



Planning Commission Regular Meeting Agenda

August 3, 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 July 20, 2022

NEW BUSINESS:

2. **SUBJECT: The Well Church.** (Case No. 22-013/LUCR): A Land Use Compliance Review for the architectural review of a proposed 12.75-foot-tall and 45.5 square foot freestanding digital sign associated with the Well Church at 12717 14th St., APN: 0301-173-75

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

- A) Approve Land Use Compliance Review No. 22-013, 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; and,
- C) Direct staff to file a Notice of Exemption.

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:** Randy Citlau – Riverwalk Senior Development (21-045/GPA/LUCR/MJV/DBA/ARC): A Minor General Plan Amendment to change the land use designation of a property from RM-72C (Multiple Residential) to RM-24 (High Density Multiple Residential), a Density Bonus Agreement (DBA) to qualify for a 25% increase in land density, a Land Use Compliance Review with Architectural Review to construct a 150-unit, three story, age-restricted senior housing complex for individuals who are 55 years and older, with two (2) monument signs at the entrance of the 5-acre site, and two (2) Major Variances to allow for a total of eighty (80) percent of the 150-units to be 1-bedroom in lieu of thirty-five (35) percent, and for one (1) bedroom units to provide seventy-six (76) square feet of private open space in lieu of the one hundred fifty (150) square feet required for ground floor units and the one hundred (100) square feet required for above ground units, located at 12836 3rd Street, APN: 0319-112-03. (Case No 22-070/SUP/ARC): A Special Use Permit for the Architectural Review of an existing unpermitted 1,200 square foot, 12-foot-tall, detached metal garage located on a single-residential property at 12269 3rd Street; APN: 0319-121-78.

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

- A) Adopt Resolution No. 2022-40, approving the minor General Plan Amendment / Land Use District Change of a single parcel (APN: 0319-112-03) from RM-72C (Multiple Residential) to RM-24 (High Density Multiple Residential); and
- B) Approve first reading, by the title only, as read by staff, of Ordinance No. 411, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and
- C) Approve Density Bonus Request and Land Use Compliance Review No. 21-045, and Variances subject to the Conditions of Approval as contained in this Agenda Report; and
- D) Adopt the Findings as contained in this Agenda Report; and
- E) 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
- F) Direct staff to file a Notice of Determination; and,
- G) Review, and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project.

4. **SUBJECT: Premium Land Development.** Case No 21-085/GPA/LUCR/DBA: A General Plan Amendment to change the land use district from RM-10M (Multiple Residential) to RM-24 (High Density Multiple Residential) an affordability provision that will be executed through a Density Bonus Agreement and a Land Use Compliance Review to permit a privately gated 200-unit multi-family apartment Project on four parcels totaling 8.39 acres with a Density Bonus Agreement to covenant ten (10) percent of the units as low-income affordable; to be located between 3rd Street to the west, and 2nd Street to the east, at approximately 375 feet north of County Line Road. A lot merger will also be processed to consolidate all four parcels into a single lot. APNs 0319-253-28, -29, -30, -84.

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

- A) Adopt Resolution No. 2022-41, approving the minor General Plan Amendment / Land Use District Change of a property from RM-10M Multiple Residential, 10,000 square foot minimum lot size) to the land use designation of RM-24 (High Density Multiple Residential); and
 - B) Approve first reading, by the title only, as read by staff, of Ordinance No. 412, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and
 - C) Approve the Land Use Compliance Review (Case No. 21-085), subject to the Conditions of Approval as contained in this Agenda Report; and
 - D) Adopt the Findings as contained in this Agenda Report; and
 - E) 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
 - F) Direct staff to file a Notice of Determination; and,
 - G) Review, and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project.
5. **SUBJECT: Pristine Builders** (Case No. 22-065/LUCR/SUP/ARC): A Land Use Compliance Review to construct a 1,190 square foot detached Accessory Dwelling Unit, and Special Use Permit with Architectural Review to construct a 441 square foot garage and 327 square foot patio both attached to the ADU to create a 1,958 square foot structure located at 31264 Tarryton Court; APN: 0300-561-21.

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

- A) Review the architectural design of the proposed detached structure that includes an ADU and attached garage, and if 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: Blake Warner** (Case No. 22-081/SUP/ARC): A Special Use Permit for the Architectural Review of a 1,500 square foot and 14-foot-tall detached metal garage located on a Rural Living property at 10373 Country Lane; APN: 0302-262-35.

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

- A) Review the architectural design of the proposed detached structure that includes an ADU and attached garage, and if 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:

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 07/28/2022. Said meeting to be held at 6:30 PM, 08/03/2022, 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
 07/28/2022

Remove By: 08/04/2022

