

CITY OF



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

AGENDA

Planning Commission

May 6, 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

CITY CLERK ITEM

Oath of Office – City Clerk to swear in newly appointed committee member.

STAFF INTRODUCTIONS

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 APRIL 15, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of April 15, 2026.

2. **SUBJECT:** SHAUN BORDEN. (PLN-FS-26-0001) LAND USE COMPLIANCE REVIEW IS FOR AN ARCHITECTURAL REVIEW OF A PROPOSED 4 FT. TALL AND SQ. FT. DECORATIVE ROCK FREESTANDING SIGN AS PART OF THE REQUIRED ENTRY DESIGN FEATURE FOR A MULTIPLE RESIDENTIAL PROJECT (CASE NO. 24-063/PUP/MNV) LOCATED AT 34757 AVE H; APN: 0319-252-34.

RECOMMENDATION:

That the Planning Commission consider, and if appropriate:

- A) Approve Land Use Compliance Review PLN-FS-26-0001, subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Find that the Project is exempt from CEQA pursuant to Section 15311 of the State CEQA Guidelines.

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

3. **SUBJECT:** ORDINANCE NO. 479, CAR WASH REGULATIONS (Continued from April 15, 2026)

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:

4. **SUBJECT:** PERMIT SOFTWARE PRESENTATION

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 04/30/2026, 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 April 15, 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 April 15, 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

ABSENT: Robert O’Brine, Commissioner
Timothy Mullins, Commissioner

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
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 MARCH 18, 2026.

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

ACTION: MOTION BY COMMISSIONER MCCUISTION, SECOND BY COMMISSIONER HICKS, CARRIED, 4-0-2, TO APPROVE CONSENT AGENDA ITEM NO. 1. (COMMISSIONER MULLINS AND O’BRINE ABSENT).

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: 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.

- **Public Hearing Opened**

Vice Chair Miller opened the Public Hearing for Item No. 2- Ordinance No. 479, Car Wash Regulations 6:31 p.m.

- **Staff Presentation**

Deputy Director of Community Development/City Planner Matlock presented the Agenda Report.

Commissioner Hicks recognized a potential conflict and recused himself from Item #2 at 6:47 p.m.

- Applicant Presentation
There was no applicant presentation.
- 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 7:06 p.m.

ACTION: THE ITEM WILL BE CONTINUED ON THE MAY 6, 2026, MEETING DUE TO NOT HAVING A QUORUM.

STUDY SESSION:

3. SUBJECT: CITY ZONING LAND USE DISTRICTS

DISCUSSION:

Deputy Director of Community Development / City Planner Benjamin Matlock presented the Study Session Presentation and provided answers to the Commissioners' questions.

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock announced that the next meeting will be held on May 6, 2026.

ADJOURNMENT:

The meeting adjourned at 7:12 PM.

Benjamin Matlock
Deputy Director/City Planner

Dennis Miller
Chair of the Planning Commission



STAFF REPORT

DATE: May 6, 2026

TO: Honorable Chairperson and Planning Commissioners

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

SUBJECT: **Shaun Borden.** (PLN-FS-26-0001) Land Use Compliance Review is for an architectural review of a proposed 4 ft. tall and 12 sq. ft. decorative rock freestanding sign as part of the required entry design feature for a multiple residential project (Case No. 24-063/PUP/MNV) located at 34757 Ave H; APN: 0319-252-34.

RECOMMENDATION:

That the Planning Commission consider, and if appropriate:

- A) Approve Land Use Compliance Review PLN-FS-26-0001, subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Find that the Project is exempt from CEQA pursuant to Section 15311 of the State CEQA Guidelines.

BACKGROUND/DISCUSSION:

On February 7, 2018, the Planning Commission approved Case No. 17-012/CUP/MNV/ARC, a Conditional Use Permit for the construction of thirteen (13) additional units arranged as duplexes to a 1.85 acre property that features an existing residence, and a Minor Variance for a reduction of the rear yard requirements to allow for a 10 foot, 6 inch setback in lieu of a 15 foot setback. This project was renewed on July 17, 2024, under Case No. 24-063/PUP/MNV.

