



# SAN BERNARDINO COUNTY PLANNING COMMISSION REGULAR MEETING

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

## Agenda for Thursday, March 6, 2025

**Chair Jonathan Weldy**  
First Supervisorial District

**Commissioner Matthew Slowik**  
Second Supervisorial District

**Vice Chair Michael Stoffel**  
Third Supervisorial District

**Commissioner Suket Dayal**  
Fourth Supervisorial District

**Commissioner 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.

(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](mailto: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, 1<sup>st</sup> 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 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

## 1:30 P.M. – CONVENE MEETING OF THE PLANNING COMMISSION

### Invocation and Pledge of Allegiance

1. a. ELECTION OF OFFICERS
- b. ADVANCE SCHEDULE
- c. DIRECTOR'S REPORT
- d. COMMISSIONER COMMENTS

### 2. Public Hearing

APPLICANT:	Residential Accessory Wind Energy Systems
COMMUNITY:	Countywide / 1st-5th Districts
PROJECT NO:	PROJ-2024-00063
LOCATION:	Countywide
STAFF:	Maryn Wells
PROPOSAL:	A Development Code Amendment to Subsection 84.26.030(a) to increase the maximum allowable kilowattage (kW) for residential accessory wind energy systems from 10 kW to 25 kW.
CEQA RECOMMENDATION:	Adopt a Mitigated Negative Declaration
EST. TIME:	30 minutes
<a href="#">LINK TO STAFF REPORT</a>	

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## 3. Public Hearing

APPLICANT: Zephyr Energy Storage LLC.  
COMMUNITY: Chino  
PROJECT NO: PROJ-2022-00139  
LOCATION: 3730 Francis Avenue, Chino  
STAFF: Elena Barragan  
PROPOSAL: A Conditional Use Permit to establish a Utility Facility for a 40-

megawatt (MW) (160-megawatt hour MWh) standalone battery energy storage system, (BESS), to interconnect at the Southern California Edison Francis Substation via a 66-kilovolt interconnection generation tie (gen-tie) line and an 8-foot-tall perimeter wall. A Variance (PVAR-2024-00101) for reduced landscape, screening and rear setback.

CEQA RECOMMENDATION: Find that the project is within the scope and covered by a Program Environmental Impact Report and exempt pursuant to Section 15183 of the CEQA Guidelines

EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

**4. 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 Commission must submit a Request to Speak form to the Secretary.

## 5. ADJOURNMENT