

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 McCuistion, 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 MCCUITION, 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

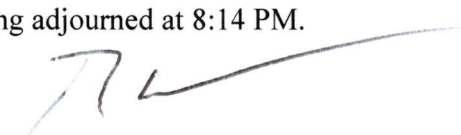
DISCUSSION:

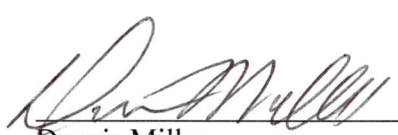
Deputy Director of Community Development / City Planner Benjamin Matlock presented the Study Session Presentation and provided answers to the Commissioners' questions. Commissioner's O'Brine and McCuiston added notes from what they learned at the recent Planning Commissioners Academy.

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