The site has since been developed and is in the process of completing all its requirements. One of these requirements, which is listed as a condition of approval and as identified in Section 88.0215, Site Amenities, of the Development Code requires some sort of entry statement. Specifically, the project is required to provide one of the following:

- “(1) hardscape structure (trellis, decorative garden wall, landscaped berming, decorative gate, etc.)
- (2) specimen landscaping (large, distinctive vegetation) or mature trees
- (3) textured or stamped concrete
- (4) monument signage with accompanying landscaping

(5) or other comparable installations, as approved by the Planning Commission and/or City Council”

It should be noted that the original entitlement plans had noted a deferred submittal of this requirement. To satisfy the remaining conditions of approval, a Land Use Compliance Review is for an architectural review of a proposed 4 ft. tall and 12 sq. ft. decorative rock freestanding sign has been submitted for Planning Commission’s approval.



The proposed Project is categorically exempt as stipulated by Section 15311(a) (Class 11) of the California Environmental Quality Act Guidelines. This Section exempts the construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premises signs.

Attachment(s):

1. Conditions of Approval
2. Site Plan
3. Elevations

ATTACHMENT 1

CONDITIONS OF APPROVAL

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 224

1. This Land Use Compliance Review is for an architectural review of a proposed 4 ft. tall and 12 sq. ft. decorative rock freestanding sign as part of the required entry design feature for a multiple residential project located at 34757 Ave H; APN: 0319-252-34. Any alteration or expansion of these facilities, or increase in the developed area of the site from that shown on the approved site plan, may require the submission of a new application or an additional application for Revisions for review and approval.
2. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers, or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City may participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant's defense and indemnification obligations, including any City expenses.
3. This Land Use Compliance Review shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years of the date of approval.
4. All conditions of this Land Use Compliance Review are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property.
5. All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot candle.
6. The project site shall remain in full compliance with all City Sign Regulations at all times.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

7. Developer shall ensure sign location allows for adequate sight distance per City Standards 175 and 176.

**THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

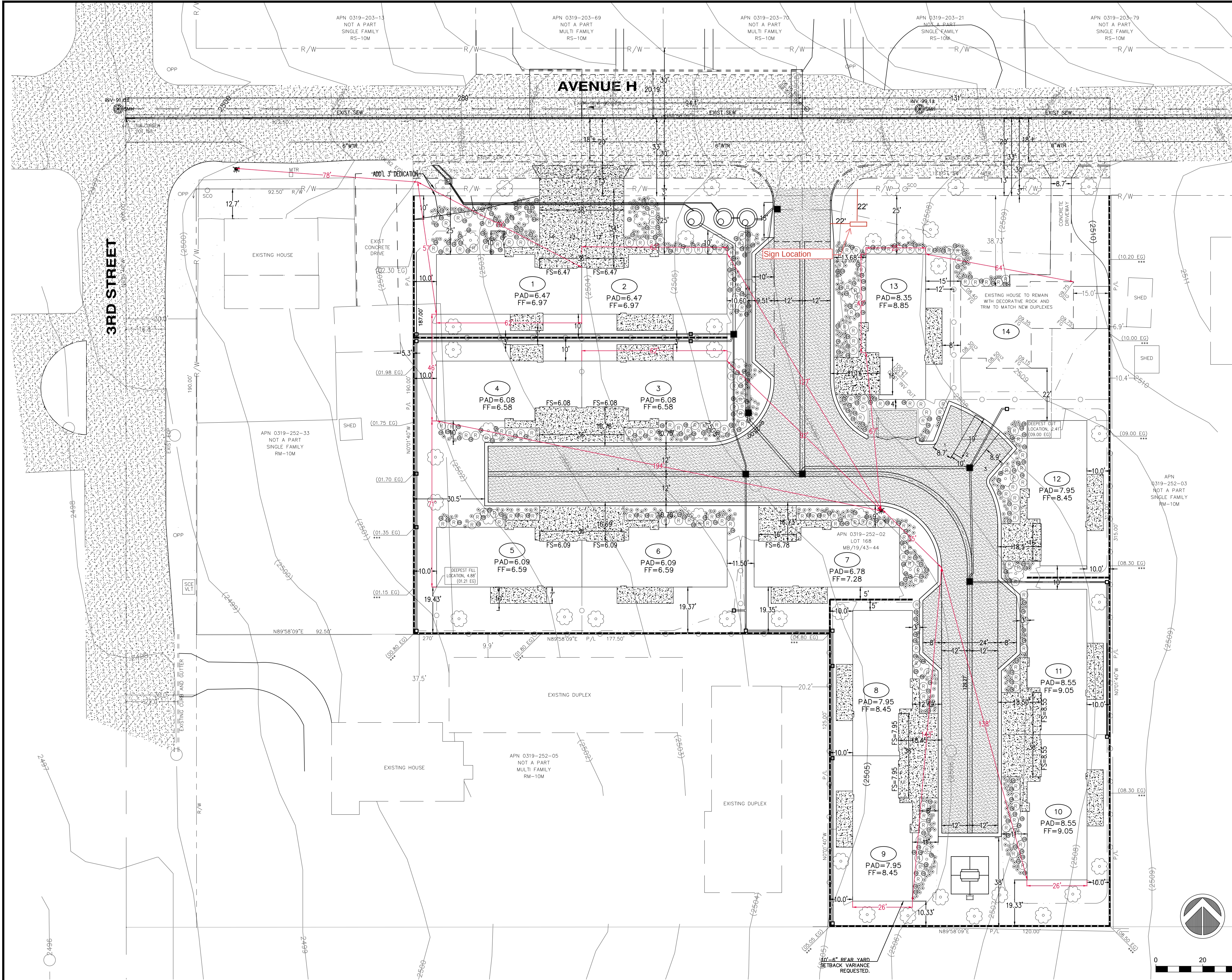
PLANNING DIVISION (909) 797-2489 EXT. 224

