



**SAN BERNARDINO COUNTY
PLANNING COMMISSION AGENDA ACTIONS**

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

Actions for Thursday, February 20, 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-Absent
Fifth Supervisorial District

Invocation and Pledge of Allegiance 9:13 a.m.

- 1. a. **APPROVAL OF MINUTES- JANUARY 9, 2020**
- b. **ADVANCED SCHEDULE**
- c. **DIRECTOR'S REPORT**
- d. **COMMISSIONER COMMENTS**

2. PUBLIC HEARING 9:17 a.m.

APPLICANT: Ramzi Dughman/Ramzi Express
COMMUNITY: Mentone/3rd Supervisorial District
PROJECT NO: P201900107
LOCATION: Southwest corner of Mentone Boulevard and Crafton Avenue
STAFF: Anthony DeLuca, Senior Planner
PROPOSAL: Conditional Use Permit (CUP) for the development of a 2,920 square-foot convenience store, a 3,100 square foot gas station canopy with six fueling station islands, and a 4,419 square foot car wash building with a 100-foot car wash tunnel on approximately 1.28 acres.

CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes
ACTION: Approved with modified Conditions of Approval

COMMISSION VOTE

MOTION: Allard
SECOND: Weldy
AYES: Weldy, Allard, Chavez
NOES: None
RECUSED: Stoffel
ABSENT: Mathews
ABSTAIN: None

PLANNING COMMISSION AGENDA ACTIONS

February 20, 2020

Page 2 of 3

3. PUBLIC HEARING 10:10 a.m.

APPLICANT: Ravinder S. Grewal
COMMUNITY: Baker/1st Supervisorial District
PROJECT NO: P201600525
LOCATION: 45101 Afton Canyon Road
STAFF: Reuben J. Arceo, Contract Planner
PROPOSAL: A) General Plan Amendment to change the Land Use District on seven (7) acres of a 60.41 acre parcel from Resource Conservation (RC) to Rural Commercial (CR).
B) Tentative Parcel Map No. 19938 to create three (3) parcels.
C) Conditional Use Permit to develop a Truck Stop Center, consisting of a 7,300 square-foot retail market and fast food restaurant, and a 3,570 square-foot automotive repair shop, impound yard, and vehicle and truck fueling stations on seven (7) acres.

CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes
ACTION: Recommended Approval with modified Conditions of Approval
(Final action taken by the Board of Supervisors)

COMMISSION VOTE

MOTION: Weldy
SECOND: Stoffel
AYES: Weldy, Allard, Stoffel, Chavez
NOES: None
RECUSED: None
ABSENT: Mathews
ABSTAIN: None

4. PUBLIC HEARING 11:05 a.m.

APPLICANT: County of San Bernardino Land Use Services Department
COMMUNITY: All Unincorporated Communities
PROJECT NO: P201900059
LOCATION: Countywide
STAFF: Suzanne Peterson, Senior Planner
PROPOSAL: Development Code Amendment to modify provision related to Accessory Dwelling Units in Title 8 of the County Code.

CEQA RECOMMENDATION: Notice of Exemption
EST. TIME: 30 minutes
ACTION: Recommended Approval
(Final action taken by the Board of Supervisors)

COMMISSION VOTE

MOTION: Weldy
SECOND: Stoffel
AYES: Weldy, Allard, Stoffel, Chavez
NOES: None
RECUSED: None
ABSENT: Mathews
ABSTAIN: None

PLANNING COMMISSION AGENDA ACTIONS

February 20, 2020

Page 3 of 3

5. WORKSHOP

STAFF:

Planning Commission Training
Jason Searles, Deputy County Counsel
Continued to the next Planning Commission Hearing

6. PUBLIC COMMENTS:

Chair Chavez opened the meeting to Public Comments at 11:42 a.m. Having no requests to speak
Chair Chavez closed the Public Comments at 11:42 a.m.

7. ADJOURNMENT

There being no further business, Commissioner Stoffel made a motion to adjourn the meeting.
Commissioner Weldy seconded the motion. The meeting was adjourned at 11:42 a.m.