



## Planning Commission Regular Meeting Agenda

**January 18, 2023 - 6:30 PM**

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City of Yucaipa, City Hall, Council Chambers

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**THE CITY OF YUCAIPA COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT OF 1990. IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING (PURSUANT TO 28 CFR 35.102.35.104 ADA TITLE II), PLEASE CALL THE CITY CLERK'S DEPARTMENT AT (909) 797-2489 AT LEAST 48-HOURS PRIOR TO THE MEETING.**

**ANY PUBLIC WRITINGS DISTRIBUTED BY THE CITY TO AT LEAST A MAJORITY OF THE PLANNING COMMISSION MEMBERS REGARDING ANY ITEM ON THIS REGULAR MEETING AGENDA WILL BE MADE AVAILABLE AT THE PUBLIC RECEPTION COUNTER AT CITY HALL, LOCATED AT 34272 YUCAIPA BOULEVARD, DURING NORMAL BUSINESS HOURS.**

**IF YOU WISH TO ADDRESS THE PLANNING COMMISSION DURING THE MEETING, PLEASE COMPLETE A SPEAKER'S FORM AND RETURN IT TO THE COMMISSION ASSISTANT PRIOR TO THE BEGINNING OF THE MEETING. THERE IS A THREE-MINUTE TIME LIMIT FOR SPEAKING.**

**PUBLIC COMMENT VIA MAIL OR EMAIL must be submitted no later than three (3) business hours prior to the meeting at which the commenter seeks to provide comment.** Public comment may be submitted to the City via U.S. Mail at 34272 Yucaipa Blvd., Yucaipa, CA 92399 or via email to [publiccomment@yucaipa.org](mailto:publiccomment@yucaipa.org). All mail and email correspondence will be archived, distributed to the Planning Commission, and retained as part of the public record; however, submissions will not be read out loud during the meeting. The subject line should specify "Public Comment-Planning Commission" and include the date of the meeting.

**WRITTEN PUBLIC COMMENT SUBMITTED ON NON-AGENDA ITEMS AND ON SPECIFIC AGENDA ITEMS** will be made available to the public pursuant to the City of Yucaipa policy regarding the distribution of written public comments at Planning Commission meetings, which may be accessed on the City's website at <https://yucaipa.org/agendas-minutes/>. Individuals should be aware that comments provided, including personal information, may be disclosable pursuant to the California Public Records Act.

**LIVE AUDIO STREAM/RECORDING OF PLANNING COMMISSION MEETINGS.** Members of the public may listen to planning commission meetings live at: <https://yucaipa.org/live>.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- OATH OF OFFICE
- ELECTION OF OFFICERS

**PUBLIC COMMENT**

**CONSENT AGENDA**

The Consent Agenda items below are expected to be routine and non-controversial. The Planning Commission will act upon them, at one time, without discussion. Any Councilmember or staff member may request removal of an item from the Consent Agenda for discussion. The title is deemed to be read, and further reading waived on any ordinance listed on the Consent Agenda for second reading and adoption.

1. **SUBJECT:** Receive and File Planning Commission Minutes of November 16, 2022.

**RECOMMENDATION:** That the Planning Commission receive and file the Planning Commission Minutes of November 16, 2022.

2. **SUBJECT:** Receive and File Planning Commission Minutes of December 7, 2022.

**RECOMMENDATION:** That the Planning Commission receive and file the Planning Commission Minutes of December 7, 2022.

**PUBLIC HEARINGS:**

The order of Business for the Public Hearing Shall Be:

- |  |                                      |
|--|--------------------------------------|
| A. Staff Presentation                    | D. Applicant Rebuttal (if necessary) |
| B. Applicant/Representative Presentation | E. Public Hearing Closed             |
| C. Public Comments                       | F. Commission Discussion             |

3. **SUBJECT: IE Beer Farm** (Case No. 22-107/CUP/ARC): A Conditional Use Permit and Architectural Review for the establishment of a phased restaurant project, with the first phase including the reconstruction of a 1,440 square foot metal building to house a tap room and supporting space, and the second phase including the remodel of an existing residence to allow for the operation of a new restaurant and kitchen; located within the Uptown Business District Specific Plan at 12149 California Street; APN: 0319-061-36.

**RECOMMENDATION:** That the Planning Commission conduct a public hearing, and:

- A) Approve Conditional Use Permit, subject to the Conditions of Approval as contained in the Agenda Report, and if acceptable, approved the Architectural Design and conceptual landscaping; and

- B) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to Section 15332 (Class 32) and Section 15303 (Class 3) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
- D) Direct staff to file a Notice of Determination.

4. **SUBJECT: Premium Land Development** (Case No. 22-121/APP/GPA/LUCR): A modified Project proposal following the Appeal of Case No 21-085/GPA/LUCR that now consists of a General Plan Amendment (Ordinance No. 412) to change the land use district from RM-10M (Multiple Residential) to RM-24 (High Density Multiple Residential) and a Land Use Compliance Review to permit a privately gated 172-unit two-story multi-family apartment Project that includes an affordability provision that will be executed through a Density Bonus Agreement on four parcels totaling 8.39 acres. – The initial project reviewed by Planning Commission and City Council was for a privately gated 200-unit three-story multi-family apartment project; located between 3rd Street to the west and 2nd Street to the east, approximately 375 feet north of County Line Road. A lot merger will also be processed to consolidate all four parcels into a single lot. APNs: 0319-253-28, -29, -30, -84.

**RECOMMENDATION:** That the Planning Commission discuss the Project, and if the Planning Commission decides to support the approval of this proposal, recommend to the City Council that they:

- A) Adopt Resolution No. 2022-41, approving the minor General Plan Amendment / Land Use District Change of a property from RM-10M (Multiple Residential, 10,000 square foot minimum lot size) to the land use designation of RM-24 (High Density Multiple Residential); and
- B) Approve first reading, by the title only, as read by staff, of Ordinance No. 412, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and
- C) Approve the Density Bonus Agreement Request and Land Use Compliance Review (Case No. 22-121), subject to the Conditions of Approval as contained in this Agenda Report; and
- D) Adopt the Findings as contained in this Agenda Report; and
- E) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, finding the mitigation measures and standard measures and procedures will reduce the potential level of environmental impact to less than significant; and
- F) Direct staff to file a Notice of Determination; and,
- G) Review, and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project.

**STUDY SESSION:**

5. **SUBJECT:** Brown Act Presentation.

**ANNOUNCEMENTS:**

**PLANNING COMMISSION ADJOURNED:**

**AFFIDAVIT OF POSTING**

State of California                    }  
County of San Bernardino        } ss.  
City of Yucaipa                       }

I, Kimberly Metzler, City Clerk of the City of Yucaipa, hereby declare under penalty of perjury that the Notice and Agenda of the Planning Commission of the City of Yucaipa was provided and posted on 01/12/2023. Said meeting to be held at 6:30 PM, 01/18/2023, in the Yucaipa City Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, California. Said notice was posted on the Bulletin Board at the entrance to City Hall.

Kimberly Metzler, City Clerk

**POSTED**   
01/12/2023  
Remove By: 01/19/2023