



SAN BERNARDINO COUNTY PLANNING COMMISSION MEETING MINUTES

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

Thursday, September 3, 2020

COMMISSIONERS PRESENT

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

STAFF PRESENT

Heidi Duron, Planning Director, LUSD
Jason Searles, Deputy County Counsel
Anthony DeLuca, Senior Planner, LUSD
Magda Gonzalez, Senior Planner, LUSD
Steven Valdez, Senior Planner, LUSD
Jim Morrissey, Contract Planner, LUSD
Lupe Biggs, Administrative Assistant, LUSD

The Planning Commission meeting of September 3, 2020, was called to order at 9:03 a.m. by Chair Chavez. Commissioner Weldy led the Invocation and Chair Chavez 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, Commissioner Jonathan Weldy, Commissioner Audrey Mathews, Planning Director Heidi Duron, Deputy County Counsel Jason Searles, Administrative Assistant Lupe Biggs, Senior Planner Anthony DeLuca, Senior Planner Steven Valdez, Senior Planner Magda Gonzalez, Contract Planner Jim Morrissey, Applicant Don Miller, Applicant Ed Bonadiman, Applicant Jim Gore and Applicant Kevin Lynch.

Participating remotely was Vice Chair Allard, Commissioner Michael Stoffel and Environmental Consultant Cheryl Tubbs.

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-AUGUST 6, 2020

Commissioner Stoffel made a motion to approve the minutes for August 6, 2020. Commissioner Weldy seconded the motion. The motion passed with a 5-0 vote.

b. ADVANCE SCHEDULE

The advanced schedule was presented by Lupe Biggs, Administrative Assistant.

c. DIRECTOR'S REPORT

Heidi Duron, Planning Director, highlighted the importance of the next meeting on September 17, 2020, the Countywide Plan will be presented for Recommendation to the Board of Supervisors. She added the Hesperia and Joshua Tree remote sites will be open to the public. She continued to state the secretary may not read in all the comments, but there would be a break to allow the Commissioners to review the comments. Ms. Duron noted that she will be in contact with the Commissioners to ensure they receive all the review documents. She concluded her report by stating the Countywide Plan is scheduled to go to the Board of Supervisors on October 27, 2020.

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d. COMMISSIONER COMMENTS

Chair Chavez stated he was pleased to be joined by Commissioner Mathews and Commissioner Weldy.

2. PUBLIC HEARING

APPLICANT: Don Miller/Pine Tree RV Park
COMMUNITY: Big Bear City/3rd Supervisorial District
PROJECT NO: P201800679
LOCATION: 42144 North Shore Drive (Hwy 38)
STAFF: Anthony DeLuca, Senior Planner
PROPOSAL: Conditional Use Permit (CUP) to add thirty-two (32) 30' x 40' spaces to an existing RV park on 4.6-acres.
CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

STAFF PRESENTATION:

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

RECOMMENDATION: That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration;
2. **ADOPT** the Findings as contained in the staff report;
3. **APPROVE** the Conditional Use Permit (CUP) to add thirty-two (32) 30' x 40' spaces to an existing manufactured home/RV park on 4.6-acres, subject to conditions of approval; and
4. **DIRECT** staff to file the Notice of Determination

COMMISSION COMMENTS:

Chair Chavez asked if Caltrans had signed-off on the left turn lane. Mr. DeLuca replied yes and explained Caltrans had required a left turn lane analysis, and based on the results, a left-turn lane eastbound on Hwy 38 would be necessary.

APPLICANT COMMENTS:

Don Miller, Applicant, stated he agrees with all the Conditions of Approval.

PUBLIC COMMENTS:

There were no comments.

ADDITIONAL COMMENTS:

Mr. DeLuca clarified the number of spaces listed in the Staff Report is incorrect and the correct number is 32 spaces. Vice Chair Allard asked to confirm the motion will include the corrected amount of spaces. Jason Searles, Deputy County Counsel, added the Commissioners are able to add the clarification in their motion.

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COMMISSION ACTION:

Chair Chavez made a motion to approve staff's recommendation, which included the corrected amount of spaces identified by Mr. DeLuca. Commissioner Weldy seconded the motion. The motion passed with a 5-0 vote.

