



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, December 18, 2025

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 - 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.

Alternative methods of viewing and participating in this Planning Commission meeting include:

- (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 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.

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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 document

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:	Land Use Services Department
COMMUNITY:	All unincorporated communities
PROJECT NO:	PMISC-2025-00006
LOCATION:	Countywide
STAFF:	Nathan Hunsicker
PROPOSAL:	Development Code Amendment to modify the provisions for the creation and development of accessory dwelling units and junior accessory dwelling units
CEQA RECOMMENDATION:	Statutorily exempt
EST. TIME:	30 minutes

[LINK TO STAFF REPORT](#)

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3. Public Hearing

APPLICANT: Pioneertown Motel LLC
COMMUNITY: Pioneertown
PROJECT NO: PROJ-2020-00077
LOCATION: 5240 Curtis Road
STAFF: Luis Rodriguez
PROPOSAL: A Conditional Use Permit to expand the existing Pioneertown Motel to include the construction of 47 new motel rooms, horseback riding facilities, a day spa, an outdoor swimming pool, a restaurant, a guest-only event venue and retail space in two phases on an approximate 5.79-acre site.
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

4. Public Hearing

APPLICANT: Joseph E. Bonadiman & Associates
COMMUNITY: Bloomington
PROJECT NO: PROJ-2021-00021
LOCATION: 11317 Lilac Avenue
STAFF: Oliver Mujica
PROPOSAL: Conditional Use Permit for the establishment and operation of a truck tractor maintenance facility that includes the renovation of an existing office building containing 3,810 square feet and construction of a 15,000 square foot maintenance building on 2.53 acres.
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

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5. Public Hearing

APPLICANT: Steeno Design Group
COMMUNITY: Kramer Junction
PROJECT NO: PROJ-2022-00111
LOCATION: East side of Highway 395, approximately 650 feet north of Highway 58
STAFF: Oliver Mujica
PROPOSAL: Policy Plan Amendment from Rural Living to Commercial and Zoning Amendment from Rural Living, 5-Acre Minimum, to Rural Commercial on 4.69 acres of a 35.97 acre parcel, Tentative Parcel Map No. 35944 to subdivide the 35.97-acre parcel into four parcels totaling 4.69 net acres (Parcel 1: 1.9 acres; Parcel 2: 0.64 acres; Parcel 3: 0.65 acres; and Parcel 4: 1.5 acres) and a remainder parcel totaling 18.53 net acres, Conditional Use Permit to construct and operate a travel stop in two phases comprised of a convenience store with quick serve restaurant and trucker lounge and auto fueling on Parcel 1, Dairy Queen restaurant with drive-thru on Parcel 2, Starbucks coffee shop with drive-thru on Parcel 3 and truck fueling and truck parking on Parcel 4, and Major Variance to increase the maximum height from 25 feet to 100 feet and maximum sign area from 100 square feet to 900 square feet of a freestanding pylon sign.
CEQA RECOMMENDATION: Adoption of Mitigated Negative Declaration
EST. TIME: 30 minutes

[LINK TO STAFF REPORT](#)

6. 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.

7. ADJOURNMENT