



Planning Commission Regular Meeting Agenda

November 2, 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 October 5, 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:** **Western Heights Water Co.** (Case No. 21-143/TTM 20415): A Tentative Tract Map (TTM 20415) to subdivide approximately 8.57 gross acres into 12-single family lots with a minimum lot size of 20,000 square feet.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Approve Tentative Tract Map No. 20415 (Case No. 21-143) subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Adopt the Subdivision Findings as contained in this Agenda Report; and
- C) 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,
- D) Direct staff to file a Notice of Determination.

3. **SUBJECT: JJK Xpress.** (Case No.21-160/CUP): A conditional Use Permit to establish a parking lot for storage of Semi Trucks and large vehicles at 13650 Calimesa Blvd. APN: 0318-212-27

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and, if considered appropriate:

- A) Approve the Conditional Use Permit, subject to the Conditions of Approval as contained in the Agenda Report; and
 - B) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and
 - C) Adopt a Categorical Exemption pursuant to Section 15332 (Class 32) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
 - D) Direct staff to file a Notice of Exemption.
4. **SUBJECT: Avtar Gore.** (Case No. 22-014/TTM 20531): A Tentative Tract Map (TTM 20531) to subdivide approximately 8.41 gross acres into nine (9) single family lots with a minimum lot size of 20,000 square feet including one remainder lot of 2.82 acres.

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

- A) Approve Tentative Tract Map No. 20531 (Case No. 22-014) subject to the Conditions of Approval as contained in this Agenda Report; and
 - B) Adopt the Subdivision Findings as contained in this Agenda Report; and
 - C) Adopt an Addendum to the previously adopted Mitigated Negative Declaration 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 Exemption.
5. **SUBJECT: Jeffrey Bua** (Case No. 22-085/SUP/ARC): A Special Use Permit for the Architectural Review of a 3,864 square foot and 27.9-foot-tall, detached garage located on a single-residential property at 10638 Lakeview Road; APN: 0303-041-37.

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

- A) Review the architectural design of the proposed oversized 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:

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 10/27/2022. Said meeting to be held at 6:30 PM, 11/02/2022, 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 
 10/27/2022
 Remove By: 11/03/2022