COMMISSION VOTE

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

3. PUBLIC HEARING

APPLICANT: Mark & Cathy Kuri
COMMUNITY: Phelan/1st Supervisorial District
PROJECT NO: PROJ-2019-00024
LOCATION: North of Lindero Street, extending between Arrowhead Road and Baldy Mesa Road.
STAFF: Magda Gonzalez, Senior Planner
PROPOSAL: General Plan Amendment to change the Zoning District from Rural Living (RL) to Rural Commercial (CR) on four parcels and a Conditional Use Permit (CUP) for the construction and operation of a self-storage facility with a 2,160 square-foot office, a 2,388 square-foot caretakers dwelling, four self-storage structures totaling 73,401 square-foot, and outdoor RV storage with on-site construction of the project to occur in two phases.
CEQA RECOMMENDATION: Mitigated Negative Declaration
EST. TIME: 30 minutes

STAFF PRESENTATION:

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

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

1. **ADOPT** the Mitigated Negative Declaration;
2. **ADOPT** the Findings as contained in the Staff Report;
3. **ADOPT** the General Plan Amendment to change the zoning from Rural Living (RL) to Rural Commercial (CR) on four parcels;
4. **APPROVE** the Conditional Use Permit (CUP) for the construction and operation of a self-storage facility with a 2,160 sf office, a 2,388 sf caretakers dwelling, four self-storage structures totaling 73,401 sf, and outdoor RV storage with on-site construction of the project to occur in two phases, subject to the recommended Conditions of Approval; and
5. **DIRECT** the Clerk of the Board to file the Notice of Determination.

COMMISSION COMMENTS:

There were no comments.

APPLICANT COMMENTS:

Ed Bonadiman, Applicant, thanked Staff for their work and the Commissioners for their time. He noted some issues he had with the Conditions of Approval. He noted Condition 70 suggests to pave Lindero Street and Condition 85 suggests an all-weather surface for a secondary access. He also explained issues with the Transportation Fees in Conditions 111 and 112. Ms. Gonzalez replied she will speak with the Traffic Division regarding the amount. Chair Chavez asked Ms. Gonzalez to clarify her comment. She replied she will ask the Traffic Division to give the Applicant a definite amount. Ms. Duron noted the Project is being recommended to the Board of Supervisors and Staff can provide the Applicant clarification regarding the pavement requirement from the Fire Department. Commissioner Weldy asked if an all-weather surface will be sufficient to satisfy the Condition. Ms. Duron stated it can be discussed further prior to going to the Board of Supervisors. Mr. Bonadiman explained he wanted his concerns on the record and the rest of the Conditions look fine. Chair Chavez asked Mr. Searles to provide additional clarification. Mr. Searles reaffirmed Staff can have additional conversations prior to their presentation to the Board of Supervisors.

Vice Chair Allard asked if the full Right-of-Way will be dedicated on Lindero Street and defined reasoning. Ms. Gonzalez responded yes. Vice Chair Allard also asked if the Basin is for Water Quality and Detention. Mr. Bonadiman replied it's for both.

PUBLIC COMMENTS:

There were no comments.

ADDITIONAL COMMENTS:

There were no comments.

COMMISSION ACTION:

Vice Chair Allard made a motion to approve staff's recommendation. Commissioner Weldy seconded the motion. The motion passed with a 5-0 vote.

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COMMISSION VOTE

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

4. PUBLIC HEARING

APPLICANT: Vulcan Materials Company – Western Division
COMMUNITY: Muscoy/5th Supervisorial District
PROJECT NO: PROJ-2019-00073
LOCATION: The site is located in a non-sectioned portion of Township 1 North, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) San Bernardino North, California (1980) 7.5-minute topographic quadrangle. The approximate site coordinates are at latitude 34.17° N and longitude 117.36° W.

STAFF: Steven Valdez, Senior Planner
PROPOSAL: General Plan Land Use Amendment from MS/RS-1 (Muscoy Community Plan, Single Residential, 1 acre Minimum Parcel Size) to MS/IC (Muscoy Community Plan, Community Industrial), a Conditional Use Permit (CUP) to allow Surface Mining and a Reclamation Plan (2020M-01) (SMRP) for the proposed Area Q Quarry.

CEQA RECOMMENDATION: Environmental Impact Report
EST. TIME: 30 minutes

STAFF PRESENTATION:

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

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

1. **APPROVE** the Water Supply Assessment;
2. **CERTIFY** the Environmental Impact Report (SCH No. 2020010528);
3. **ADOPT** the recommended CEQA Findings;
4. **ADOPT** the Mitigation Monitoring and Reporting Program;
5. **ADOPT** the General Plan Amendment to change the Land Use Zoning District from MS/RS-1 to MS/IC on 196 acres;
6. **ADOPT** the recommended Findings for approval of the Project;
7. **APPROVE** the Conditional Use Permit, subject to the conditions of approval;
8. **APPROVE** the Reclamation Plan for 2020M-01; and
9. **DIRECT** the Clerk of the Board to file a Notice of Determination.

COMMISSION COMMENTS:

Commissioner Weldy stated he wanted to discuss the letter from Golden State Environmental after the Applicant's comments.

