) and Low Density Residential (LDR) to Special Development (SD) for the Specific Plan Site; 4) Zoning Amendment from Single Residential with 20,000-square foot Minimum Lot Size (RS-20M) to Multiple Residential (RM) for the Upzone Site; 5) Zoning Amendment from Single Residential with 1-Acre Minimum Lot Size Additional Agriculture (RS-1-AA) and Single Residential 20,000-square foot Minimum Lot Size (RS-20M) to Bloomington Business Park Specific Plan – Industrial/Business Park (BP/SP – I/BP) for the Specific Plan Site; 6) Vesting Tentative Parcel

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Map No. 20300 and Conditional Use Permit to construct a 383,000-square foot high cube warehouse on 17.67 acres within the Specific Plan Site; 7) Vesting Tentative Parcel Map No. 19973 and Conditional Use Permit to construct a 1.25-Million square foot high cube warehouse on 57.60 acres within the Specific Plan Site; 8) Vesting Tentative Parcel Map No. 20340 and Conditional Use Permit to construct a 479,000-square foot high cube warehouse on 30.52 acres within the Specific Plan Site; 9) Conditional Use Permit to construct a trailer/truck parking lot on 9.55 acres within the Specific Plan Site; and 10) Development Code Amendment to amend Subsections 82.23.030(b) and 86.14.090(b), adding the Bloomington Business Park Specific Plan to the list of adopted specific plans. Certification of Environmental Impact Report with adoption of Statement of Overriding Considerations.

CEQA RECOMMENDATION:

EST. TIME:

[LINK TO STAFF REPORT](#)

90 minutes

**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**