



Planning Commission Regular Meeting Agenda

June 7, 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 May 3, 2023.

NEW BUSINESS:

2. **SUBJECT:** **FX Signs Inc.** (Case No. 23-061/LUCR/SIGN): A Land Use Compliance Review for an architectural review of a proposed 4-foot tall and 24.91 square foot illuminated monument sign to advertise a new car wash facility previously approved as Case No. 17-103/CUP/ARC at 34142 County Line Rd; APN: 0318-235-40, -41.

RECOMMENDATION:

That the Planning Commission review, and if appropriate:

- A) Approve Land Use Compliance Review No. 23-061, subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Find that the Project is exempt from CEQA pursuant to Section 15311 of the State CEQA Guidelines.

PUBLIC HEARINGS:

The order of Business for the Public Hearing Shall Be:

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

3. **SUBJECT: Hal Hays Construction** (Case No. 21-013/GPA/CUP/VAR): A Minor General Plan Amendment to change the land use designation of a “landlocked” parcel from the City’s RM-10M (Multiple Residential) Land Use District to CS (Service Commercial), two (2) Variance requests for the reduction of the rear yard setback and reduction in minimal required landscaping and a Conditional Use Permit to permit a phased expansion of a 5.19-acre construction storage and mechanized equipment repair yard, which will include additional covered storage areas, an equipment and truck repair building, and a future office/antique truck museum located at 32384 Dunlap Blvd (APN: 0301-164-63), 32370 Dunlap Blvd (APN: 0301-164-65), 32360 Dunlap Blvd (APN: 0301-164-72), 32342 Dunlap Blvd (APN: 0301-164-57) and 32354 Dunlap Blvd (APN: 0301-164-36).

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and recommend that the City Council:

- A) Approve the Conditional Use Permit (Case No. 21-013/GPA), two Variance requests subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Adopt Resolution No. 2023-18, approving a Major General Plan Amendment of a landlocked parcel from RM-10M (Multiple Residential) Land Use District to CS (Service Commercial) designation; and
- C) Approve first reading, by the title only, as read by staff, of Ordinance No. 427, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and
- D) Approve the Major General Plan Amendment (Case No. 21-013/GPA), subject to the Conditions of Approval as contained in this Agenda Report; and
- E) Adopt the Conditional Use Permit Findings as contained in this Agenda Report; and
- F) Adopt the General Plan Amendment Findings as contained in this Agenda Report; and
- G) Adopt the Variance Findings as contained in this Agenda Report; and
- H) 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,
- I) Direct staff to file a Notice of Determination.

4. **SUBJECT: City of Yucaipa** (Case No. 21-113/DCA): Consideration of a Development Code Amendment (Ordinance No. 401), amending Division 7, Chapter 7 of the Development Code to replace regulations requiring the biennial renewal of commercial signage with a one-time sign registration with additional provisions to remove the requirement for a separate entitlement to be processed for freestanding signs which are reviewed concurrently with an application that includes architectural review.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and recommend that the City Council:

- A) Approve first reading, by title only, as read by staff, of Ordinance No. 401, amending Development Code Section 87.0705 of Chapter 7 of Division 7 of the Development Code to replace regulations requiring the biennial renewal of commercial signs with a one-time sign registration without the need for a Sign Registration Decal and further remove the requirement for a separate entitlement for a freestanding sign that is reviewed concurrently with another project subject to architectural review; and
 - B) Find that the Ordinance is exempt from Environmental Review pursuant to Public Resources Code Section 15061(b)(3), Section 15303 (Consists of Small Structures) and Section 15311(a) (Accessory Structures).
5. **SUBJECT: Robert and Randi Hawkins** (Case No. 22-181/SUP/ARC): A Special Use Permit for the Architectural Review of a 27-foot-tall and 2,510 square foot garage/workshop that has been designed to match the existing home on a single-residential property located at 35886 Oak Glen Road; APN: 0321-071-39.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Review the architectural design of the proposed oversized 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: City of Yucaipa** (Case No. 23-022/GPA/CUP/VAR): A minor General Plan Amendment to change the land use designation of an approximately 1.5-acre portion of a property from the City’s Institutional (IN) Land Use District to the City’s General Commercial (CG) Land Use District. The site is currently improved with the City’s Business Incubator Office building, located at 34282 Yucaipa Boulevard; Portions of Assessor Parcel Number (APN): 0303-131-05 & 0303-131-63.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and recommend that the City Council:

- A) Adopt Resolution No. 2023-19, approving the minor General Plan Amendment / Land Use District Change to change the Land Use Designation of approximately 1.5 acres (the existing Incubator Center) to have a designation as General Commercial (CG); and
 - B) Approve first reading, by the title only, as read by staff, of Ordinance No. 428, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and
 - C) Adopt the Findings as contained in this Agenda Report; and
 - D) Find that the Project is exempt from the environmental review requirements of the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations (the “CEQA Guidelines”); and,
 - E) Direct staff to file a Notice of Exemption.
7. **SUBJECT: La Quinta** (Case No. 23-031/MJV): A Major Variance for an increase in the attached building sign requirement to permit two (2) signs which total 360 square feet in lieu of a total of 200 square feet to provide visibility for travelers along the I-10 Freeway and to be in line with the La Quinta corporate design requirements.

RECOMMENDATION:

That the Planning Commission conduct a public hearing and if appropriate:

- A) Approve Major Variance No. 23-031, 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, and,
- D) Direct staff to file a Notice of Exemption.

8. **SUBJECT:** **City of Yucaipa** (Case No. 23-078/DCA); Consideration of Ordinance No. 426, amending Division 4 of the Yucaipa Development Code to update regulations pertaining to accessory dwelling units to ensure compliance with State law (including AB 2221, AB 345, and SB 897) and the City’s updated Housing Element. Among other things, the proposed Ordinance will update the permitting requirements, development standards, and height restrictions for accessory dwelling units with further clarification of previous requirements.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and recommend that the City Council:

- A) Approve first reading, by title only, as read by staff, of Ordinance No. 426 amending Division 4 of the Yucaipa Development Code to update regulations pertaining to accessory dwelling units to ensure compliance with state law (including AB 2221, AB 345, and SB 897) and the City’s Housing Element; and
- B) Find that the Ordinance is exempt from Environmental Review pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15303(e).

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 06/01/2023, 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>	



Remove By: 06/08/2023