



Development Services Department
Project Update
July 2016

Development projects in the City of Yucaipa

Approved Commercial/Industrial/Institutional:

Yucaipa Gateway Plaza 14-016/CUP

Southwest corner of Oak Glen Road and 14th Street; On November 19, 2014, the Planning Commission approved the Conditional Use Permit for the proposed commercial center (replace existing bar and restaurant with new restaurant, fast food, fuel and hotel. Development Agreement was approved by City Council 2-23-15. Import of fill materials is on-going. **Service station plans in plan review process.**

City of Yucaipa 12-112/CUP

BMX Track; On March 20, 2013, the Planning Commission approved a Conditional Use Permit for the Yucaipa BMX Park which includes a 200 sq. ft. announcer's booth, 1,008 sq. ft. concession/registration/storage/restroom building, and a 40 space parking lot; located on the north side of Thunderbird Way, approximately 350 feet east of 13th Street. **Construction is underway at this time.**

Import Connection Jay & Vesna McConnell 14-129/CUP

Conditional Use Permit to develop the rear and side area of a 50,881 sq. ft. lot with an existing 9,050 sq. ft. retail building and associated 15,000 sq. ft. paved parking lot into a paved outdoor sales/display area. 31653 Outer Highway 10 APN: 0300-201-43. **Approved by City Council on 5/11/15. In plan review process**

Performing Arts Center 14-067/CUP

Conditional Use Permit to construct a 16,200 square foot multi-purpose Performing Arts Center, including an 11,600 square foot performing arts theater, 2,500 square foot wellness center, and a 2,100 square foot outdoor stage. The proposal also includes a 22,300 square foot plaza/park on 2.92 acres on the west side of California Street between Yucaipa Boulevard and Acacia Street; APN's: 0303-253-33, 38, & 39. **Approved by Planning Commission on 6/25/14. Construction plans nearing completion.**

Les Schwab Tires 15-060/CUP/TPM 19647

Conditional Use Permit and Tentative Parcel Map for construction of an 11,457 square foot tire store with 6 drive in bays to be located at 33911 Yucaipa Boulevard, near 7th Street. **Approved by Planning Commission on 8/19/15. Project is in plan check.**

Vantageone Real Estate (Tom Robinson) 15-093/ARC

Architectural Review for an In-N-Out Restaurant and a Corky's Kitchen to be located at Avenue E and I-10 freeway. Grading permit issued. **Under construction**

Oak Valley Church Revision 15-041/REV/CUP

Convert 60,000 sq. ft. industrial/manufacturing use to an institutional/church use through the remodeling of the existing warehouse/office space to provide a variety of activity areas, including an auditorium area, entry lobby, raised stage, restrooms, classrooms, church offices, and partial removal of the roof on 6.01 acres, located at the northeast corner of the intersection of Avenue I and Calimesa Boulevard, within the City of Yucaipa; APN: 0318-231-48. **Approved February 22, 2016**

Maninder Kaur and CJ Singh 15-148/REV 12-037/CUP

Revision to the original Conditional Use Permit for the addition of an automotive repair facility to an existing oil change/smog testing business – Site 2 consists of a new full service car wash located at 34795 Yucaipa Boulevard APN: 0319-341-30/32 (Revision is to phase the project). **Approved by Planning Commission 3-2-16**

Pending Commercial/Industrial/Institutional:

Donna Solomon 15-055/PUP

Planning Use Permit for a children's botanical learning garden located at 10966 Bryant Street (**in process**).

Chapman Investment Co. 15-097/FDP

Final Development Plan to build a 12,200 square foot PetSmart retail building and associated monument sign at 33766 Yucaipa Boulevard; APN: 0303-131-84. **DRC reviewed on 12-17-15, pending Planning Commission review.**

Dave Adams & Doug Goethe 16-019/CUP

Conditional Use Permit for an auto repair shop located at 12442 California Street; APN: 0319-092-16.

Verizon Wireless 16-022/CUP

Conditional Use Permit to construct a 60' monopine wireless telecommunications facility at 12118 11th Street; APN: 0318-011-04.

Verizon Wireless 15-111/CUP

Conditional Use Permit to construct a cell tower at 34259 Wildwood Canyon Road (at the fire station).

Development Services Department
Project Update, July, 2016

McFayden Properties, LLC 16-032/CUP

Conditional Use Permit for a storage yard located at 13433 Calimesa Boulevard; APN: 0318-211-08.