8. Verification of application for sign registration and plot plan approval by the Planning Division must be submitted with the building permit for the installation, wiring, remodeling or reconstruction of any sign or portion thereof which requires a building permit.

BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 225

9. The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes as adopted by the City of Yucaipa.
10. The structure shall comply with all structural and non-structural provisions of the California Building Code.

ATTACHMENT 2



CONSTRUCTION NOTES

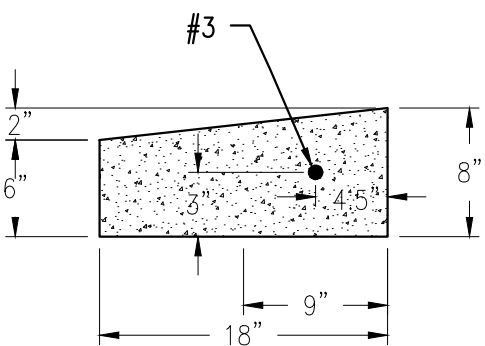
1. PROTECT IN PLACE EXISTING RESIDENTIAL DRIVEWAY APPROACH.
2. PROTECT IN PLACE EXISTING SIDEWALK.
3. CONSTRUCT 4" AC. OVER 6" AB.
4. CONSTRUCT CONCRETE PAVEMENT 4" THICK.
5. CONSTRUCT 24" WIDE CONCRETE GUTTER PER DETAIL ON SHEET 1.
6. CONSTRUCT CONCRETE ROLLED CURB PER DETAIL A.
7. CONSTRUCT RETAINING WALL PER DETAIL D (PER SEPARATE PERMIT).
8. INSTALL 6" SCH. 40 PVC PIPE.
9. INSTALL 8" SCH. 40 PVC PIPE.
10. INSTALL 10" SCH. 40 PVC PIPE.
11. INSTALL 12"x12" NDS SQUARE CATCH BASIN W/12"x12" NDS STEEL GRATE PART#1211, PER DETAIL ON SHEET 1.
12. INSTALL BROOKS 24"x24" CATCH BASIN, PER DETAIL ON SHEET 1.
13. INSTALL 6" CLEANOUT PER DETAIL C.
14. CONSTRUCT 6.5" DIA. DRY WELL PER DETAIL B, THIS SHEET.
15. CONSTRUCT CURB OUTLET PER SBGRD STD.210.
16. INSTALL 4" SCH. 40 PVC PIPE.
17. CONSTRUCT TYPE 2 REINFORCED CONCRETE BLOCK WALL PER SPPWC #601-4, PER SEPARATE PERMIT.
18. CONSTRUCT TRANSITION FROM ROLLED CURB TO 8" CURB & GUTTER. SEE DETAIL ON SHEET 1.
19. INSTALL 12" SCH. 40 PVC PIPE.
20. CONSTRUCT TRASH ENCLOSURE PER CITY STANDARD 620-4.

