

CITY OF



*Dennis Miller, Chair
Brandon Mihld, Vice Chair
Tony Hicks, Commissioner
Mike McCuiston, 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


Ana V. Sauseda, MMC
City Clerk

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of March 18, 2026

A Regular meeting of the Planning Commission of the City of Yucaipa, California was called to order in the Council Chambers, 34272 Yucaipa Boulevard, Yucaipa, on March 18, 2026, at 6:30 PM.

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Miller.

PLANNING COMMISSION ROLL CALL

PRESENT: Dennis Miller, Chair
Brandon Mihld, Vice Chair
Mike McCuiston, Commissioner
Tony Hicks, Commissioner
Robert O’Brine, Commissioner
Timothy Mullins, Commissioner

ABSENT: None

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Landon Kern, Assistant City Engineer
Kenneth Taylor, Planning Consultant
Maria Koolhoven, Planning Commission Assistant

PUBLIC COMMENT: No public comments on items not on the agenda.

CONSENT AGENDA

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

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

ACTION: MOTION BY COMMISSIONER MCCUISTION, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0, TO APPROVE CONSENT AGENDA ITEM NO. 1.

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

PLANNING COMMISSION EX PARTE DISCLOSURE

Vice Chair Miller asked if there were any ex parte communications to disclose. There were no items disclosed.

2. SUBJECT: LEC ON BEHALF OF LR JOHNSON CONSTRUCTION (CASE NO. PLN-PHE-25-0010): A CONDITIONAL USE PERMIT (CUP) AND ARCHITECTURAL REVIEW TO ALLOW AFTER-THE-FACT LEGALIZATION OF A 1,421 SQUARE FOOT MODULAR OFFICE BUILDING, OFF-STREET PARKING IMPROVEMENTS, AND THE PLACEMENT OF SHIPPING CONTAINERS FOR ON-SITE STORAGE IN CONJUNCTION WITH A CONSTRUCTION MATERIAL AND EQUIPMENT STORAGE YARD PREVIOUSLY APPROVED UNDER CASE NO. 21-148/CUP. THE SUBJECT PROPERTIES ARE LOCATED AT 31909 OUTER HIGHWAY 10 AND 31925 OUTER HIGHWAY 10 (APNS: 0301-141-58 AND 0301-141-61).

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

Take one of the following actions regarding the Conditional Use Permit (CUP), architectural design, and conceptual landscaping:

- a) Approve the Conditional Use Permit, and if acceptable, the architectural design and conceptual landscaping, subject to the Conditions of Approval contained in the staff report, if the Planning Commission determines that the required findings can be made based on the evidence presented, including strengthening Findings No. 1 and No. 5 and adopting the updated Findings for the Conditional Use Permit.
- b) Approve the Conditional Use Permit with modifications if changes to the project design, landscaping, screening, or operational aspects are necessary to support the required findings, including strengthening Findings No. 1 and No. 5 and adopting the updated Findings for the Conditional Use Permit.

- c) Deny the Conditional Use Permit, architectural design, and conceptual landscaping if the Planning Commission determines that the required findings cannot be made based on the evidence presented.
- d) Continue the public hearing to allow the applicant to submit revised plans, additional information, or design modifications necessary for the Planning Commission to evaluate the project and make the required findings; and

- Public Hearing Opened

Vice Chair Miller opened the Public Hearing for Item No. PLN-PHE-25-0010 6:32 p.m.

- Staff Presentation

Planning Consultant Taylor presented the Agenda Report.

- Applicant Presentation

The applicants Gene and Lynette Johnson and the applicant's engineer Steve Ritchey addressed the commission.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

Vice Chair Miller closed the Public Hearing at 6:58 p.m.

ACTION: MOTION BY COMMISSIONER MCCUISTION, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0, TO CONTINUE ITEM NO. 2 WITH THE FOLLOWING CONSIDERATIONS TO BE ADDRESSED.

- a) Permit the modular structure on the property (2 plus years without permit)
- b) Eight (8) storage containers and their design
- c) Fencing / screening
- d) Concern on grade change of property and related visual elements with higher rear
- e) Temporary modular office needs a specific time limit before a formal office is built
- f) Aesthetics on interior (landscaping)
- g) Signage
- h) Paving of nine parking spaces

STUDY SESSION:

3. **SUBJECT:** KEY HOUSING LAW – PART #2

DISCUSSION:

Deputy Director of Community Development / City Planner Benjamin Matlock presented the Study Session Presentation and provided answers to the Commissioners' questions. Commissioner's O'Brine and McCuiston added notes from what they learned at the recent Planning Commissioners Academy.

