



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING

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

Agenda for Thursday, February 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

-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.

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.

(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. 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, 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.

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: All-Era Properties, LLC
COMMUNITY: Bloomington / 5th Supervisorial District
PROJECT NO: PROJ-2022-00037
LOCATION: 10719 Linden Avenue
STAFF: Anthony DeLuca, Senior Planner
PROPOSAL: A Zoning Amendment from Single Residential 20,000-sf minimum lot size (RS-20M) to Multiple Residential (RM), in conjunction with a Conditional Use Permit (CUP) and a Condominium Tentative Tract Map (TTM 20481) for a 181-unit multi-family condominium complex on approximately 12.6 acres.
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

3. Public Hearing

APPLICANT: Braavos, LLC
COMMUNITY: Chubbuck / 1st Supervisorial District
PROJECT NO: PDCI-2022-00004
LOCATION: 32 miles southeast of the town of Amboy and 21 miles south of Route 66 on Cadiz Road
STAFF: Reuben J. Arceo, Contract Planner
PROPOSAL: A determination of vested mining rights based on past and anticipated future land use on a 160-acres portion of the Chubbuck Mine.

CEQA RECOMMENDATION: Not a CEQA Project/Adoption of CEQA Exemption
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

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4. Public Hearing

APPLICANT: PME Oakmont Merrill Avenue, LP
COMMUNITY: Fontana / 2nd Supervisorial District
PROJECT NO: PROJ-2022-00032
LOCATION: East side of Cherry Avenue, and on the north and south sides of Ceres Avenue
STAFF: Jim Morrissey, Contract Planner
PROPOSAL: Conditional Use Permit for three separate warehouse buildings of 40,700, 51,600, and 58,500 sq. ft. on seven parcels and a variance to reduce the street side setback for landscaping and parking along Cherry Avenue from 25 to zero feet, on 7.66 acres.
CEQA RECOMMENDATION: Find the project exempt from CEQA pursuant to CEQA Guidelines Section 15183.

EST. TIME: 30 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