CITY OF Yucaipa

*Dennis Miller, Chair*
*Brandon Mihld, Vice Chair*
*Tony Hicks, Commissioner*
*Mike McCuistion, Commissioner*
*Timothy Mullins, Commissioner*
*Robert O'Brine, Commissioner*

# AGENDA

**Planning Commission**
**April 15, 2026**
**6:30 PM**
**Yucaipa City Hall - City Council Chambers**
**34272 Yucaipa Blvd., Yucaipa, California**

**Public Comment Via Mail or Email**
Items 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 via U.S. Mail to the City Clerk at 34272 Yucaipa Blvd., Yucaipa, CA 92399 or via email to publiccomment@yucaipa.gov. 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 City Council and Commission meetings, which may be accessed on the City's website at https://yucaipa.gov/agendas-minutes/. Individuals should be aware that comments provided, including personal information, may be disclosable pursuant to the California Public Records Act.

**Live stream/recording of Planning Commission meetings:**
Members of the public may watch city council meetings live at: https://yucaipa.gov/live.

**Possible Live Stream Disruptions:**
While the City of Yucaipa strives for uninterrupted streaming, technical issues may occasionally occur. We ask for your understanding and patience should there be any disruptions during the live broadcast. We will work diligently to resolve any issues promptly, however, please be advised that the City Council meeting may continue in person while such issues are resolved. Every attempt will be made for the meeting to be recorded and made available for viewing after its conclusion.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT** **LIMIT 3 MINUTES**

**CONSENT AGENDA**

The following Consent Agenda items are expected to be routine and non-controversial. The Planning Commission will act upon them, at one time, without discussion. Any Commissioner or staff member may request removal of an item from the Consent Agenda for discussion.

**1.** **SUBJECT**: APPROVE THE PLANNING COMMISSION MINUTES OF MARCH 18, 2026.

**RECOMMENDATION**: That the Planning Commission approve the minutes of March 18, 2026.

**PUBLIC HEARINGS**

The order of Business for the Public Hearing Shall Be:

A. Open Public Hearing
B. Disclosure of Ex Parte Communications
C. Staff Presentation
D. Applicant/Representative Presentation (if necessary)
E. Public Comments
F. Applicant Rebuttal (if necessary)
G. Public Hearing Closed
H. Commission Discussion

**2.** **SUBJECT**: ORDINANCE NO. 479, CAR WASH REGULATIONS

**RECOMMENDATION**: That the Planning Commission conduct a public hearing and provide a recommendation to the City Council to:

1. Approve the introduction and first reading of Ordinance No. 479, an Ordinance of the City of Yucaipa, California, adding Development Code Section 88.0410 (Carwash Facilities) to Chapter 4 (Commercial and Industrial) of Division 8 (Specific Use Design Standards) of the Development Code to establish regulations for carwash facilities; and

2. Find that the Ordinance is exempt from Environmental Review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) where CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; or

3. Provide further direction to staff.

**STUDY SESSION**

**3**. **SUBJECT**: CITY ZONING LAND USE DISTRICTS

**ANNOUNCEMENTS**

**ADJOURNMENT**

**Notice Regarding Americans with Disability Act**

The City of Yucaipa complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please call the City Clerk's Department at (909) 797-2489, during normal business hours, at least 48-hours prior to the meeting. Notification 48 hours prior to the meeting will enable the city to make reasonable accommodations to ensure accessibility to this meeting.

**CEQA STATEMENT:**
Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA guidelines sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resource Code Section 21065.

Pursuant to Government Code Section 54957.5, any disclosable public records related to an open session item on a regular meeting agenda and distributed by the City of Yucaipa to all or a majority of the City Council, less than 72 hours prior to that meeting, are available for public inspection at Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, during normal business hours.

**NOTICE REGARDING CHALLENGES TO DECISIONS**
Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the below decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

**NOTICE REGARDING APPEALS**
Appeals of a final action by the Planning Commission must be filed with the city clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.

**AFFIDAVIT OF POSTING**

State of California }
County of San Bernardino } ss.
City of Yucaipa }

I, Ana V. Sauseda, City Clerk of the City of Yucaipa, California, do hereby declare that the foregoing agenda was posted on 04/09/2026, at least seventy-two (72) hours prior to the meeting per Government Code 54954.2, at the following locations:

Yucaipa City Hall, 34272 Yucaipa Boulevard, Yucaipa, California
City of Yucaipa website www.yucaipa.gov

AVS
Ana V. Sauseda, MMC
City Clerk