Vice Chair Allard asked if this is an expansion of the current operations and whether there were any operational issues, such as noise. Mr. Valdez replied yes it is an expansion into the County of San Bernardino, and current operations are in the City of San Bernardino. He added they are not aware of an issues and hours of operations or mining will not change.

Chair Chavez asked if the existing 15 homes in Area Q are occupied. Mr. Valdez replied the homes are currently occupied and the homes will be demolished before operation begins.

APPLICANT COMMENTS:

Jim Gore, Applicant, stated staff gave a great presentation.

Ms. Duron noted the Environmental Consultant is also on the conference line to answer any questions.

PUBLIC COMMENTS:

Jane Hunt-Ruble, resident of Mucoy, spoke in opposition of the Project, stated she has been involved with the Project back when it used to be called CalMat. She explained her community was not notified and she is upset about the changes in the Community Plan. She went on to describe the progression she's seen in the project and in the surrounding area.

ADDITIONAL COMMENTS:

Ms. Duron clarified the timing for the Project is awkward with the preparation of the Countywide Plan and explained the Project site will be removed from the Muscoy Community Plan in the event the Countywide Plan is adopted.

Chair Chavez asked for Staff to elaborate on the notice requirements and parameters. Mr. Valdez explained for the project size the notice requirement is a quarter mile radius from the

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Project boundaries. He also added the same parameters were applied to notify property owners of the scoping meeting.

Commissioner Weldy called upon Engineering Geologist George Kenline for question. Commissioner Weldy asked Mr. Kenline to confirm this is a continuation of an existing facility and if he was monitoring it. Mr. Kenline answered yes and the existing facility is within the City of San Bernardino. He also added clarification regarding expansion and explained as mining is completed in the City of San Bernardino then it will move into the County. Mr. Kenline concluded by stating the Project is a natural progression in an area where there are resources. Commissioner Weldy then asked Mr. Kenline if he was aware of any environmental concerns with the existing site. Mr. Kenline replied he hadn't heard of any serious concerns. Commissioner Weldy also asked if Mr. Kenline was happy with the Conditions of Approval and the Reclamation Plan. Mr. Kenline answered yes and explained there is a buffer between community and Project. Commissioner Weldy stated he wanted to understand the delineation between City and County lines. Mr. Kenline described how the Project will be a separate operation in a separate jurisdiction.

Commissioner Weldy referenced his concerns with the context of the letter from Golden State Environmental regarding the Environmental Impact Report (EIR). Mr. Searles explained that the letter didn't include new allegations or address the Final EIR's response to previous comments submitted by Golden State Environmental. Commissioner Weldy asked if the comments were addressed. Mr. Valdez confirmed they were addressed in the Draft EIR and as part of the response to comments in the Final EIR.

COMMISSION ACTION:

Commissioner Weldy made a motion to approve staff's recommendation. Commissioner Mathews seconded the motion. The motion passed with a 5-0 vote.

COMMISSION VOTE

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

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5. PUBLIC HEARING

APPLICANT: Lytle Development
COMMUNITY: Glen Helen/2nd & 5th Supervisorial District
PROJECT NO: PROJ-2020-00150
LOCATION: East and west side of I-15 Freeway Avenue, north and south of Glen Helen Parkway and I-15 Interchange.
STAFF: Jim Morrissey, Contract Planner
PROPOSAL: Specific Plan Amendment to modify the Glen Helen Specific Plan text to include detached condominiums as an allowed use in the SFR-SF (Single Family Residential – Sycamore Flats, 94.7 acres) Land Use area and Interim Uses subject to a Special Use Permit in the SFR-SF, C/TS (Commercial/Traveler Services, 96.2 acres), and DR (Destination Residential, 132.8 acres) Districts.
CEQA RECOMMENDATION: Environmental Impact Report Addendum
EST. TIME: 30 minutes

STAFF PRESENTATION:

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

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

- A. **ADOPT** the proposed Addendum to the Glen Helen Specific Plan Environmental Impact Report;
- B. **ADOPT** the proposed amendments to the Glen Helen Specific Plan for the specified areas totaling 323.7 acres;
- C. **ADOPT** the recommended Findings, as contained in the staff report; and
- D. **DIRECT** the Clerk of the Board to file the Notice of Determination.

COMMISSION COMMENTS:

Vice Allard asked to confirm there is no increase in density. Mr. Morrissey affirmed that this is correct and explained it is noted in the Addendum. Vice Chair Allard asked if the new areas will be gated and what will happen to the extra open space. Mr. Morrissey deferred the question to the Applicant for discussion.

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APPLICANT COMMENTS:

Kevin Lynch, Applicant, stated he did the entitlement for Rosena Ranch Project and noted they are not changing the land use or density. He described their goal as market segmentation and went on to explain they are keeping the development consistent with what is currently in the area. Chair Chavez thanked the Applicant for clarifying the proposal.

