



SAN BERNARDINO COUNTY PLANNING COMMISSION REGULAR MEETING

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

Agenda for Thursday, April 9, 2026

Commissioner Jonathan Weldy
First Supervisorial District

Commissioner Matthew Slowik
Second Supervisorial District

Chair Michael Stoffel
Third Supervisorial District

Commissioner Suket Dayal
Fourth Supervisorial District

Vice Chair Kareem Gongora
Fifth Supervisorial District

-PLEASE NOTE-

The Planning Commission meeting is 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.

Courtesy remote participation for public comment is available at the Jerry Lewis High Desert Government Center, 15900 Smoke Tree St., Suite 131, Hesperia, CA 92345, HDGC – Conference Room 221 (Second Floor) and Joshua Tree Community Center, 6171 Sunburst Ave., Joshua Tree, CA 92252. NOTE: These alternate locations are being offered as a courtesy and may be closed due to inclement weather, if technology fails, or other unforeseen emergency.

- (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. Comments received after the meeting begins will be provided to the Planning Commission after the conclusion of 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 1:30 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 1:30 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 can be viewed online at <https://lus.sbcounty.gov/> or at the Land Use Services Department at 385 North Arrowhead Avenue, First Floor, San Bernardino, California, 92415-0187. The online agenda may not include all available supporting documents or the most current version of 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. To address the Planning Commission regarding an item on the agenda, or an item within its jurisdiction but not on the agenda, complete and submit a request to speak by utilizing the speaker kiosk available at the meeting location. Requests must be submitted before the item is called for consideration. Speakers may address the Planning Commission for up to three (3) minutes total on each discussion item, and up to three (3) minutes total on Public Comment. 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 you require a reasonable modification or accommodation for a disability, requests should be made through the Planning Commission Secretary at least 72 hours prior to the meeting. The Secretary's telephone number is (909) 387-3020 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:	David Lee and Joseph Milburn
COMMUNITY:	Homestead Valley/3rd Supervisorial District
PROJECT NO:	PROJ-2023-00023
LOCATION:	62076 Mercury Drive
STAFF:	Luis Rodriguez
PROPOSAL:	A Conditional Use Permit to establish a 12-site dry campground facility on a 7.5-acre parcel.
CEQA RECOMMENDATION:	Adoption of a Mitigated Negative Declaration
EST. TIME:	15 minutes

[LINK TO STAFF REPORT](#)

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3. Public Hearing

APPLICANT: Dr. Sulaiman Masood
COMMUNITY: Oak Hills / 1st Supervisorial District
PROJECT NO: PRAF-2025-00003
LOCATION: 6748 Coriander Dive, Oak Hills
STAFF: Danny Campos
PROPOSAL: A Major Reasonable Accommodation for the establishment and operation of a Licensed Residential Care Facility, increasing the occupancy from 6 or fewer residents up to a maximum of 18 residents receiving 24-hour medical supervision and supportive programming services in pursuit of addiction recovery within an existing 3,578 square foot residence on a 4.10-acre parcel.
CEQA RECOMMENDATION: Class 3 Categorical Exemption; 14 CCR § 15303
EST. TIME: 150 minutes

[LINK TO STAFF REPORT](#)

4. Public Hearing

APPELLANT: Fennemore LLP on behalf of Jackson and Ruby Eisenpresser
APPLICANT: Bryant Bergeson
COMMUNITY: Lake Arrowhead/3rd Supervisorial District
PROJECT NO: PAPL-2025-00004/PVAR-2024-00075
LOCATION: 27891 West Shore Rd., Lake Arrowhead, CA 92352
STAFF: Aldo Perez
PROPOSAL: An appeal (PAPL-2025-00004) of a variance (PVAR-2024-00075) for a proposed three-story, 4,141 sq. ft. residence, 754 sq. ft. garage and a 2,365 sq. ft. exterior deck to encroach 6-feet into both the northern and southern 15-ft. interior side yard setbacks, on an existing 0.26-acre parcel.
CEQA RECOMMENDATION: Class 3 Categorical Exemption; 14 CCR § 15303
EST. TIME: 60 minutes

[LINK TO STAFF REPORT](#)

5. Public Hearing

APPLICANT: RKAA-Architects
COMMUNITY: Hilltop / 3rd Supervisorial District
PROJECT NO: PROJ-2023-00088
LOCATION: 32864 Hilltop Blvd. Arrowbear Lake
STAFF: Elena Barragan
PROPOSAL: A Conditional Use Permit to construct and operate an enclosed personal storage facility exclusively for up to 69 boats within a 10,974 square foot structure and use of an existing 1,757 square foot structure as an office on approximately 3.93 acres of a 5.88-acre parcel.
CEQA RECOMMENDATION: Adoption of a Mitigated Negative Declaration
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

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6. Public Hearing

APPLICANT: San Bernardino County Land Use Services Department
COMMUNITY: All unincorporated communities
PROJECT NO: PMISC-2026-00009
LOCATION: Countywide
STAFF: Kevin Marstall
PROPOSAL: Text amendments to the San Bernardino County Development Code relating to floodplain regulations, adding an exception to elevation development standards for the creation of an accessory dwelling unit within an existing structure in the Shaded X Zone, and minor amendments related to delegated review authority and definitions.

CEQA RECOMMENDATION: Not a project subject to CEQA; 14 CCR §15378(b)(5)
EST. TIME: 15 minutes

[LINK TO STAFF REPORT](#)

7. 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.

8. ADJOURNMENT