



Planning Commission Regular Meeting Agenda

March 15, 2023 - 6:30 PM

City of Yucaipa, City Hall, Council Chambers

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. 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

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:** Approve Planning Commission Minutes of March 1, 2023.

PUBLIC HEARINGS:

The order of Business for the Public Hearing Shall Be:

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

2. **SUBJECT:** **David Ridge** (Case No. 23-026/SUP/ARC): A Special Use Permit for the Architectural Review of a 24.5-foot-tall and 2,400 square foot garage/workshop that has been designed to match the existing home on a single-residential property located at 35648 Sundance Court; APN: 1242-101-17.

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

- A) Review the architectural design of the proposed oversized structure, and if it is acceptable, approve the design subject to the Conditions of Approval; and
- B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and,
- D) Direct Staff to file a Notice of Exemption.

3. **SUBJECT: Burchco, LLC** (Case No. 22-035/CUP/ARC/VAR): A Conditional Use Permit and Architectural Review for the construction of a self-storage facility, including four (4) one-story buildings and 781 individual units, that would yield a total of 122,150 square feet of storage space, as well as a Variance request to allow for a 0-lot line along both side property lines (east and west) of the subject site located at 31875 Dunlap Blvd (APN: 0301-121-28), which is similar to the adjacent property with a self-storage land use to the west.

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

- A) Approve the Conditional Use Permit (Case No. 22-035), Variance request, subject to the Conditions of Approval as contained in this Agenda Report; and
 - B) Review, and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project; and
 - C) Adopt the Conditional Use Permit as contained in this Agenda Report; and
 - D) Adopt the Variance Findings as contained in this Agenda Report; and
 - E) Adopt a Categorical Exemption pursuant to Section 15332 (Class 32), of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, and
 - F) Direct staff to file a Notice of Exemption.
4. **SUBJECT: Premium Land Development on behalf of Yucaipa 52, LLC** Case No. 22-150/PDP/FDP/TTM 23075: A Planned Development project that includes a Preliminary Development Plan and Tentative Tract Map (TTM 20375)/Final Development Plan for the proposed Serrano Estates Project, which will establish 51 Single Family Residential lots on parcels greater than 12,000 square feet and averaging over 20,000 square feet, of which 41 of the lots will be age restricted to those over 55, several lettered lots for water quality basins, and a combined 12-acre area as part of a “Lot 52” and remainder lot that would include space for vineyards, and 13 acres of permanent open space, located on three existing parcels totaling 52 acres along the east side of Yucaipa Ridge Road directly south of the City limits to unincorporated San Bernardino County. APNs: 0320-161-08, 09, and 28.

RECOMMENDATION: That the Planning Commission conduct a public hearing, and if the Planning Commission decides to ultimately support the approval of this proposal, recommend to the City Council that they:

- A) Adopt Resolution No. 2023-03, approving a Preliminary Development Plan for the Serrano Estates Project; and
- B) Approve Final Development Plan/Tentative Tract Map No. 20375 (Case No. 22-150/FDP/TTM 20375), subject to the Conditions of Approval as contained in this Agenda Report; and
- C) Adopt the Findings as contained in this Agenda Report; and

- D) 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,
- E) Direct staff to file a Notice of Determination.

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 03/09/2023. Said meeting to be held at 6:30 PM, 03/15/2023, 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 
 03/09/2023
 Remove By: 03/16/2023