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock reminded the Commissioners to submit the annual Form 700. The next Planning Commission meeting will most likely be held on April 15, 2026.

ADJOURNMENT:

The meeting adjourned at 8:14 PM.

Benjamin Matlock
Deputy Director/City Planner

Dennis Miller
Chair of the Planning Commission



STAFF REPORT

DATE: April 15, 2026

TO: Honorable Chairperson and Planning Commissioners

FROM: Benjamin J. Matlock, Deputy Director of Community Development

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.

BACKGROUND/DISCUSSION:

Yucaipa currently has 10 operating car wash facilities, with 2 additional facilities under construction. These include accessory washes at fueling stations, “full-service” car washes, express tunnels, and coin-operated/self-serve sites. In response to the City Council’s request to explore an ordinance controlling carwash proliferation, staff presented the City Council four different land-use strategies on October 27, 2025, that could be used for managing the development of future car washes:

- Citywide Prohibition on new car washes;
- Numerical Cap (citywide or sub-area);
- Buffer/Separation between car washes (with typical design/operational standards); or
- Conditional Use Permit for establishing a car wash (perhaps with City Council approval).

The City Council ultimately recommended that an ordinance be developed that creates a buffer/separation between car washes. This approach would allow new car washes only when separated from existing facilities by a minimum distance that is measured parcel-line to parcel-line and was intended to address an over-concentration of carwashes without directly prohibiting this land use.

Following this direction, staff prepared exhibits that document where carwashes would be allowed and prohibited based on typical land use buffer increments – 500 feet, 1,000 feet, and 1,500 feet. The City Council reviewed these different options on February 9, 2026, and directed staff to prepare an ordinance that included a 1,500-foot buffer. Along with this requirement, the Ordinance also includes key site design, architectural and operational details that align with best practices for carwashes.

Environmental Review:

The adoption of the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) where CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Ordinance provides more restrictive separation and operational requirements for carwash uses, and future projects will be evaluated for their specific impacts as they are proposed.

FISCAL IMPACT:

The recommendations do not result in a fiscal impact.

Attachments:

1. Ordinance No. 479
2. Buffer Map Exhibits for Carwashes

ORDINANCE NO. 479

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUCAIPA, CALIFORNIA, ADDING 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.

WHEREAS, on March 14, 1994, the City Council of the City of Yucaipa (the “City Council”) adopted a comprehensive Development Code that included zoning standards and development review procedures for the City of Yucaipa (the “City”) to use to evaluate a variety of development and land use proposals; and

WHEREAS, periodic updates to the City’s Development Code are warranted to address updated General Plan policies, updated state law requirements, or to address the changing needs of the community; and

WHEREAS, on August 28, 2025, and February 9, 2026, the City Council discussed potential amendments to the Yucaipa Development Code to address the saturation of car wash uses; and

WHEREAS, on April 15, 2026, the Planning Commission conducted a duly noticed public hearing to consider its recommendation on the Ordinance and after receiving public comments, closed the public hearing, and recommended that the City Council adopt this Ordinance; and

WHEREAS, on _____, the City Council held a duly noticed public hearing on the proposed Ordinance, at which time a staff report was presented and evidence in the record was provided to support the findings required by the Yucaipa Development Code Section 83.020210 as reflected in Attachment A to the City Council Agenda Report, dated _____; and

WHEREAS, the purpose of this Ordinance is to provide for the health, safety and welfare of City of Yucaipa by ensuring objective development standards are established for car wash facilities, including the consideration the potential impacts, such as noise and vehicle traffic, that car wash facilities may have on the surrounding environment and community, and the impacts of an undue concentration of such uses as to mitigate the potential impacts; and

WHEREAS, the provisions of this Ordinance apply to the application and issuance of new business licenses, use permits, building permits, or any other applicable permits or land use entitlements or approvals which pertain to car wash facilities; and

WHEREAS, the City Council’s approval of the proposed amendments to the Development Code will result in consistency between the Development Code and the policies and objectives of the General Plan; and

WHEREAS, the City Council has made the necessary findings to adopt amendments to the Development Code as required by California law and has taken all other actions as required by California law to amend the Development Code; and

WHEREAS, the proposed amendments to the Development Code are exempt from the California Environmental Quality Act (Public Resources Code Sections 21000, et seq.) (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City’s Local CEQA Guidelines, pursuant to 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; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUCAIPA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Findings

A. This Ordinance is adopted by the City Council pursuant to the City’s police powers to protect the health, safety, and general welfare of the public.

