

CITY OF



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

AGENDA

Planning Commission

February 18, 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

ELECTION OF OFFICERS

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 DECEMBER 17, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of December 17, 2025.

NEW BUSINESS:

2. **SUBJECT:** VANTAGEONE REAL ESTATE. (PLN-ARC-26-0001) AN ARCHITECTURAL REVIEW FOR A 5,463 SQUARE FOOT “CHILI’S” SIT DOWN RESTAURANT AT 31455 YUCAIPA BOULEVARD AS PART OF YUCAIPA POINTE CENTER.

RECOMMENDATION: That the Planning Commission review the proposed colors, materials, and architectural design for the proposed “Chili’s” sit down restaurant at the Yucaipa Pointe project, if acceptable, approve Case No. PLN-ARC-25-0001.

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:** DAVID HIGGINSON, ON BEHALF OF JOHN OZASI (CASE NO. PLN-PHE-25-0014), IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT (CUP) AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION AND OPERATION OF A NEW TWO-STORY COMMERCIAL BUILDING TOTALING APPROXIMATELY 3,216 SQUARE FEET. THE PROPOSED DEVELOPMENT INCLUDES A PRIMARY JEWELRY RETAIL ESTABLISHMENT OF APPROXIMATELY 2,720 SQUARE FEET, ALONG WITH A SEPARATE 753-SQUARE-FOOT REALTY OFFICE LOCATED WITHIN THE SAME BUILDING FOOTPRINT. THE APPLICANT ALSO REQUESTING A VARIANCE TO PERMIT A REDUCTION IN REQUIRED ON-SITE PARKING, A REDUCTION IN REQUIRED LANDSCAPING AREA, AND A REDUCTION IN THE REQUIRED SIDE YARD SETBACK FROM 10 FEET TO 3.3 FEET FROM THE PROPERTY LINE. ADDITIONALLY, THE PROJECT INCLUDES A LOT MERGER TO CONSOLIDATE TWO ADJOINING PARCELS (ASSESSOR'S PARCEL NUMBERS 030-013-126 AND 030-013-119) INTO A SINGLE PARCEL TOTALING APPROXIMATELY 0.39 ACRES TO FACILITATE UNIFIED SITE DEVELOPMENT.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Approve the Conditional Use Permit, architectural design and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report; and
 - B) Adopt the Findings for the Conditional Use Permit as contained in the Agenda Report; and
 - C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15332 (Class 32) and 15305 (Class5); and
 - D) Direct staff to file a Notice of Exemption
4. **SUBJECT:** MICHAEL KLING (CASE NO. PLN-PHE-25-0018): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW TO ALLOW CONSTRUCTION OF A NEW DETACHED 2,160-SQUARE-FOOT, 17-FOOT-TALL METAL RECREATIONAL VEHICLE AND AUTOMOTIVE STORAGE GARAGE LOCATED AT THE REAR OF THE PROPERTY AT 33659 COLORADO STREET (ASSESSOR'S PARCEL NUMBER 0318-102-11).

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Review the architectural design of the proposed accessory structure, and if it is acceptable, approve the design subject to the Conditions of Approval; and
- B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and

- C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and
- D) Direct staff to file a Notice of Exemption.

STUDY SESSION:

5. SUBJECT: KEY HOUSING LAW BASICS

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 12/07/2023, 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	



A handwritten signature in black ink, appearing to be "A. Sauseda".