



**Planning Commission
Regular Meeting Agenda**

April 19, 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 15, 2023.

NEW BUSINESS:

2. **SUBJECT:** **Pacific Horizons, LLC.** (Case No. 23-046/ARC): An Architectural Review associated with Tract Map 16268 for a 22-lot single-family development located at the southwest corner of Holmes Street and Wildwood Canyon Road; APN: 1242-191-10.

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, architectural designs, and conceptual landscaping for the 22-lot single family development associated with Tract 16268 and approve Case No. 23-046/ARC.

PUBLIC HEARINGS:

The order of Business for the Public Hearing Shall Be:

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

3. **SUBJECT:** **Marks Architect** (Case No. 22-062/PUP/ARC): A Planning Use Permit to permit the demolition and reconstruction of a new 2,580 square foot Jack-in-the-Box drive-thru restaurant located at 34504 Yucaipa Blvd; APN: 0303-175-45.

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

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

- B) Adopt the Findings for the Planning Use Permit as contained in the Agenda Report; and
 - C) Adopt a Categorical Exemption pursuant to Section 15302 (Class 2) and Section 15332 (Class 32) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
 - D) Direct staff to File a Notice of Exemption.
4. **SUBJECT: David Harrison** (Case No. 22-135/SUP/ARC): A Special Use Permit for the Architectural Review of a 1,200 square foot and 13-foot-tall, detached metal garage and a 750 square foot, 14-foot-tall metal RV carport that have been designed to match the existing home on a single-residential property 35404 Douglas Lane; APN: 0322-102-45.

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

- A) Review the architectural design of the proposed metal structures, 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.
5. **SUBJECT: Jean and Kendall Taylor** (Case No. 23-005/LUCR/SUP/ARC): A Land Use Compliance Review to construct a 1,200 square foot Additional Dwelling Unit (ADU), and a Special Use Permit for the Architectural Review of a 2,927 square foot detached structure, consisting of the 1,200 square foot ADU with an attached 792 square foot garage and 935 feet of attached patios located at 9714 Topaz Street; APN: 0302-301-13.

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

6. **SUBJECT: Century Communities.** (Case No. 23-048/CUP/ARC): A Conditional Use Permit to allow for the continued development of a 57-unit residential detached condominium project, previously approved as Case No. 21-075/REV/TTM 18167 located southwest of the intersection of Avenue H and 4th Street and occupying approximately 7.5 acres with entrances along Avenue H and 4th Street within the City of Yucaipa; Assessor's Parcel Numbers 0319-233-93.

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

- A) Approve Conditional Use Permit No. 23-048, with the previously approved Architectural Design and Landscaping, subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Adopt the Findings as contained in this Agenda Report; and
- C) Determine that the Project does not require any additional environmental review pursuant Section 15162(a) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and
- D) 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	}	
<p>I, Ana V. Sauseda, City Clerk of the City of Yucaipa, California, do hereby declare that the foregoing agenda was posted on 04/13/2023, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:</p> <p style="text-align: center;">Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, California City of Yucaipa website www.yucaipa.org</p> <p style="text-align: right;">Ana V. Sauseda, CMC City Clerk</p>		

POSTED
04/13/2023

Remove By: 04/20/2023

