



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING

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

Agenda for Thursday, December 22, 2016

Vice Chair-Jonathan Weldy
First Supervisorial District

Commissioner Ray Allard
Second Supervisorial District

Commissioner Paul Smith
Third Supervisorial District

Commissioner Elizabeth Rider
Fourth Supervisorial District

Chair Audrey Mathews
Fifth Supervisorial District

-PLEASE NOTE-

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 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 during regular business hours at the Current Planning Division Office on the 1st floor of the County Government Center. The agenda and supporting materials can 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 facility 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

PLANNING COMMISSION MEETING AGENDA

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Invocation and Pledge of Allegiance

1. a. **APPROVAL OF MINUTES- SEPTEMBER 8, 2016**
- b. **ADVANCE SCHEDULE**
- c. **DIRECTOR'S REPORT**
- d. **COMMISSIONER COMMENTS**

2. PUBLIC HEARING

APPLICANT: VVR, LLC
COMMUNITY: Phelan/ 1st Supervisorial District
STAFF: John Oquendo
PROPOSAL: Conditional Use Permit to establish a commercial shopping center in 8 phases with structures totaling approximately 77,817 square feet, a Variance to allow a decrease in the landscape requirement from 20% to 10.6% and to allow for a reduction to the truck drive aisle from 40 feet to 26 feet; and Tentative Parcel Map 19590 to create 7 commercial parcels on 8.42 acres, located at the Southwest corner of Phelan Road and Valle Vista Road.

CEQA DETERMINATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

3. PUBLIC HEARING

APPLICANT: Newberry Springs Investment LLC
COMMUNITY: Yermo/ 1st Supervisorial District
STAFF: Reuben Arceo
PROPOSAL: Conditional Use Permit to construct a 4,341 square foot retail/convenience store and fuel station on 2.22 acres of a 3.78 acre vacant property, located at the southeast corner of Harvard and Hacienda Roads.

CEQA DETERMINATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

4. **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 Chair 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.

5. WORKSHOP

STAFF: Planning Commission Training
Bart Brizzee, Principal Assistant County Counsel

6. ADJOURNMENT