



Planning Commission Regular Meeting Agenda

May 18, 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 April 20, 2022

NEW BUSINESS:

2. **Levy Affiliated Holdings, LLC.** (Architectural Review)

Case No. 22-058/ARC: An Architectural Review Package for Case No. 21-094/CUP/DBA for the development of thirty-two (32) age-restricted senior housing units located on 4th Street between Yucaipa Blvd. and Ave. E; APN: 0319-012-40. The development is proposed to be called “Elizabeth Court.”

Case No. 22-059/ARC: An Architectural Review Package for Case No. 21-086/CUP/DBA for the development of fifty-two (52) age-restricted senior housing units located at 12845 3rd Street; APN: 0319-121-42. The development is proposed to be called “Tildan Court.”

RECOMMENDATION: That the Planning Commission review the proposed floor plans, colors, materials, and architectural designs for a total of eighty-four (84) senior housing units which are affiliated with Case Nos. 21-086/CUP/DBA and 21-094/CUP/DBA and approve Case Nos. 22-058/ARC (Elizabeth Court) and 22-059/ARC (Tildan Court).

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 |

3. **SUBJECT: Electronic Messaging Centers (GPA/DCA/CUP/DA):** A General Plan Amendment to modify Policy CDL-4.6, Outdoor Signage of the General Plan to permit up to three outdoor offsite advertising billboards, and a Development Code Amendment (Ordinance No. 393) to amend Chapter 7 (Sign Regulations) of Division 7 (General Design Standards) of the Development Code to amend regulations pertaining to Electronic Messaging Center Billboards.

General Outdoor Advertising (21-096/CUP/DA): Conditional Use Permit and Development Agreement (Ordinance No. 408) to permit an Electronic Messaging Center Billboard on an existing commercial property located at 13500 Calimesa Boulevard. APN: 0318-212-19.

Leonard and Company (21-104/CUP/DA): A Conditional Use Permit and Development Agreement (Ordinance No. 409) to permit an Electronic Messaging Center Billboard that will replace an existing static billboard located on an existing commercial property at 31103 Outer Highway, APN: 0300-101-19.

General Outdoor Advertising (21-154/CUP/DA): A Conditional Use Permit and Development Agreement (Ordinance No. 410) to permit an Electronic Messaging Center Billboard that will replace an existing static billboard on an existing commercial property located at 31547 Outer Highway 10, APN: 0300-161-13.

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

- A) Adopt Resolution No. 2021-21, approving the General Plan Amendment to Policy CDL-4.6; and
- B) Approve first reading, by the title only, as read by staff, of Ordinance No. 396, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and
- C) Approve the Conditional Use Permit (21-096), subject to the Conditions of Approval as contained in the Agenda Report, and the Development Agreement (Ordinance No 408), and
- D) Approve the Conditional Use Permit (21-104), subject to the Conditions of Approval as contained in the Agenda Report, and the Development Agreement (Ordinance No 409), and
- E) Approve the Conditional Use Permit (21-154), subject to the Conditions of Approval as contained in the Agenda Report, and the Development Agreement (Ordinance No 410), and
- F) Adopt the Findings as contained in this Agenda Report; and
- G) 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

- H) Direct staff to file a Notice of Determination; and,
- I) Review, and if it is considered acceptable, approve the architectural design for the proposed Projects.

4. **SUBJECT: Encore Image.** (Case No. 22-008/LUCR/MJV): A Land Use Compliance Review and Major Variance for the review of two monument signs and a freeway oriented accessory pylon sign at the Yucaipa Gateway Project (Case No. 18-150), which includes variances for the total number of freestanding signs and a forty percent increase in the square footage of the freeway oriented accessory pylon sign to permit a sign area of 280 square feet.

RECOMMENDATION: That the Planning Commission consider, and if appropriate:

- A) Approve Major Variance and Land Use Compliance Review No. 22-008, subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Adopt the Major Variance Findings as contained in the Agenda Report; and,
- C) Find that the Project is exempt from CEQA pursuant to Section 15311 & 15305 of the State CEQA Guidelines.
- D) Direct staff to file a Notice of Exemption.

5. **SUBJECT:** Case No. 22-063/GPA: City of Yucaipa General Plan Housing Element Update.

RECOMMENDATION: That the Planning Commission conduct a public hearing, review the General Plan Update, and recommend to the City Council that they:

- A) Approve first reading, by the title only, as read by staff, of Ordinance No. 407, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa to include the change the land use designation for a property located at the southeast corner of Oak Glen Road and Avenue E; and
- B) Adopt Resolution No. 2022-20, adopting the 6th Cycle Housing Element Update to the General Plan; and
- C) Adopt an Addendum to the 2016 Yucaipa General Plan Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and
- D) Adopt the Findings as contained in the Agenda Report and related Ordinances and Resolutions; and
- E) Direct staff to file a Notice of Determination subsequent to certification of the Addendum to the 2016 General Plan Environmental Impact Report; and,
- F) Authorize and direct the City Manager and Planning Manager/City Planner to make any technical or clerical revisions of clarifications to the Housing Element as may be required by HCD in order to obtain a finding of substantial compliance with State law

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 05/12/2022. Said meeting to be held at 6:30 PM, 05/18/2022, 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

POSTED
05/12/2022



Remove By: 05/19/2022