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 3, 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.

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:	San Bernardino County Land Use Services Department
COMMUNITY:	Pioneertown / 3rd Supervisorial District
PROJECT NO:	PROJ-2025-00090
LOCATION:	Generally bounded by Rawhide Road, Pioneertown Road, and Curtis Road.
STAFF:	Vivian Nguyen, Associate Planner
PROPOSAL:	A County-initiated project to establish a Pioneertown Special Development District aimed to preserve and complement Pioneertown's nationally designated Mane Street Historic District and establish clear standards for future development. The application consists of a (1) Policy Plan Amendment to amend Land Use Element Policy LU-4.11 to include the Pioneertown Special Development district in an existing prohibition area for franchise businesses, and amend the Land Use Category designation from Commercial (C) and Rural Living (RL), to Special Development (SD) for the 44.97 acre project site; (2) Land Use Zoning District Amendment to amend the zoning designation from Special

Development-Residential (SD-RES) to Special Development-Mane Street Historic District (SD-MSHD) for the 44.97 acre project site; and (3) Development Code Amendment to amend Chapter 82.06 to establish land use and development standards for the Special Development-Mane Street Historic District (SD-MSHD) Land Use Zoning District, together with the addition and clarification of definitions in Division 10 of Title 8 of the San Bernardino County Code. The project area encompasses approximately 44.97 acres generally bounded by Rawhide Road to the north, Pioneertown Road to the south and west, and Curtis Road to the east, including three 1.26-acre parcels at the northwest corner of Rawhide Road and Curtis Road, within the 3rd Supervisorial District.

CEQA RECOMMENDATION: Adoption of an Addendum to the San Bernardino Countywide Plan Program Environmental Impact Report

EST. TIME: 30 minutes

LINK TO STAFF REPORT

3. Public Hearing

APPLICANT: Cornerstone Construction LLC
COMMUNITY: Hesperia / 1st Supervisorial District
PROJECT NO: PROJ-2023-00120
LOCATION: 4888 Summit Valley Road
STAFF: Elena Barragan, Principal Planner
PROPOSAL: An application for a (1) Policy Plan Amendment, to amend the Land Use Category Designation from Limited Industrial (LI) to Very Low Density Residential (VLDR) on an approximately 10-acre site; and (2) A Land Use Zoning District Amendment to amend the Land Use Zoning District from Community Industrial (IC) to Single-Residential (RS-1) 1-Acre Minimum on an approximately 10-acre site; to construct a single-family residence and workshop with associated hillside grading.
CEQA RECOMMENDATION: Adoption of a Mitigated Negative Declaration
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 Planning Commission must submit a Request to Speak form to the Secretary.

5. ADJOURNMENT