



Planning Commission Regular Meeting Agenda

December 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 November 16, 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:** **SG OPAL INC** (Case No. 21-026/CUP/DA); A Conditional Use Permit and Development Agreement for the phased development of a commercial center that includes a fuel station with a 9,000 square foot building that includes a convenience store, quick service restaurant, and office space, fuel canopy with 16 fuel dispensers and an express carwash, and a 66-room hotel with a rooftop bar and restaurant; located at 32788 Oak Glen Rd; APN: 0301-174-07.

RECOMMENDATION: That the Planning Commission conduct a public hearing, and recommend that the City Council:

- A) Approve Conditional Use Permit No. 21-026 subject to the Conditions of Approval as contained in the Agenda Report; and
- B) Adopt the Findings as contained in the Agenda Report; and
- C) Approve Ordinance No. 419 and the Development Agreement as part of the proposed Project; 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.

3. **SUBJECT: Uberous, INC.** (Case No. 21-168/LUCR/SUP/ARC): A Land Use Compliance Review to construct a 1,198 square foot detached Accessory Dwelling Unit (ADU), and Special Use Permit with Architectural Review to construct an attached 604 square foot garage and 365 square foot porch area to the ADU for a total accessory structure size of 2,167 square feet located on Parcel 2 of TPM 20420 west of Fremont Street and north of Bella Vista; APN: 0322-452-19.

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

- A) Review the architectural design of the proposed 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.

4. **SUBJECT: Uberous, INC.** (Case No. 21-169/LUCR/SUP/ARC): A Land Use Compliance Review to construct a 1,198 square foot detached Accessory Dwelling Unit (ADU), and Special Use Permit with Architectural Review to construct an attached 604 square foot garage and 365 square foot porch area to the ADU for a total accessory structure size of 2,167 square feet located on Parcel 1 of TPM 20420 west of Fremont Street and north of Bella Vista; APN: 0322-452-19.

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

- A) Review the architectural design of the proposed 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.

5. **SUBJECT: Blake Campbell** (Case No. 22-131/SUP/ARC): A Special Use Permit for the Architectural Review of a 1,440 square foot and 21.3 foot-tall, detached garage that is designed to match the existing single-family residence located at 34978 Goldstone Drive; APN: 0302-301-14.

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

- A) Review the architectural design of the proposed 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.

6. **SUBJECT: Crestwood Communities.** (Case No. 22-140/CUP): A Conditional Use Permit for the continued development of 33 detached condominiums (Willow Park) on 5.47 Acres that will utilize a previously approved one lot condominium subdivision (Tract 17031) located at 12742 5th Street. APN:0318-174-22.

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

- A) Approve Conditional Use Permit No. 22-140, 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 Exemption.

ANNOUNCEMENTS:

PLANNING COMMISSION ADJOURNED:

AFFIDAVIT OF POSTING

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 he Notice and Agenda of the Planning Commission of the City of Yucaipa was provided and posted on 12//01/2022. Said meeting to be held at 6:30 PM, 12/07/2022, 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