Commissioner Stoffel asked Commissioner Weldy if this will be like Chapman Heights project. Commissioner Weldy replied yes and described how the developments are similar. Ms. Duron added this is the same developer that has come to Planning Commission before to present the Rosena Ranch Project.

Vice Chair Allard asked if there is any development that would cut-off access to the existing southern residents. Mr. Lynch replied they haven't gotten that far in the design and explained the residents will have three roads to access.

PUBLIC COMMENTS:

Jane Hunt-Ruble, resident of Muscoy, spoke in opposition of the Project, stated she was involved in the Glen Helen Specific Plan and Lytle Creek North Project. She also explained her concerns regarding the Environmental Impact Report (EIR) and the Lytle Creek Ranch Specific Plan. Lastly, she thanked the Applicant for clarifying the motor-court language.

Chair Chavez asked Mr. Morrissey to address the comments regarding the Lytle Creek Ranch Specific Plan and Glen Helen Specific Plan.

Mr. Morrissey replied the two Specific Plans cover the same area. He explained Staff evaluated the adopted mitigation measures to determine their applicability and whether the proposal would require a modification to those measures. Mr. Morrissey also stated Staff noted in the Addendum which document the measures were originally drawn from.

Brian Dooley submitted comments via email, did not register in favor or in opposition, which is on file with the Land Use Services Department.

Chair Chavez allowed the Applicant to respond. Mr. Lynch replied Skyridge was not included in the master Home Owners Association (HOA) and explained they will look into it when they start to develop the Tentative Map.

Vice Chair Allard asked if units are removed from the master HOA, will it be underfunded over time. Mr. Lynch replied no and explained the process of the HOA fees. Vice Chair Allard asked to confirm that it will not cause a decrease in amenities. Mr. Lynch stated the Project is a separate HOA. Vice Chair Allard asked for clarification of the master and sub HOA for the Project. Mr. Lynch explained how the Rosena Ranch Project is the master HOA and this Project will have a separate HOA. Commissioner Weldy reaffirmed the Project will stand alone because it was not intended to be a part of Rosena Ranch.

Skip Elder submitted comments via email, did not register in favor or in opposition, which is on file with the Land Use Services Department.

Chair Chavez asked Mr. Morrissey to acknowledge the comment. Mr. Morrissey stated he wanted to focus on the development aspect and described his responses to the comments he had received from residents regarding their concerns.

Commissioner Weldy asked to confirm today's meeting is regarding Land Use Designation. Mr. Morrissey replied correct. Chair Chavez also wanted to reaffirm that the HOA is not in the Commission's purview. Mr. Searles replied that it would be addressed in the Tentative Map process and entitlements.

ADDITIONAL COMMENTS:

Vice Chair Allard asked Staff to explain Home Occupation. Mr. Morrissey clarified the definition. Ms. Duron added there would be no impacts or change to the residential nature. Vice Chair Allard asked to clarify Interim Uses. Ms. Duron replied the Project is expanding on Interim Uses in the Glen Helen Specific Plan area.

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Chair Chavez added he does not see any adverse impacts to residents.

COMMISSION ACTION:

Commissioner Stoffel made a motion to approve staff's recommendation. Commissioner Mathews seconded the motion. The motion passed with a 5-0 vote.

COMMISSION VOTE

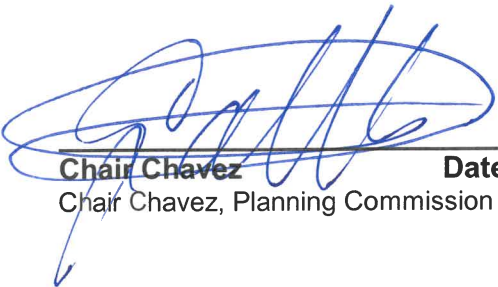
MOTION: Stoffel
SECOND: Mathews
AYES: Chavez, Allard, Weldy, Stoffel and Mathews
NOES: None
RECUSED: None
ABSENT: None
ABSTAIN: None


6. PUBLIC COMMENTS:

Chair Chavez opened the Public Comments at 11:01 a.m. Linda Laffitree submitted comments via email, which is on file with the Land Use Services Department. Having no requests to speak, Chair Chavez closed the Public Comments at 11:03 a.m.

7. ADJOURNMENT:

There being no further business, Commissioner Mathews made a motion to adjourn the meeting. Commissioner Weldy seconded the motion. The meeting was adjourned at 11:04 a.m.

 11/5/2020
Chair Chavez Date
Chair Chavez, Planning Commission

 11/5/2020
Heidi Duron Date
Planning Director, Land Use Services Department

 11/5/2020
Lupe Biggs Date
Administrative Assistant, Land Use Services Department
