



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, May 22, 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.

(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.

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**

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| APPLICANT: | Overnight Solar LLC |
| COMMUNITY: | Hinkley / 1st District |
| PROJECT NO: | PROJ-2023-00087 |
| LOCATION: | 41650 Lockhart Ranch Road |
| STAFF: | Vanessa Norwood |
| PROPOSAL: | A Policy Plan Amendment from Rural Living (RL) to Resource Land Management (RLM) on an 822-acre parcel; Zoning Amendment from Rural Living (RL) to Resource Conservation (RC) on an 822-acre parcel and an 456-acre parcel; and a Conditional Use Permit to construct and operate a utility-scale, 150-megawatt (MW) photovoltaic (PV) solar facility, and 150-MW battery energy storage system (BESS) on approximately 596 acres of an 822-acre parcel, including a 1.1-mile-long gen-tie line located on an 456-acre parcel to connect the project to the Alpha substation |
| CEQA RECOMMENDATION: | Adoption of an Environmental Impact Report |
| EST. TIME: | 30 minutes |

[LINK TO STAFF REPORT](#)

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3. Public Hearing

APPLICANT: Pharris Sycamore Flatts LLC
COMMUNITY: Glen Helen
PROJECT NO: PROJ-2023-00053
LOCATION: Glen Helen Specific Plan
STAFF: Vanessa Norwood
PROPOSAL: An amendment to the Glen Helen Specific Plan to rezone a total of 161.5 acres consisting of 81.5 acres within the North Glen Helen Planning Sub-area from Destination Recreation (DR) to Corridor Industrial (CI), 19.2 acres within the Devore Planning Sub-area from Commercial/Traveler Services (C/TS) to Corridor Industrial (CI), 48.7 acres within the Sycamore Flats Planning Sub-area from Single-Family Residential-Sycamore Flats (SFR-SF) to Single-Family Residential-Sycamore Flats (SFR-SF) and Corridor Industrial Overlay (CI-O) and 12.1 acres from Commercial/Traveler Services (C/TS) and High Density Residential Overlay (HDR-O) to Corridor Industrial (CI); and text amendments related to the addition of the Corridor Industrial Overlay (CI-O) zone, accessory uses in the Corridor Industrial (CI) zone, and general clarifications and corrections resulting from rezoning 161.5 acres of the Land Use Plan.

CEQA RECOMMENDATION: Adoption of an Addendum to the Glen Helen Specific Plan Environmental Impact Report

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