McFayden Properties, LLC 16-033/CUP

Conditional Use Permit for a 7,500 square foot office building and a 25,000 square foot metal shop building to be located at 31597 Outer Highway 10; APN: 0300-201-01.

Darryl Cartozian 16-064/CUP

Conditional Use Permit for a new office building and garage/storage warehouse at 31555 –
Pending Planning Commission review

Jeff Horne 16-074/LUCR

Land Use Compliance Review for a laser tag facility to be located at 32355 Yucaipa Boulevard;
APN: 0301-041-44

Rob Franzo 16-082/LUCR

Land Use Compliance Review for a new Italian restaurant to be located at 32357 Yucaipa Boulevard

Benchmark Transitions 16-084/CUP

Conditional Use Permit for a 15 bed Social Care Facility to be located at 36442 Wildwood Canyon Road APN: 0321-271-19/20/30

Wildwood Calvary Chapel 16-085/CUP

Conditional Use Permit for a school complex and an athletic field on 12.4 acres located on the south side of Oak Glen Road, 250 feet west of Bryant Street APN: 0303-181-08/09/22

Benchmark Transitions 16-087/CUP

Conditional Use Permit for an 8 bed Social Care Facility to be located at 35826 Panorama Drive
APN: 0321-161-43

City of Yucaipa 16-098/CUP

Conditional Use Permit for the Oak Glen Road Neighborhood Park including a restroom between the existing soccer field and trail, grading to accommodate restroom building, par course for existing trail and paved parking lot at Oak Glen Road **Approved by Planning Commission 7-20-16**

Eric Deal 16-099/LUCR

Land Use Compliance Review for a crepe restaurant to be located at 32357 Yucaipa Boulevard

Jose Guerrero 16-105/LUCR

Land Use Compliance Review for Rosie's restaurant to be located at 32357 Yucaipa Boulevard

Approved Residential Applications:

Urban Housing Communities 14-141/CUP/TPM 19589
12279 3rd Street; 77 unit Senior Housing Development with affordability covenants restricting income levels and rent amounts. **(under construction)**

MBTK Homes, LLC 14-085/TTM 19900
Subdivide 5.00 gross acres into 18 single family residential lots ranging in size from 7,200 square feet to 18,002 square feet located on the west side of Third Street near Mission Way. **Approved by Planning Commission December 17, 2014.**

MBTK Homes, LLC 14-086/TPM 19551
Subdivide 2.51 gross acres into the three single family residential parcels on 8th Street near Fairview Drive. **Approved at Staff level on 1/23/15.**

MBTK Homes, LLC 15-048/CUP/TTM 18167
57 unit detached condominium project located near the corner of Avenue H and 4th Street. **Approved by Planning Commission on 9/16/15.**

MBTK Homes, LLC 14-138/TTM 19901
21 lot single family subdivision with one "not a part" lot with an existing home on 12.87 gross acres near Douglas Street and Fremont Street north of Avenue E. Lots range in size from 10,000 sq. ft. to 22,311 sq. ft. APN's: 0322-083-07/27/42/43. **Approved by Planning Commission on 9/16/15.**

Bowlus Pacific 14-147/CCC/TTM 16030
Located at 3rd Street and Bella Vista (33 homes). **(under construction)**

William Lyon Homes 13-145/PDP/FDP/TTM 18948
Develop Planning Area 3D in Chapman Heights (NE corner of Chapman Heights Road and Oak Glen Road) into 143 single family detached for sale homes; APN: 0303-131-093. **Models and phases 1-6 are done, final phase underway.**

Steve Copelan 14-035/CUP/ARC
Conditional Use Permit a for a 48 unit affordable senior apartment project, which includes a density bonus to increase the number of dwellings units from 24 to 48; located at 12808 3rd Street, on the west side, south of Kelly Lane; APN: 0319-112-02 **Approved by Planning Commission December 17, 2014.**

Wayne Simmons 14-061/CUP
Conditional Use Permit Review for 17 apartments located at County Line Road and 4th Street, APN: 0319-242-48. (Approved by Planning Commission on 5-20-15) **Under construction**

Wayne Simmons 14-151/CUP/ARC

Conditional Use Permit and Architectural Review for 18 apartment units on 2.46 acres to be located on the west side of 3rd Street, south of Avenue H; APN: 0319-242-18, 0319-601-08, 09. **Approved by Planning Commission on 6/3/15.**

Dennis Miller 14-159/TPM 19597

Tentative Parcel Map to divide 5 acres into 5 residential lots for custom homes to be located at 35892 Oak Glen Road near Cherry Croft Drive; APN: 0321-071-01. **Approved administratively on 4/23/15.**