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

LEGEND

- | | | | |
|--|-------------------------------|--|---------------------|
| | EXISTING PAVEMENT | | EXISTING 1' CONTOUR |
| | PROPOSED PAVEMENT | | EXISTING 5' CONTOUR |
| | PROPOSED CONCRETE | | PROPOSED DRYWELL |
| | PROPOSED FLOW LINE | | |
| | PROPOSED RETAINING WALL | | |
| | PROPOSED 5' VINYL FENCE | | |
| | PROPOSED PIPE BELOW FLOW LINE | | |

CONCRETE: 520-C-3250



ROLLED CURB - DETAIL "A"
NTS

BENCHMARK

BENCHMARK NO. 451

COUNTY LINE RD/E OF 2ND ST
2,537.1990, 1170229 W, 340017 N
35FT NORTH OF CENTER LINE COUNTY LINE ROAD, 290FT
EAST OF CENTER LINE 2ND STREET, ON FAR WEST END OF
A CURB FOR A DRIVEWAY (34946 COUNTY LINE ROAD),
3.5FT NORTH OF THE SOUTH END OF CURB.

Underground Service Alert



TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

No.	By	Date	
1			
2			
3			
4			
5			

Seal

SUBMITTED BY:

DATE:

MATT BRUDIN

RCE No. 41836

EXP. 03/31/2024

SCALE:

AS NOTED

DRAWN BY:

DESIGNED BY:

CHECKED BY:

JOHN M. BRUDIN
1861 REDLANDS BLVD., BLDG 78
REDLANDS, CA 92373
(909) 890-1255

CITY OF YUCAIPA

14 UNITS MULTI-FAMILY RESIDENTIAL

SITE PLAN

FOR

A.P.N. 0319-252-02

34757 AVENUE H, YUCAIPA, CALIFORNIA 92399

SUBMITTED BY:

DATE:

RECOMMENDED FOR APPROVAL BY:

DATE:

APPROVED BY:

DATE:

FERMIN G. PRECIADO, CITY ENGINEER

JOB NO. :

DRAWING NO. :

52562

CITY OF YUCAIPA PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

ATTACHMENT 3





STAFF REPORT

DATE: May 6, 2026

TO: Honorable Chairperson and Planning Commissioners

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

SUBJECT: Ordinance No. 479, Car Wash Regulations (Continued from April 15, 2026)

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
3. Public Comment

ATTACHMENT 1

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 May 6, 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

