



## **Planning Commission Regular Meeting Agenda**

**August 17, 2022 - 6:30 PM**

City of Yucaipa, City Hall, Council Chambers

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**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 BOULEYARD, 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](mailto: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
2. **SUBJECT:** Approve Planning Commission Minutes of August 3, 2022

**OLD BUSINESS:**

3. **SUBJECT: Premium Land Development.** Case No 21-085/GPA/LUCR/DBA: A General Plan Amendment to change the land use district from RM-I OM (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. **!\_TEM CONTINUED FROM AUGUST 3, 2022 PLANNING COMMISSION MEETING).**

**RECOMMENDATION:** That the Planning Commission discuss the project, 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-IOM 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.

**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             |

4. **SUBJECT: Case No.19-116/CUP:** A Conditional Use Permit (CUP) to provide a continuous authorization and holding of Project annual-held events in lieu of currently holding Special Event Permits. The CUP for the Project (aka Pumpkin Factory L.L.C) includes the construction of permanent vendor booth displays that will replace existing temporary structures and would memorialize implementation of traffic-related elements, traffic control provisions, street improvements, and other terms to facilitate the annual-held events. The 64-acre Project site is located at the southeast corner of Live Oak Canyon Road and the 1-10 eastbound on-ramp. APN(S) 0301- 201-38, -39 and 0301-211-11.

**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
- B) Adopt the Findings as contained in this Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to Section 15323 (Class 23), as well as 15301 (Class I) and 15311 (Class 11), of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
- D) Direct staff to file a Notice of Exemption.

5. **SUBJECT:** Premium Land Development on behalf of Yucaipa 52, LLC (Case No. 20-136/PDP/FDP/TTM 20375): A Planned Development project that includes a Preliminary Development Plan and Tentative Tract Map (TTM 20375)/Final Development Plan for the proposed Serrano Estates Project, which will establish 51 Single Family Residential lots on parcels greater than 12,000 square feet, several lettered lots for water quality basins, and a 27-acre remainder lot that would include space for vineyards as well as 13 acres of permanent open space, located on three existing parcels totaling 52 acres along the east side of Yucaipa Ridge Road directly south of the City limits to unincorporated San Bernardino County. APNs: 0320-161-08, 09, and 28.

**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. 2022-47, approving a Preliminary Development Plan for the Serrano Estates Project; and
  - B) Approve Final Development Plan/Tentative Tract Map No. 20375 (Case No. 20-136/FDP/TTM 20375), subject to the Conditions of Approval as contained in this Agenda Report; and
  - C) Adopt the Findings as contained in this Agenda Report; and
  - D) 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,
  - E) Direct staff to file a Notice of Determination.
6. **SUBJECT:** Case No. 22-053/CUP/MNV: A Conditional Use Permit for the establishment of a construction services site that includes a 3,900 square foot material and equipment storage facility, three (3) 200 square foot on-site storage containers and a future 570 square foot modular office, and includes a Minor Variance request for a 40 percent reduction in the side yard setback located at a vacant parcel on California Street. APN:0319-212-09.

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

- A) Approve the Conditional Use Permit, Architectural Design, and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report;
- 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 15305 (Class 5) and Section 15332 (Class 32) 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:**

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 08/11/2022. Said meeting to be held at 6:30 PM, 08/17/2022, 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**

08/11/2022

Remove By: 08/18/2022