Greg Davis 14-118/TPM 19556

Tentative Parcel Map to separate one parcel into two; 12587 Fifth Street (near Avenue E); APN: 0319-101-39. **Approved by Planning Commission on 2/4/15, final map approved by City Council.**

Jason Carlson 16-013/CUP

Conditional Use Permit for interior improvements to one existing single story 950 square foot garage, build one single story 441 square foot detached garage and build two single story 1,350 square foot units located at 12622 and 12628 2nd Street; APN: 0319-121-58. **Approved by Planning Commission 3-16-16.**

David L. Klein, Pacific Horizon Builders 16-041/ARC

Architectural Review for TTM 16783 located at 7th Street, North of Avenue E (16 homes). **Approved by Planning Commission 4-20-16.**

Meridian Land Development 15-061/TTM 19974

Tentative Tract Map to subdivide approximately 236 acres into 184 single-family (one acre minimum) residential lots located north of Oak Glen Road and east of Jefferson Street (36104 and 36600 Oak Glen Road). **Approved by City Council 7-11-16**

Rich Yucaipa III, LLC 16-026/CUP & Rich Yucaipa III, LLC 15-137/ARC/TTM 17725

Conditional Use Permit for 108 detached condominium units on 14.82 acres (TTM 17725) located at Avenue H & County Line Road on the east side of 3rd Street, west side of 4th Street APN: 0319-242-25, 26, 52, 53, 75, 80, 83 and 90. **Approved by Planning Commission 7-6-16**
Architectural Review for 108 detached unit condominium project is in plan check. Note: the applicant submitted a new CUP application to give more time to build project. **(under construction)**

Pending Residential Applications:

TMC1 Yucaipa, LLC 14-140/CUP/TTM 19929

Tentative Tract 19929 for 40 condominium detached units on 6.8 acres located at Bella Vista and 5th Street. **(reviewed by DRC on 4-23-15)**

Development Services Department
Project Update, July, 2016

Lakritz Family Partnership 16-059/CUP/TTM 20021
Conditional Use Permit for 19 units on approximately 2.4 acres located on the northwest corner of 18th Street and Avenue E; APN: 0300-191-24.

Green Maple 2, LLC 16-081/CUP/TTM 17031
Conditional Use Permit to construct a 33 unit detached condo housing project located at 12742 5th Street

Premium Land Development 16-103/TTM 20048
Tentative Tract Map and Conditional Use Permit for a 21 unit housing project on 3.07 acres to be located at 12708 5th Street near Via Buena Drive, APN: 0318-174-10

Extensions of Time - Approved

Storm Western Dev. Inc. 15-086/EXT 05-102/TTM 15195
16 lots on 4.71 acres; west of Holmes Street, 300 feet north of County Line Road; APN: 1242-241-28).

Omaha Irvine Investment Group 15-091/EXT 06-078/TTM 18174
71 unit detached condominium community on 9.04 acres located at 12373, 12405, and 12427 17th Street – approximately 400 feet south of Yucaipa Boulevard APN: 0301-061-03, 0301-072-13, & 0301-072-17.

Jeanette Van Grouw 15-142/EXT 05-259/TTM 17911
Divide 8.57 acres into 9 residential lots; APN: 300-581-01 Located near Marbeth and Ridgecrest.

Mohammad Aslam 15-157/EXT 05-181/TPM 17344
Divide 4.26 acres into 4 residential lots located at Wildwood Canyon Road and Oak Glen Road APN: 0325-111-28).

Jerald B. Laird 15-124/EXT/TTM 17229
229 lot subdivision on 318 acres; located at the SE corner of Jefferson and Carter Street; APNs: 321-091-01, 03, 04 & 06.

MBTK Homes 16-001/EXT/CUP/TTM 18167
Divide 7.59 acres into 59 unit detached condo community located near the corner of Avenue H and 4th Street; APNs: 0319-233-16, 07, 11, 12, 13.

Sedef Sarwar 16-023/EXT/TTM 14297
Divide a 39 acre parcel into 33 one acre minimum residential lots at Yucaipa Ridge Road; APN: 320-161-08, 09 & 320-182-28.

City of Yucaipa 16-068/EXT
BMX track to be located at Thunderbird Way & 13th Street

Development Services Department
Project Update, July, 2016

Four Star Realty 16-077/EXT
Extension of Time for TTM 17642