



Planning Commission Regular Meeting Agenda

September 21, 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 September 7, 2022

NEW BUSINESS:

- 2. **SUBJECT:** **Pacific Horizons Homes** (Case No. 22-125/ARC): An Architectural Review for Tract 17349, which proposes to utilize 6-foot vinyl fencing as a screening material in lieu of a 6-foot CMU block around the majority of the site’s perimeter located west of Bryant Street and south of Sunnyside Drive; APN: 0303-041-27.

RECOMMENDATION: That the Planning Commission review the revised site plan for Tract 17349 which proposes to utilize 6-foot vinyl fencing as a screening material around the majority of the site’s perimeter, in lieu of a 6-foot CMU block wall, and if considered an appropriate change, approve Case No. 22-125/ARC.

PUBLIC HEARINGS:

The order of Business for the Public Hearing Shall Be:

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

- 3. **SUBJECT:** 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.

DISCUSSION:

The staff is requesting that the proposed General Plan Amendment and Conditional Use Permit be continued and be brought back for consideration the by Planning Commission at a known future date, October 5, 2022. The newspaper posting of the Notice of Public Hearing, which is required for a General Plan Amendment pursuant to State Law, was ultimately not posted on the correct date. As such, the City will be publishing a new Notice of Public Hearing in the paper to give adequate notice to the general public.

RECOMMENDATION:

MOTION: If the Planning Commission concurs with staff’s recommendation, the following motion is provided:

“I move to continue the Public Hearing for Case No. 21-202/GPA/CUP/ARC to the October 5, 2022, Planning Commission meeting”.

ANNOUNCEMENTS:

PLANNING COMMISSION ADJOURNED:

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 09/15/2022. Said meeting to be held at 6:30 PM, 09/21/2022, 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
09/15/2022



Remove By: 09/22/2022