B. The City Council finds that the overall use and development of land should be designed for the protection of the public health, safety and welfare; that it is important to ensure that the establishment of all land uses conform to a plan of logical and orderly development of the land, and that present and future land uses be compatible with surrounding land uses; and that incompatible land uses would be aesthetically displeasing, economically detrimental, and harmful to the public health, safety and welfare.

Section 2. Section 88.0410 (Carwash Facilities) of Chapter 4 (Commercial and Industrial) of Division 8 (Specific Use Design Standards) of the Development Code is hereby added to read:

“Section 88.0410 Carwash Facilities

The provisions listed below apply to all types of commercial car washes, including but not limited to: car washes where washing is done completely by automated means, usually through the use of a "wash tunnel" which may include fully automated facilities, or those with automated means of washing and drying that include “full service” facilities where the finishing and detailing done by car wash employees or “express wash” facilities where vacuuming and detailing are done by a car owner; “self-service” facilities where the car owner does the washing utilizing spray hoses, soap and other equipment provided at the facility; and "hand" car washes where facility employees wash and/or wax the car by hand with the use of little if any automated or mechanical means.

A. The following site design standards shall apply to all carwash facilities:

1. No carwash facility shall be developed within 1,500 feet parcel from any other carwash facility is located, which shall be measured in a straight line, without regard to intervening structures, to their closest property line.
2. The site layout and design shall ensure that the queuing and drying areas will not create overspill onto adjoining walkways and streets, or onto adjacent properties that are not associated with the proposed car wash use. The stacking distance shall be determined through a parking study to ensure that sufficient space is available.
3. Whether automatic, by hand, or self-service, the car wash structure (including wash bays) shall be located a minimum 100 feet from the boundary of any residentially zoned property.
4. All washing facilities shall be located within a building which is enclosed except those openings necessary for vehicular and pedestrian access. The vehicular exit and dryer location shall not face any adjacent residentially zoned property.
5. Vacuuming facilities shall be completely screened from adjacent residential properties for noise attenuation purposes. Additional noise attenuation may be required depending on the number of vacuums, including distance separation, to the satisfaction of the City Planner.
6. The car wash structure must be architecturally compatible in terms of mass, scale, and building colors and materials with any other buildings on site and with the surrounding neighborhood. Decorative design enhancements shall be applied to the exterior façade of the structure and shall include at a minimum:
 - a. Decorative tower design element that modifies the roofline height of the structure
 - b. Elevation projections of more than 2 feet along the length of the structure
 - c. No less than 3 different exterior finish materials, excluding paint colors, along the exterior elevations

B. The following operational details shall apply to carwash facilities:

1. Hours of operation shall be limited to 7 am to 7 pm during winter months, and 7 am to 8 pm during summer months for sites that are adjacent to residential areas, or 7 am to 9 pm for areas surrounded by commercial uses, unless site specific circumstances warrant alternative hours of operation, as determined through the Conditional Use Permit process.
2. Water used for washing shall be recycled to the extent possible to reduce use of potable water. The use of recycling water systems and the disposal of water fluids and solids shall comply with applicable state and federal guidelines/standards and must be approved by the engineering services department.

3. All mechanical ventilating equipment shall be directed to exhaust vents and cannot face adjacent residential properties. Exhaust systems shall be equipped with appropriate control systems to minimize or eliminate noxious pollutants that may impact ambient air quality and must adhere to all applicable local, state, and federal air quality standards.
4. All uses at the subject site, including any power driven or steam cleaning machinery, drying equipment, or vacuuming machines shall maintain noise levels below the levels provided in the Development Code. A noise study shall be provided that addresses both the peak and weighted noise levels to ensure that the equipment will not create a nuisance to adjoining properties.
5. The installation and operation of outdoor loudspeakers or a public address system is prohibited.”

Section 3. Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

Section 4. Effective Date

This ordinance shall take effect thirty (30) days after its adoption.

