



Planning Commission Regular Meeting Agenda

June 1, 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 May 18, 2022

NEW BUSINESS:

- 2. **SUBJECT:** Draft Seven Year Capital Improvement Program (CIP)

RECOMMENDATION: That the Planning Commission review the Draft Seven Year Capital Improvement Program, and adopt the Finding as contained in this Agenda Report.

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:** Transwestern Development Co. (Case No 21-138/CUP/ARC): A Conditional Use Permit and Architectural Review for an approximately 363,000 sf tilt-up concrete warehouse and office Project, located on 19.32 acres at the corner of 7th Place and County Line Lane within the Regional Commercial land use district of the Freeway Corridor Specific Plan, including 33842 County Line Rd, 33808 County Line Ln; Assessor Parcel Numbers (APNs): 0318-213-03, 05,06,08,10,11.

RECOMMENDATION: That the Planning Commission review staff’s recommendation to continue the Public Hearing for Case No. 21-138 CUP/ARC to the Planning Commission meeting of June 15, 2022.

4. **SUBJECT: Michael Khoury** (Case No. 22-033/DBA/CUP/ARC/LUCR/MNV): A Density Bonus Agreement to allow a 100% increase in land density to establish a Senior Housing Project for individuals who are 55 years or older, and a Conditional Use Permit and Architectural Review for a 24-unit Senior Housing Project, a Land Use Compliance Review for a monument sign, and a minor variance for a 2.5 foot reduction of the front and street side yard setbacks, located on a 1.70 acre residentially zoned parcel at 13421 4th Street; APN: 0319-242-01.

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

- A) Approve Density Bonus Request, Conditional Use Permit No. 22-033, Architectural Design, conceptual landscaping, and Land Use Compliance Review for signage 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 this Agenda Report; and
- C) Adopt the Minor Variance Findings as contained in the Agenda Report; and
- D) Adopt a Categorical Exemption pursuant to Section 15332 (Class 32), Section 15305 (Class 5) and Section 15311 (Class 11) 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 5/26/2022. Said meeting to be held at 6:30 PM, 6/1/2022, 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
5/26/22
Remove By 6/2/2022

