



Planning Commission Regular Meeting Agenda

July 6, 2022 - 6:30 PM

City of Yucaipa, City Hall, Council Chambers &
Zalka Highway Zeinoun Street Zalqa 70779, Lebanon (Warwick
Stone 55 Hotel)

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 June 15, 2022

PUBLIC HEARINGS:

The order of Business for the Public Hearing Shall Be:

- | | |
|------------------------------------------|--------------------------------------|
| A. Staff Presentation | D. Applicant Rebuttal (if necessary) |
| B. Applicant/Representative Presentation | E. Public Hearing Closed |
| C. Public Comments | F. Commission Discussion |

- 2. **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. **(ITEM CONTINUED FROM JUNE 15, 2022 PLANNING COMMISSION MEETING).**

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.
- B) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and
- C) Adopt an Addendum to the Freeway Corridor Specific 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) Direct staff to file a Notice of Determination subsequent to certification of the Addendum to the Freeway Corridor Specific Plan Environmental Impact Report.

3. **SUBJECT: Rich Yucaipa III** (Case No. 22-047/CUP/MNV): A Conditional Use Permit to allow for the continued development of a 108-unit residential detached condominium project on 14.9 acres, and a Minor Variance request for a reduction of building setbacks to interior lot lines for a total of 6 units, requesting an 11 foot rear yard setback in lieu of the 15 foot setback, and a 16 foot side yard setback in lieu of the 20 foot setback, previously approved as Case No. 16-026/CUP/MNV located between 3rd and 4th Streets, approximately 800 feet north of County Line Road. APNs: 0319-661-02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.

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 the Minor Variance Findings as contained in the Agenda Report; and
 - D) Find that the previously adopted Mitigated Negative Declaration remains valid and applicable to the project pursuant to Section 15162(a) of the California Environmental Quality Act (CEQA) and that no further documentation is necessary pursuant to CEQA; and,
 - E) Direct staff to file a Notice of Exemption.
4. **SUBJECT: Roy Penter** (Case No. 22-061/SUP/ARC): A Special Use Permit for the Architectural Review of a 16-foot-tall, 600 square foot detached metal garage to be located on a single-family residential property at 32364 Kentucky Street; APN: 0301-132-22.

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.

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 06/30/2022. Said meeting to be held at 6:30 PM, 07/06/2022, in the Yucaipa City Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, California & Zalka Highway Zeinoun Street Zalqa 70779, Lebanon (Warwick Stone 55 Hotel). Said notice was posted on the Bulletin Board at the entrance to City Hall.

Tammy Vaughan, Deputy City Clerk

POSTED

06/30/2022

Remove By: 07/07/2022