ATTACHMENT 2

Yucaipa Car Wash 1,500 ft Buffers



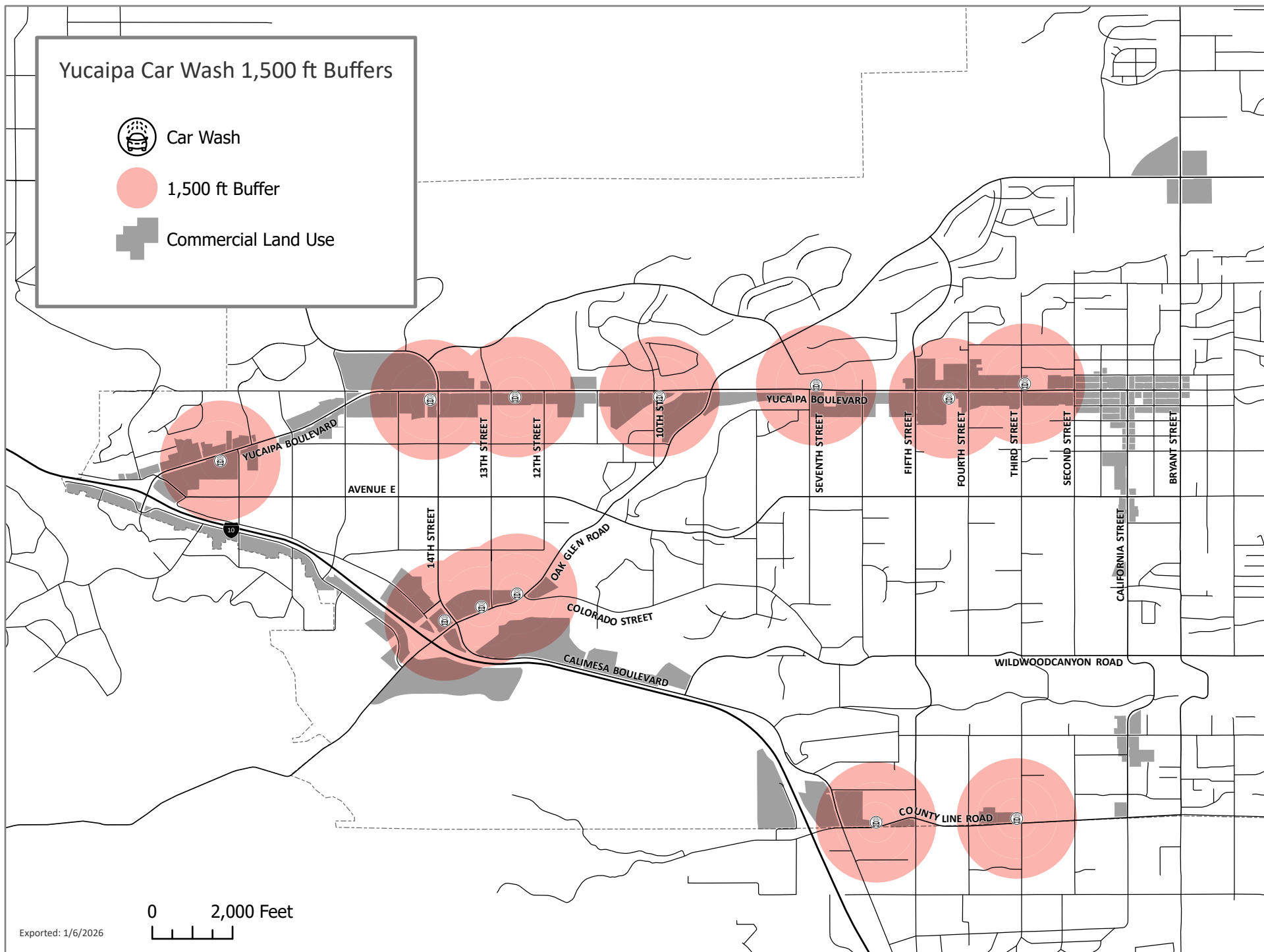
Car Wash



1,500 ft Buffer



Commercial Land Use



0 2,000 Feet

Exported: 1/6/2026

ATTACHMENT 3

April 20, 2026

Yucaipa Planning Commission

34272 Yucaipa Blvd.

Yucaipa, CA 92399

RE: Comments on Ordinance No. 479

Honorable Chair and Commissioners,

The California Fuels & Convenience Alliance (CFCA) represents a majority of California's 12,000+ retail fuel and convenience store operators, including in the City of Yucaipa – many of which are locally owned and operated establishments. We appreciate the opportunity to comment on the proposed revisions to Division 8, Chapter 4 of the City's Development Code. However, as representatives of locally owned small businesses, we must respectfully express our concerns regarding the potential policy changes.

Despite the City's well-intentioned efforts the ordinance's provisions raise many concerns for the wellbeing of the local business environment in Yucaipa. A 1500 ft. zoning restriction between car washes, coupled with the proposed limitations to car washes' operating hours may create the perception that the City of Yucaipa is less welcoming to existing and prospective business owners. Such excessive regulations will bring significant harm to car washes who serve Yucaipa's community day after day by imposing an arbitrary time limit for business operations. Imposing an operational curfew on car washes within the city would effectively remove the ability for business owners to best serve their customers based on their needs, completely undermining the privileges of a free market. Additionally, a curfew on operations could have negative implications for consumer choice. Restricting service hours may limit access for individuals who rely on those times, ultimately reducing convenience and available options for the broader Yucaipa community.

Moreover, setting such a precedent for business regulation in Yucaipa will only serve to create hesitancy for prospective business owners looking for communities to plant their roots. Imposing further rules and regulations will only take up more of local business owners' already-limited operational bandwidth. This shift in sentiment could also prove to be detrimental for the workforce and jobs supported in Yucaipa, as it would effectively decrease the inflow of businesses into the city – stunting an otherwise thriving local economy.

Finally, many retail fuel stations have car washes attached as a means of ancillary income that helps site operators stay profitable throughout the year. Any ordinance attempting to regulate businesses must take into account the financial realities facing its intended audience. This is

especially true for gas station operators in California, who are already navigating an extensive and continually evolving set of regulatory requirements. These retailers don't just sell fuel; they supply neighborhoods with essential goods, services, and everyday essentials. This ordinance will inadvertently include these "mom-and-pop" operators and threaten the livelihood of these key community contributors and stakeholders in Yucaipa.

We respectfully urge the Commission to reconsider the provisions of this ordinance and, at a minimum, amend it to include an exemption for businesses where car wash sales are considered to be ancillary, such as for fuel service stations. Thank you for your time and consideration.

Sincerely,



Bryan Lam, Policy & Engagement Analyst
California Fuels & Convenience Alliance