

CITY OF



Stacey Chester, Chair
Dennis Miller, Vice Chair
Tony Hicks, Commissioner
Mike McCuiston, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O'Brine, Commissioner

AGENDA

Planning Commission

May 7, 2025

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 19, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of March 19, 2025.

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:** **TECK PROPERTIES** (CASE NO. 23-088/89/CUP/ARC/VAR): A CONDITIONAL USE PERMIT (CUP) AND MAJOR VARIANCE (MJV) FOR THE DEVELOPMENT OF A BUSINESS PARK IN THE GENERAL COMMERCIAL (CG) LAND USE DISTRICT. THE PROPOSED PROJECT CONSISTS OF 47 INDIVIDUAL TWO-STORY BUSINESS/OFFICE UNITS, WITH 6 INTERIOR FLOOR PLANS RANGING FROM 1,542 SQUARE FEET UP TO 2,990 SQUARE FEET, INCLUDING A LIVE-IN, WORK ONSITE COMPONENT THAT ALLOWS SIX (6) TENANTS TO LIVE ONSITE ON THE SECOND FLOOR OF THEIR ASSIGNED UNIT. THE PROJECT INCLUDES A MAJOR VARIANCE FOR A 90 PERCENT REDUCTION OF SIDE YARD SETBACK, PROVIDING A 1-FOOT SETBACK IN LIEU OF THE REQUIRED 10-FOOT SETBACK.

RECOMMENDATION: That the Planning Commission conduct a public hearing and if appropriate:

- A) Approve the Conditional Use Permit and Variance Request (Case No. 23-088/089), subject to the Conditions of Approval as contained in this Agenda Report,
- B) Review, and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project;

- C) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report;
- D) Adopt the Major Variance Findings as contained in the Agenda Report;
- E) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, finding the mitigation measures and standard measures and procedures will reduce the potential level of environmental impact to less than significant; and
- F) Direct staff to file a Notice of Exemption.

3. **SUBJECT:** **SG OPAL** (PLN-PHE-25-0005): A LAND USE COMPLIANCE REVIEW AND MAJOR VARIANCE OF A FIFTY (50) FOOT PYLON SIGN THAT PROVIDES SIGNAGE FOR THE FUTURE TENANTS ON SITE, INCLUDING DIGITAL FUEL PRICING, WITH THE PROPOSED VARIANCE TO ALLOW FOR AN INCREASE IN STRUCTURE HEIGHT, AND A SEPARATE TEN (10) FOOT MONUMENT SIGN LIMITED TO A FIVE-TIER FUEL PRICING STRUCTURE.

RECOMMENDATION: That the Planning Commission conduct a public hearing and if appropriate:

- A) Approve Major Variance and Land Use Compliance Review No. PLN-PHE-25-005, subject to the Conditions of Approval as contained in this Agenda Report;
- B) Adopt the Major Variance Findings as contained in the Agenda Report;
- C) Find that the Project is exempt from CEQA pursuant to Section 15305 & 15311 of the State CEQA Guidelines; and
- D) Direct staff to file a Notice of Exemption.

STUDY SESSION:

4. **SUBJECT:** California Environmental Quality Act (CEQA)

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 5/1/2025, 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 Ana V. Sauseda, MMC City Clerk	



Remove by: 5/8/2025