



SAN BERNARDINO COUNTY ZONING ADMINISTRATOR REGULAR MEETING

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

Agenda for Thursday, December 11, 2025

The Zoning Administrator hearing begin promptly at 9:00 A.M

-PLEASE NOTE-

The Zoning Administrator 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 Zoning Administrator meeting will be sent directly to the chambers.

If you wish to submit comments on a specific agenda item prior to the Zoning Administrator hearing, please submit comments via U.S. Mail* or via email at ZoningAdministratorComments@lus.sbcounty.gov

*Public comments may be submitted via U.S. Mail to:
Land Use Services Department, Zoning Administrator
385 N. Arrowhead Ave, 1st Floor
San Bernardino, CA 92415

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 Zoning Administrator at, or prior to the public hearing.

To address the Zoning Administrator 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 Zoning Administrator for up to three (3) minutes total on each discussion item. 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 Zoning Administrator meeting is accessible to persons with disabilities. If you require a reasonable modification or accommodation for a disability, requests should be made through the Zoning Administrator Secretary at least 72 hours prior to the meeting. The Secretary's telephone number is (909) 387-8311 and the office is located at 385 North Arrowhead Avenue, First Floor, San Bernardino, California, 92415-0187.

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1. Call to Order

2. Public Hearing

APPLICANT: The River's Edge Ranch
COMMUNITY: Lucerne Valley – Supervisorial District 3
PROJECT NO: PROJ-2021-00153
LOCATION: 33433 S Haynes Rd., Lucerne Valley
STAFF: Oliver Mujica, Contract Planner
PROPOSAL: A Minor Use Permit for the expansion, establishment and operation of an unlicensed Residential Care Facility for a maximum of one hundred fifteen (115) male residents/ participants and five (5) staff members. This includes the expansion of an existing unlicensed Residential Care Facility for forty (40) male residents/participants and five (5) staff members. This would be accomplished with the expansion of an existing administration building from 1,387 square feet to 8,029 square feet, construction of a new 11,114 square foot bunk house, an existing 994 square foot laundry building, and thirty-eight (38) parking spaces on 19.95 acres.

3. Public Hearing

APPLICANT: Oak Hills Land Holdings LLC
COMMUNITY: Oak Hills – Supervisorial District 1
PROJECT NO: PRAF-2025-00005
LOCATION: 9928 Desmond Dr., Oak Hills
STAFF: Oliver Mujica, Contract Planner
PROPOSAL: Major Reasonable Accommodation (Licensed Residential Care Facility) for the establishment and operation of a Congregate Care Living Facility involving the conversion of an existing residence containing 3,186 square feet and addition of 1,382 square feet for eighteen (18) non-ambulatory residents requiring 24-hour nursing care and physical/rehabilitation therapy and the reduction of the required parking from eleven (11) to eight (8) parking spaces on 2.45 acres.

4. Public Hearing

APPLICANT: Dr. Raed El Hajjaoui
COMMUNITY: Colton - Supervisorial District 5
PROJECT NO: PRAF-2025-00002
LOCATION: 969 Cypress Avenue, Colton
STAFF: Oliver Mujica, Contract Planner
PROPOSAL: Major Reasonable Accommodation (Licensed Residential Care Facility) for the establishment and operation of a Licensed Residential Care Facility as a Congregate Care Living Health Facility for eighteen (18) residents requiring 24-hour skilled nursing care and supportive services. This includes the conversion of an existing residence containing 7,124 square feet, the reduction of the required parking from ten (10) to seven (7) parking spaces, and the reduction of the required front yard landscaping from 900 to 750 square feet on 0.92 acres.

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5. Public Hearing

APPLICANT: Natacha Perez
COMMUNITY: Green Valley Lake – Supervisorial District 3
PROJECT NO: PRAR-2025-00002
LOCATION: 33615 Green Valley Lake, Green Valley Lake
STAFF: Daniel Campos, Contract Planner
PROPOSAL: A Major Reasonable Accommodation Request to allow the keeping of three dogs on a 5662 square-foot parcel where 7200 square feet are required, in the Low Density Residential (LDR) Land Use Category and Hilltop/Single Residential Zoning District (HT/RS)

6. Public Hearing

APPLICANT: Store Street LLC
COMMUNITY: Pioneertown – Supervisorial District 3
PROJECT NO: PVAR-2025-00051
LOCATION: 53571 Coyote Rd., Pioneertown, CA
STAFF: Amy DeNinno, Contract Planner
PROPOSAL: Major Variance Application to reduce the setback measured from a 50-foot-wide Patent Reservation Easement located along the interior perimeter of the site to zero feet where 25 feet is typically required, in order to construct a single-family residence, pool, and deck. The Variance includes a request for grading and the eave of the SFR to encroach into the easement.

7. Public Hearing

APPLICANT: Staten Solar
COMMUNITY: Baker – Supervisorial District 1
PROJECT NO: PROJ-2025-00028
LOCATION: 72363 Baker Blvd., Baker, CA
STAFF: Joseph Sidor, Contract Planner
PROPOSAL: Minor Use Permit to construct, install, and operate a 3,742 square foot carport structure with roof-mounted solar panels and approximately 26,243 square feet of ground-mounted solar panels to augment on-site power requirements.

8. Public Hearing

APPLICANT: Core States Group
COMMUNITY: Pinon Hills – Supervisorial District 1
PROJECT NO: PROJ-2024-00030
LOCATION: Southwest corner of Hwy 138 and Oasis Rd., Pinon Hills
STAFF: Delanie Garlick, Contract Planner
PROPOSAL: Minor Use Permit for the construction and operation of a 5,637 square foot convenience store with 2 canopies and 18 fuel dispensers on approximately 4.88 acres of an 8.78-acre parcel

9. ADJOURNMENT