



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, September 25, 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

(Request for Continuance)

APPLICANT: Maverik, Inc.
COMMUNITY: Phelan/Pinon Hills – Supervisorial District 1
PROJECT NO: PROJ-2024-00030
LOCATION: Southwest corner of Oasis Road and CA-138
STAFF: Delanie Garlick, Contract Planner
PROPOSAL: A Minor Use Permit (MUP) to establish a new convenience store with 5,637 square feet of retail space and 18 fuel dispensing islands on 8.78 acres.

3. Public Hearing

APPLICANT: Assurance Development
COMMUNITY: Helendale – Supervisorial District 1
PROJECT NO: PROJ-2025-00068
LOCATION: 15302 N Smithson Road in Helendale, CA 92342
STAFF: Valerie Flores, Planner II
PROPOSAL: Helendale Community Services District Cell Tower - Minor Use Permit to construct a T-Mobile unmanned telecommunications facility, consisting of a 120' faux windmill tower with (12) 8' antennas, (1) 2' microwave antenna, (1) gps antenna, (2) ground mounted radio cabinets, (1) back-up diesel generator, (2) raised concrete pads, utility backboard and multi-meter utility service; equipment to be enclosed within a 6'0 chain-link fenced 45'x75' lease area with faux vines, and space for two additional carriers to co-locate.

4. Public Hearing

APPLICANT: Coastal Business Group, Inc.
COMMUNITY: Johnson Valley - Supervisorial District 3
PROJECT NO: PROJ-2024-00147
LOCATION: 51471 Old Woman Springs Road Johnson Valley, CA 92285
STAFF: Valerie Flores, Planner II
PROPOSAL: McClain Cell Tower - Minor Use Permit to construct a T-Mobile wireless telecommunications facility, installing (1) 120' monopole with (12) panel antennas; (1) gps antenna; (2) equipment cabinets; (1) diesel generator, and (1) steel canopy. All related equipment will be enclosed within a 8' high stack wall on a 2,056 SF compound area of a 4.09-acre parcel.

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5. Public Hearing

APPLICANT: Black Rock Consulting & Development LLC on behalf of APC
Towers and Verizon Wireless
COMMUNITY: Twentynine Palms – Supervisorial District 3
PROJECT NO: PROJ-2025-00046
LOCATION: Twentynine Palms Highway, approximately 1.27 miles east of
Chadwick Road in Wonder Valley
STAFF: Amy Rossig, Contract Planner
PROPOSAL: Minor Use Permit to construct a 155-foot-high multicarrier wireless
telecommunications facility (monopole tower), 30 kW emergency
generator, 900 square foot (30 feet by 30 feet) ground equipment
enclosure, and access road.

6. ADJOURNMENT