



Planning Commission Regular Meeting Agenda

April 20, 2022 - 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 2, 2022
- 2. **SUBJECT:** Approve Planning Commission Minutes from April 6, 2022

NEW BUSINESS:

- 3. **R.C. Hobbs Company** (Case No. 22-054/ARC): An Architectural Review for a 22-unit detached condominium project, associated with Tentative Tract Map 20508, located on a 2.85-acre property at 31711 Avenue E; APN: 0301-121-17.

RECOMMENDATION: That the Planning Commission review the proposed colors, materials, architectural designs, monument sign, and conceptual landscaping for the 22-unit detached condominium associated with Tentative Tract Map 20508 and approve Case No. 22-054/ARC.

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 |

- 4. **SUBJECT:** **Mark Buoye** (Case No. 21-179/CUP/ARC); A Conditional Use Permit and Architectural Review for the development of a 17-unit apartment complex at 13561 5th Street, APN: 0319-233-37.

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

- A) Approve the Conditional Use Permit No. 21-179 and Architectural Review subject to the Conditions of Approval as contained in this Agenda Report; 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) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
 - D) Direct staff to file a Notice of Exemption.
5. **SUBJECT: Barbara Hamlin** (Case No. 22-018//SUP/ARC): A Special Use Permit for the Architectural Review of an 11-foot-tall, 792 square foot detached metal garage to be located on a multiple-family residential property at 35145 Ave. E; APN: 0319-141-63.

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

- A) Review the architectural design of the proposed metal 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.
6. **SUBJECT: Kashif Siddiqi** (Case No. 22-029/CUP/ARC): A Conditional Use Permit and Architectural Review for a new 1,496 square foot Arby's drive-thru restaurant located at 33281 Yucaipa Blvd.; APN: 0318-013-39.

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, approve the Architectural Design and preliminary landscaping; and
- B) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant 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.

ANNOUNCEMENTS:

PLANNING COMMISSION ADJOURNED: