



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING

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

Agenda for Thursday, March 23, 2023

Chair Jonathan Weldy
First Supervisorial District

Commissioner Matthew Slowik
Second Supervisorial District

Vice Chair Michael Stoffel
Third Supervisorial District

Commissioner Melissa Demirci
Fourth Supervisorial District

Commissioner Kareem Gongora
Fifth Supervisorial District

Airport Commission

Commissioner Mark Alvarez
Fifth District

Commissioner William Smith
Third 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.

Any person interested in viewing this Planning Commission meeting by interactive video may do so at:

Bob Burke Joshua Tree County Government Center
63665 Twentynine Palms Highway
Joshua Tree, CA 92552

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 . Comments received prior to the start of the meeting will be forwarded to the Planning Commission for review.

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

Land Use Services Department, Planning Commission Secretary
385 N. Arrowhead Ave, 1st 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 Planning 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.

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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 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:	Xebec Realty Partners
COMMUNITY:	Redlands / 3rd Supervisorial District
PROJECT NO:	PROJ-2022-00117
LOCATION:	77 Almond Avenue
STAFF:	Anthony DeLuca, Senior Planner
PROPOSAL:	A Conditional Use Permit for the construction and operation of a 208,000-sf concrete tilt-up warehouse with 24 dock doors and including 6,000 sq. ft. of office area on approximately 9.55 acres on the south side of Almond Avenue in the Community of Redlands in unincorporated San Bernardino County.
CEQA RECOMMENDATION:	Adoption of Mitigated Negative Declaration
EST. TIME:	30 minutes

[LINK TO STAFF REPORT](#)

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3. Public Hearing

PUBLIC HEARING OPENED AND CONTINUED FROM MARCH 9, 2023.

APPLICANT: Platinum Storage Group
COMMUNITY: Lake Arrowhead / 3rd Supervisorial District
PROJECT NO: PROJ-2020-00205
LOCATION: South side of Highway 189, approx. 500 feet east of the intersection of North Bay Road and Highway 189
STAFF: Jim Morrissey, Contract Planner
PROPOSAL: A Conditional Use Permit to construct and operate a 59,855 sq. ft. multi-story mini-storage facility, with a variance for floor area ratio from 0.5:1.0 to 1.13:1.0 on 1.47 acres.
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

4. Public Hearing

APPLICANT: Wonder Inn LLC, Jason Landver
COMMUNITY: Twentynine Palms / 3rd Supervisorial District
PROJECT NO: PROJ-2021-00163
LOCATION: 78201 Amboy Road
STAFF: Azhar Khan, Senior Planner
PROPOSAL: A Policy Plan Land Use Amendment from Rural Living (RL) to Commercial (C) and a Zoning Amendment from Rural Living, 5-acre minimum lot size (RL-5) to Service Commercial (CS) on a 21.22-acre site, and a Conditional Use Permit to construct and operate a hotel with the conversion of an existing 4,226 square foot office building to a restaurant/lobby, the construction of 106 guest rooms, a 5,031 square foot conference room, a 4,666 square foot wellness center and ancillary structures on a 24.4-acre site.
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration
EST. TIME: 120 minutes

[LINK TO STAFF REPORT](#)

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 Planning Commission must submit a Request to Speak form to the Secretary.

6. ADJOURNMENT