



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING MINUTES

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

Thursday, April 9, 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

Terri Rahhal, Director, LUSD
Heidi Duron, Planning Director, LUSD
Jason Searles, Deputy County Counsel
Jim Morrissey, Contract Planner, LUSD
Chrystale Sonick, Executive Assistant, LUSD
Lupe Biggs, Administrative Assistant, LUSD

Absent: Audrey Mathews, Commissioner, Fifth District

The Planning Commission meeting of April 9, 2020, was called to order at 9:01 a.m. by Chair Chavez. Commissioner Weldy led the Invocation and Heidi Duron, Planning Director, led the Pledge of Allegiance.

Due to the guidance from the California Department of Public Health, the Governor's Executive Order and the San Bernardino County Public Health Officer to stay home a limited number of staff was present at the meeting.

Present at the meeting was Chair Chavez, Planning Director Heidi Duron, Director of Land Use Services Terri Rahhal, Jason Searles Deputy County Counsel and Jim Morrissey Contract Planner.

Participating remotely was Vice Chair Ray Allard, Commissioner Jonathan Weldy, Commissioner Michael Stoffel, Chrystale Sonick Executive Assistant, Lupe Biggs Administrative Assistant and the Applicant Cheryl Montanez.

The meeting was conducted pursuant to the provisions of the Governor's Executive Order N-29-20 dated March 17, 2020, which suspends certain requirements of the Ralph M. Brown Act.

1. a. APPROVAL OF MINUTES- JANUARY 23, 2020 AND FEBRUARY 20, 2020

Commissioner Weldy made a motion to approve the minutes for January 23, 2020, and February 20, 2020. Commissioner Stoffel 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, thanked everyone for their support for the meeting. She stated that Land Use Service Department staff was working remotely and everyone was working hard. She went over streaming and speaking instructions for the Commission.

d. COMMISSIONER COMMENTS

Chair Chavez stated that he appreciated staff's work to make the meeting possible.

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2. PUBLIC HEARING

APPLICANT: More Design Solutions, Inc.
COMMUNITY: Fontana / 2nd Supervisorial District
PROJECT NO: P201800322
LOCATION: West side of Cottonwood Avenue, between approximately 320 feet and 650 feet north of Arrow Route.
STAFF: Jim Morrissey, Contract Planner
PROPOSAL: General Plan Amendment to change the Land Use District from Single Residential (RS) to Community Industrial (IC) on one of three parcels and a Conditional Use Permit to establish a 12,000 square-foot office building and 4,980 square-foot warehouse building on three parcels, totaling 4.77 acres.
CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

STAFF PRESENTATION:

Jim Morrissey, Contract Planner, presented the staff report to the Planning Commission, which is on file with the Land Use Services Department.

RECOMMENDATION: That the Planning Commission recommend to the Board of Supervisors:

1. **ADOPT** the Mitigated Negative Declaration (Exhibit B);
2. **ADOPT** the recommended Findings as contained in the Staff Report (Exhibit E);
3. **ADOPT** the General Plan Amendment to change the Land Use Zoning District from Single Residential (RS) to Community Industrial (IC) on the most northerly of the three Project related parcels;
4. **APPROVE** a Conditional Use Permit to establish a 12,000 sq. ft. office building and a 4,980 sq. ft. warehouse building on all three Project related parcels, totaling 4.77 acres, subject to the recommended Conditions of Approval (Exhibit C); and
5. **DIRECT** the Clerk of the Board to file the Notice of Determination.

COMMISSION COMMENTS:

Chair Chavez acknowledged the comment received via email from Jian Chan. Chair Chavez asked how the Project would affect the neighbors and addresses the concerns raised by Mr. Chan.

Jim Morrissey, Contract Planner stated that the County had a number of existing requirements that have been incorporated as standard conditions of approval which address the concerns raised by the neighbor Mr. Chan, such as issues related to noise levels and dust. As such, the concerns raised by Mr. Chan should not be significant items.

Vice Chair Allard asked if the City of Fontana had commented and asked about the material of the proposed office building. Mr. Morrissey stated that the City of Fontana was notified and no comments were received. He added that the office building would be wood frame and the office in back would be metal.

Cheryl Montanez, Applicant, confirmed the structure would be a metal building.

Chair Chavez gave direction on how the public could submit written comments and provided County emails.

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Terri Rahhal, Director, stated that an updated email address was provided and distributed. She added that she would be monitoring the inbox and had not received comments.

APPLICANT COMMENTS:

There were no further comments.

PUBLIC COMMENTS:

There were no comments.

ADDITIONAL COMMENTS:

There were no further comments.

COMMISSION ACTION:

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

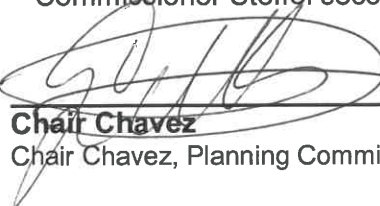
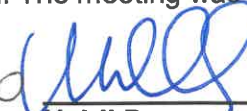
COMMISSION VOTE

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

- 3. WORKSHOP** Planning Commission Training
STAFF: Jason Searles, Deputy County Counsel
The workshop was continued to the next Planning Commission hearing.

- 4. PUBLIC COMMENTS:**
Chair Chavez opened the Public Comments at 9:34 a.m. Having no requests to speak, Chair Chavez closed the Public Comments at 9:34 a.m.

- 5. ADJOURNMENT:**
There being no further business, Vice Chair Allard made a motion to adjourn the meeting. Commissioner Stoffel seconded the motion. The meeting was adjourned at 9:35 a.m.

	5/21/20		5/24/2020
Chair Chavez	Date	Heidi Duron	Date
Chair Chavez, Planning Commission		Planning Director, Land Use Services Department	


Lupe Biggs **Date**
Administrative Assistant I, Land Use Services Department
