



Planning Commission Regular Meeting Agenda

September 7, 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 August 17, 2022

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 |

- 2. **SUBJECT:** **U-Stor It** (Case No. 21-202/GPA/CUP/ARC): A Minor General Plan Amendment to change the land use designation of a split-zoned parcel (APN 0318-011-48), currently designated as RS-20M (Single Residential) (1.43 acres) and CG (General Commercial) (4.5-acres), to a single land use designation of CG (General Commercial) totaling 5.93 acres, and a Conditional Use Permit and Architectural Review to permit for the construction of a secured-gated self-storage facility situated on two (2) parcels totaling approximately 6.25 acres and located on the west side 11th Street, on the south side of Yucaipa Boulevard, 500 feet east of 12th Street and 470 feet north of Avenue D.

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. 2022-52, approving the minor General Plan Amendment / Land Use District Change of a property from RS-20M (Single-Residential, 20,000 square foot minimum lot size to the land use designation of CG (General Commercial); and
- B) Approve first reading, by the title only, as read by staff, of Ordinance No. 416, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and
- C) Approve the Conditional Use Permit (Case No. 21-202), 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.

3. **SUBJECT:** Wildwood Calvary Chapel (Case No. 22-050/CUP/ARC): A Conditional Use Permit for the continued development of a place of worship campus for the Wildwood Calvary Church through the addition of four buildings built over four phases, which includes a school complex and athletic field, a new sanctuary building, a day care facility, and administrative offices on 12.4 acres, located on the south side of Oak Glen Road approximately 250 feet west of Bryant Street (Project is a renewal of previously-approved Case No. 11-061/REV to 08-131/CUP and 16-085; the initial phase of the Project has been previously completed)

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

- A) Approve Conditional Use Permit No. 22-050, Architectural Design, and conceptual landscaping subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Adopt the Findings as contained in this Agenda Report; and
- C) Determine that the Project does not require any additional environmental review pursuant Section 15162(a) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and
- D) Direct Staff to file a Notice of Decision.

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 09/01/2022. Said meeting to be held at 6:30 PM, 09/07/2022, 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
 09/01/2022
 Remove By: 09/08/2022 