



## Planning Commission Regular Meeting Agenda

April 6, 2022 - 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**

**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 October 20, 2021
2. **SUBJECT**: Approve Planning Commission Minutes from February 2, 2022
3. **SUBJECT**: Approve Planning Commission Minutes from March 2, 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             |

4. **SUBJECT**: **Evergreen Devco, LLC on behalf of 7-Eleven** (Case No. 21-088/CUP/MJV/LUCR/ARC): A Conditional Use Permit to construct a 4,088 square foot 7-Eleven convenience store and fuel station with six (6) associated fuel dispensers, and a Land Use Compliance Review for the associated signage with a minor variance for additional signage.

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

- A) Approve the 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 the Minor Variance Findings as contained in the Agenda Report; and

- D) Adopt a Categorical Exemption pursuant Section 15332 (Class 32) and 15305 (Class 5) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
- E) Direct staff to file a Notice of Exemption.

5. **SUBJECT: Mark Allison** (Case No. 21-172/SUP/ARC): A Special Use Permit for the Architectural Review of a proposed 2,475 square foot and 20-foot-tall RV garage located on a single-family residential property at 13687 Pine View Drive; APN: 0322-801-27.

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

- A) Review the architectural design of the proposed garage and if 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.

6. **SUBJECT: Douglas Savage** (Case No. 21-190/LUCR/SUP/ARC): A Land Use Compliance Review and Special Use Permit with Architectural Review to construct a 1,658 square foot detached structure consisting of a 1,198 square foot Accessory Dwelling Unit with an attached 460 square garage to be located on a multi-family residential property at 34838 Iris Lane; APN: 0319-341-45.

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

- A) Review the architectural design of the proposed structure that includes an ADU and attached garage, and if 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.

7. **SUBJECT: R.C. Hobbs Company** (Case No. 21-201/CUP/TTM 20508): A Conditional Use Permit to develop a 22-unit detached single-family condominium Project, and a Tentative Tract Map for a one-lot subdivision for condominium purposes (Tract No. 20508) located on an approximate 2.85-acre property at 31711 Avenue E; APN: 0301-121-17.

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

- A) Approve Conditional Use Permit No. 21-201 and Tentative Tract Map No. 20508, subject to the Conditions of Approval as contained in the Agenda Report; and

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

**ANNOUNCEMENTS:**

**PLANNING COMMISSION ADJOURNED:**

**AFFIDAVIT OF POSTING**

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

I, Tammy Vaughan, Deputy City Clerk/IS Technician 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 03/31/2022. Said meeting to be held at 6:30 PM, 04/06/2022, 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.

Tammy Vaughan, Deputy City Clerk

