



Planning Commission Regular Meeting Agenda

May 3, 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 April 19, 2023.

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 | |

2. **SUBJECT: Yucaipa RCN, LLC.** (Case No. 22-011/DBA/CUP/ARC): A Density Bonus Agreement to allow a 32% increase in unit density on a residentially zoned parcel, and a Conditional Use Permit with Architectural Review to permit a 16-unit, multi-family phased housing project which will allocate three (3) of the units as low-income affordable throughout the proposed 1.43-acre development community located North of Avenue D and Poplar Street: 0319-501-11.

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

- A) Approve the Density Bonus Request, which includes two (2) incentives and one (1) regulatory waiver, Conditional Use Permit No. 22-011, Architectural Design and Conceptual 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) 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.

STUDY SESSION:

3. **SUBJECT:** California Environmental Quality Act (CEQA)

ANNOUNCEMENTS:

PLANNING COMMISSION ADJOURNED:

AFFIDAVIT OF POSTING

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

I, Ana V. Sauseda, City Clerk of the City of Yucaipa, California, do hereby declare that the foregoing agenda was posted on 04/27/2023, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:

Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, California
City of Yucaipa website www.yucaipa.org

Ana V. Sauseda, CMC
City Clerk

POSTED
04/27/2023

Remove By: 05/04/2023