Section 5. Certification

The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published or posted in the manner prescribed by law.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2026.

Chris Venable, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana V. Sauseda, MMC
Director of General Services/City Clerk

Steven Graham Pacifico
City Attorney

Yucaipa Car Wash 1,500 ft Buffers



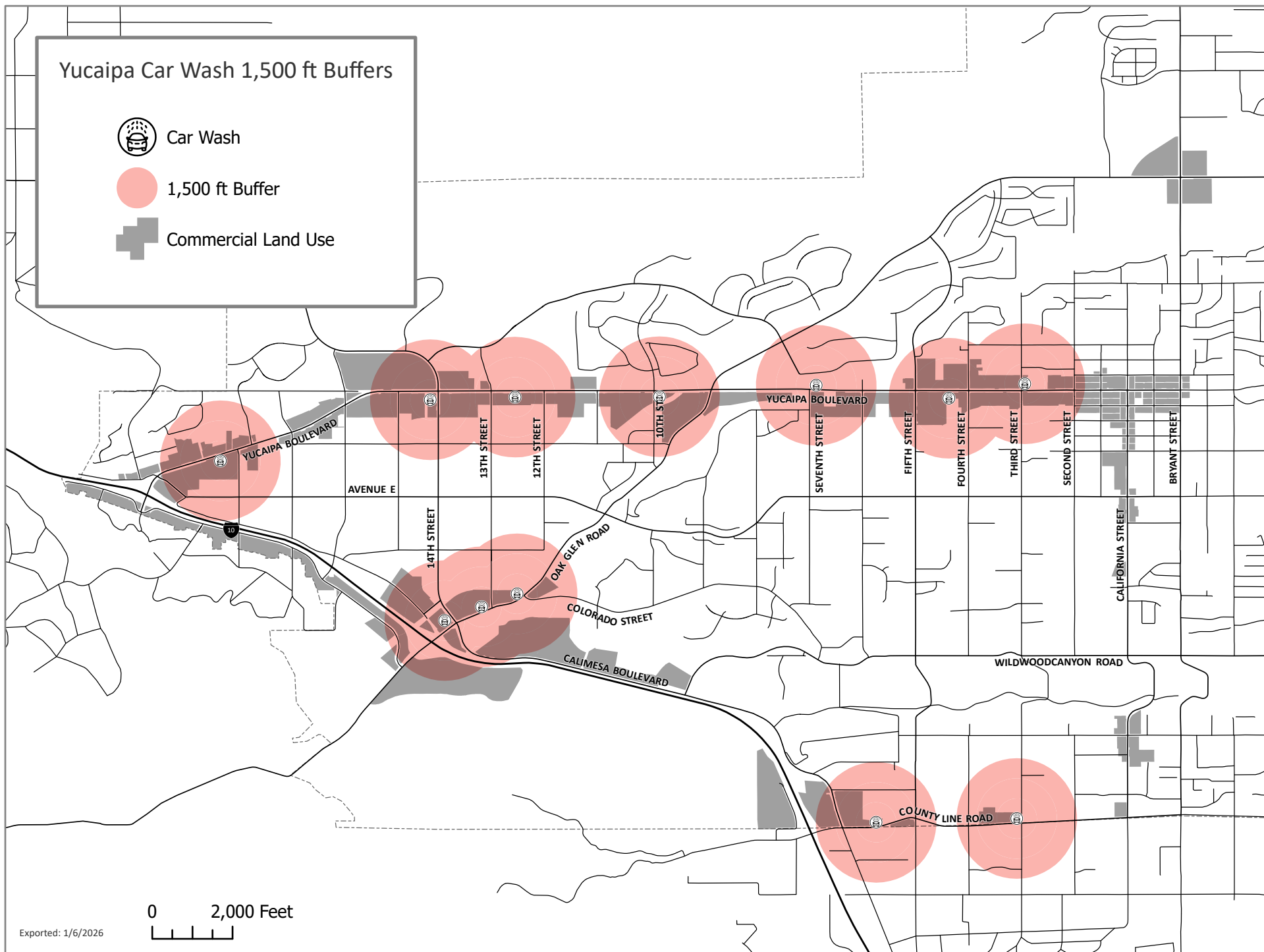
Car Wash



1,500 ft Buffer



Commercial Land Use



0 2,000 Feet

Exported: 1/6/2026