

CITY OF



*Stacey Chester, Member*  
*Tony Hicks, Member*  
*Mike McCuistion, Member*  
*Brandon Mihld, Member*  
*Dennis Miller, Member*  
*Timothy Mullins, Member*  
*Robert O'Brine, Member*

## **AGENDA**

### **Planning Commission**

**February 5, 2025**

**6:30 PM**

**Yucaipa City Hall - City Council Chambers**  
**34272 Yucaipa Blvd., Yucaipa, California**

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#### **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](mailto: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 Planning 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 Planning Commission 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 members.

## **ELECTION OF OFFICERS**

## **STAFF INTRODUCTION**

## **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 NOVEMBER 6, 2024.

**RECOMMENDATION:** That the Planning Commission approve the minutes of November 6, 2024.

2. **SUBJECT:** **STATER BROS.** (ARC-24-0002): THE ARCHITECTURAL REVIEW FOR THE REMODEL OF THE FRONTAGE OF AN EXISTING 36,009 SQUARE FOOT “STATER BROS.” GROCERY STORE LOCATED AT 34460 YUCAIPA BLVD, INCLUDING THE REMOVAL AND REPLACEMENT OF A CANOPY, ROOF DESIGN, DECORATIVE LIGHTS, AND UPDATED FINISHES.

**RECOMMENDATION:** That the Planning Commission review the proposed colors, materials, and architectural design for the remodel of an existing “Stater Bros.” grocery store and, if acceptable, approve Case No. ARC-24-0002.

3. **SUBJECT:** **THERESA MASSARO.** (CASE No. 24-0001/OAK): AN OAK TREE PERMIT FOR THE REMOVAL OF TWELVE (12) TUCKER OAK TREES LOCATED AT 13582 OAK MOUNTAIN DRIVE; APN:0322-791-12.

**RECOMMENDATION:** That the Planning Commission recommend approval of Oak Tree Permit No. 24-0001 for the complete removal of twelve (12) dead and/or structurally comprised trees with a 1:1 replacement to allow adequate space for the construction of a new single-family residence.

## **STUDY SESSION**

4. **SUBJECT:** PLANNING COMMISSION 101

## **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

5. **SUBJECT:** **SABBAH DEVELOPMENT, LLC.** PLN-PHE-24-0007: A PUBLIC HEARING ENTITLEMENT, WHICH CONSIDERS A PLANNING USE PERMIT (PUP) TO AUTHORIZE MINOR SITE PLAN AND BUILDING FOOTPRINT MODIFICATIONS FOR A PHASED COMMERCIAL DEVELOPMENT PROJECT THAT WAS PREVIOUSLY APPROVED AS CASE NO. 22-120/CUP/ARC/VAR. THE REVISED DESIGN PROPOSES TO INCORPORATE AN ADDED 1,465 SQUARE FEET TO THE CONVENIENCE STORE BUILDING IN ORDER TO ACCOMMODATE THEIR FUTURE TENANT NEEDS, AS WELL AS A REDUCTION IN SIDE YARD SETBACK FOR THE CARWASH BUILDING WITH AN INCREASE IN HEIGHT TO THE PROPOSED SOUND WALL ALONG THE WESTERN PROPERTY LINE OF THE 3.17 ACRE SUBJECT SITE LOCATED AT 32598, 32610, AND 32620 OAK GLEN ROAD; APN(S): 0301-183-03,0301-173-55, 0301-173-54.

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

- A) Approve the Planning Use Permit (PLN-PHE-24-0007), subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Review and approve the modified architectural design and conceptual landscaping for the proposed Project; and
- C) Adopt the Planning Use Permit as contained in this Agenda Report; and
- D) Adopt a Categorical Exemption pursuant to Section 15332 (Class 32) and Section 15311 Class (11) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, and
- E) Direct staff to file a Notice of Exemption.

## **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 1/29/2025, 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](http://www.yucaipa.gov)

Ana V. Sauseda, MMC  
City Clerk



Remove by: 2/6/2025