



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING MINUTES

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

Thursday, February 20, 2020

COMMISSIONERS PRESENT

Jonathan Weldy, Commissioner, First District
Ray Allard, Vice Chair, Second District
Michael Stoffel, Commissioner, Third District
Gabriel Chavez, Chair, Fourth District

STAFF PRESENT

Heidi Duron, Planning Director, LUSD
Jason Searles, Deputy County Counsel
Anthony DeLuca, Senior Planner, LUSD
Reuben J. Arceo, Contract Planner, LUSD
Suzanne Peterson, Senior Planner, LUSD
Chrystale Sonick, Executive Assistant, LUSD

Absent: Audrey Mathews, Commissioner, Fifth District

The Planning Commission meeting of February 20, 2020, was called to order at 9:13 a.m. by Chair Chavez. Chair Chavez led the Invocation and Commissioner Stoffel led the Pledge of Allegiance.

1. a. APPROVAL OF MINUTES- JANUARY 9, 2020

Vice Chair Allard made a motion to approve the minutes. Commissioner Weldy seconded the motion. The motion passed with a 4-0 vote with Commissioner Mathews absent.

b. ADVANCE SCHEDULE

The advanced schedule was presented by Chrystale Sonick, Executive Assistant.

c. DIRECTOR'S REPORT

Heidi Duron, Planning Director, reminded the Commission of the deadline to submit their Form 700. She also advised the Commission that the Church of the Woods Project was appealed to the Board of Supervisor.

d. COMMISSIONER COMMENTS

Commissioner Stoffel stated that he would be recusing himself from item two on the agenda out of abundance of caution for a potential conflict.

Commissioner Weldy stated that he visited the Project site for item three.

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2. PUBLIC HEARING

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

STAFF PRESENTATION:

Anthony DeLuca, Senior Planner, presented the staff report and memo to the Planning Commission which report is on file with the Land Use Services Department.

RECOMMENDATION: That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration (Exhibit A);
2. **APPROVE** the Conditional Use Permit (CUP) to construct and operate 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, subject to the recommended Conditions of Approval (Exhibit B);
3. **ADOPT** the Findings as contained in the Staff Report (Exhibit C); and
4. **FILE** the Notice of Determination.

COMMISSION COMMENTS:

Commissioner Weldy expressed concerns with the Project location and the proximity of the houses and asked if a sound wall instead of landscape conversation should be required and referenced a variance for the Project. Mr. DeLuca addressed concerns for the wall and landscaping.

Vice Chair Allard asked about potential drainage issues that could occur.

The Commission discussed the wall height with each other.

APPLICANT COMMENTS:

Ramzi Dughman, Owner/Applicant, indicated his goal was to provide the community with gas, carwash and food stop. He also stated that the Project would extend the height of the wall if needed and that the Project had complied with all the setbacks that were required.

Commissioner Weldy suggested to the Applicant that they shift the footing in the front and the back to address potential drainage problems. Ms. Duron stated that the suggestion could be a part of the recommendation and the variance would be a staff approval.

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PUBLIC COMMENTS:

Angie De La Rosa, resident of Mentone, secretary to the Mentone Chamber of Commerce, spoke about the positive interaction that they have had with the Applicant and that they supported the Project.

ADDITIONAL COMMENTS:

Mr. DeLuca let the Commission know that the Applicant would have to submit the grading plans to the Land Development for review prior to approval or permit.

COMMISSION ACTION:

Vice Chair Allard made a motion to approve staff's recommendation including the revision addressed in the memo. Commissioner Weldy seconded the motion. The motion passed with a 3-0 vote with Commissioner Stoffel recusing himself and Commissioner Mathews absent.

COMMISSION VOTE

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

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3. PUBLIC HEARING

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

STAFF PRESENTATION:

Reuben J. Arceo, Contract Planner, presented the staff report and memo to the Planning Commission which report is on file with the Land Use Services Department.

RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors:

1. **ADOPT** the Mitigated Negative Declaration;
2. **ADOPT** the General Plan Amendment to change the Land Use District from Resource Conservation (RC) to Rural Commercial (CR) on seven (7) acres;
3. **APPROVE** the 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, subject to the Conditions of Approval (Exhibit C);
4. **APPROVE** Tentative Parcel Map 19938 to create three parcels on 60.41 acres, subject to the Conditions of Approval (Exhibit D);
5. **ADOPT** the Findings as contained in the Staff Report (Exhibit E); and
6. **DIRECT** the Clerk to file the Notice of Determination.

COMMISSION COMMENTS:

Chair Chavez requested that the fair share improvement cost be clarified. Ms. Duron responded that the memo that was presented was to address that and that staff placed the incorrect amount in the COAs, and that staff wanted to look into the cost further prior to taking the item to the Board of Supervisors.

APPLICANT COMMENTS:

Sam Akbarpour, Civil Engineer for the Project, requested that staff waive the fee of the signal and spoke about how much the applicant is spending in regards to the Project.

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The Commission agreed that staff should look into the fees prior to the Board of Supervisors hearing.

Commissioner Weldy asked about signage and Ms. Duron stated that a variance would be required separately.

PUBLIC COMMENTS:

There were no public comments.

ADDITIONAL COMMENTS:

The Commission asked how to make the recommendation in order to give staff latitude in regards to traffic impacts fees. Jason Searles, Deputy County Counsel, gave the Commission an alternative motion language.

COMMISSION ACTION:

Commissioner Wedly made a motion to approve staff's recommendation with modified language. Commissioner Stoffel seconded the motion. The motion passed with a 4-0 vote with Commissioner Mathews absent.

COMMISSION VOTE

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

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4. PUBLIC HEARING

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

STAFF PRESENTATION:

Suzanne Peterson, Senior Planner, presented the staff report to the Planning Commission which report is on file with the Land Use Services Department.

RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors:

1. **ADOPT** the findings as contained in the staff report;
2. **ADOPT** the proposed Ordinance amending Title 8 of the County Code (Development Code) to revise the regulations relating to Accessory Dwelling Units as provided in the staff report and attachments.
3. **DIRECT** the Clerk of the Board to file a Notice of Exemption.

COMMISSION COMMENTS:

Vice Chair Allard asked staff to explain what an accessory dwelling unit (ADU) was, Ms. Peterson and Mr. Searles explained in further detail what an ADU was. Commissioner Weldy asked how an ADU and a Short Term Rental were different and how staff makes that determination. Ms. Peterson and Ms. Duron explained the standards that would have to be met for each.

PUBLIC COMMENTS:

Jane Hunt-Ruble, resident of Muscoy, did not register in favor or in opposition, but stated concerns that the State was making mandatory laws without input from others, absentee landlords, converted garages into living space, issue with parking and sewer. Lastly, she spoke about her living experience in the community.

ADDITIONAL COMMENTS:

There were no additional comments.

COMMISSION ACTION:

Commissioner Weldy made a motion to approve staff's recommendation. Commissioner Stoffel seconded the motion. The motion passed with a 4-0 vote with Commissioner Mathews absent.
