

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

July 15, 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 Planning Commission 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

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 JUNE 17, 2026

RECOMMENDATION: That the Planning Commission approve the minutes of June 17, 2026.

NEW BUSINESS:

2. **SUBJECT:** (PLN-ARC-26-0004) THE ARCHITECTURAL REVIEW FOR THE REMODEL OF THE FRONTAGE OF AN EXISTING VACANT 22,000 SQUARE FOOT FORMER “RITE AID” STORE, INCLUDING THE REMOVAL OF CURRENT SIGNAGE, UPDATING OF THE FRONT FACING FACADE, GENERAL PAINT AND LANDSCAPE IMPROVEMENTS AND THE CONVERSION OF A DRIVE THROUGH AREA INTO A LOADING AREA; LOCATED AT 34420 YUCAIPA BLVD; APN: 0303-133-06

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, and architectural design for the remodel of the vacant commercial building and, if acceptable, approve Case No. ARC-26-0004.

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

OLD BUSINESS:

3. **SUBJECT:** RESIDENCES AT OAK GLEN CREEK SPECIFIC PLAN (CASE NO. PLN-PDE-25-0003): THE PROPOSED PROJECT INCLUDES A GENERAL PLAN AMENDMENT, (GPA), SPECIFIC PLAN (SP), AND A TENTATIVE TRACT MAP (TTM 20649) FOR A GATED 145-UNIT, TWO-STORY SINGLE FAMILY RESIDENTIAL AND 8,000 SQUARE FEET OF RETAIL USE DEVELOPMENT, AND INCLUDES ASSOCIATED COMMUNITY FEATURES INCLUDING A RECREATION AREAS, ACTIVE PARK, DOG WALK AMENITIES, ENTRY MONUMENTS, AND DETENTION BASINS BASED ON THE REQUIREMENTS OF THE SPECIFIC PLAN. THE PROPOSED MINOR GENERAL PLAN AMENDMENT WOULD FACILITATE THE RESIDENCES OF OAK GLEN CREEK SPECIFIC PLAN THROUGH A CHANGE THE LAND USE DESIGNATION OF THE SITE SHOWN ON GENERAL PLAN FIGURE CDL-2, LAND USE MAP, FROM NEIGHBORHOOD COMMERCIAL (CN) TO PLANNED DEVELOPMENT (PD), AND A MODIFICATION TO GENERAL PLAN FIGURE, CDL-3, LAND USE MODIFICATIONS, TO ADD THE RESIDENCES OF OAK GLEN CREEK SPECIFIC PLAN. THE SITE IS LOCATED AT THE NW CORNER OF BRYANT STREET AND OAK GLEN ROAD; APNS: 0303-051-44, -45, AND -64. (CONTINUED FROM JUNE 3, 2026)

RECOMMENDATION: MOTION: If the Planning Commission concurs with staff's recommendation, the following motion is provided:

"I move to continue the Public Hearing for Case No. PLN-PDE-25-0003 to the Planning Commission meeting of August 19, 2026."

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 07/09/2026, 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 June 17, 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 June 17, 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
Tony Hicks, Commissioner
Mike McCuistion, Commissioner
Timothy Mullins, Commissioner
Robert O’Brine, Commissioner
Donna Snodgrass, Commissioner

ABSENT: None

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Peter Kann, Community Development Director
Tuan Vu, Assistant City Attorney
Landon Kern, Assistant City Engineer
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 JUNE 3, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of June 3, 2026.

ACTION: MOTION BY COMMISSIONER O'BRINE, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0-1, TO APPROVE CONSENT AGENDA ITEM NO. 1. (COMMISSIONER MULLINS ABSTAINED).

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. Commissioner Snodgrass stated that she spoke with Zach Foster. Chair Miller disclosed that he spoke with Commissioner Mullins and urged him to watch the June 3, 2026, Planning Commission Hearing on the Residences Projects since he was not present at that meeting. He also stated that Craig Heaps contacted him and stated that he might be representing the applicant. Commissioner Hicks stated that he spoke with Craig Heaps but that it was not specifically about the project.

OLD BUSINESS:

2. **SUBJECT:** RESIDENCES AT OAK GLEN CREEK SPECIFIC PLAN (CASE NO. PLN-PDE-25-0003): THE PROPOSED PROJECT INCLUDES A GENERAL PLAN AMENDMENT, (GPA), SPECIFIC PLAN (SP), AND A TENTATIVE TRACT MAP (TTM 20649) FOR A GATED 145-UNIT, TWO-STORY TOWNHOME RESIDENTIAL AND 8,000 SQUARE FEET OF RETAIL USE DEVELOPMENT, AND INCLUDES ASSOCIATED COMMUNITY FEATURES INCLUDING A RECREATION CENTER, ACTIVE PARK, DOG PARK, ENTRY MONUMENTS, AND DETENTION BASINS BASED ON THE REQUIREMENTS OF THE SPECIFIC PLAN. THE PROPOSED MINOR GENERAL PLAN AMENDMENT WOULD FACILITATE THE RESIDENCES OF OAK GLEN CREEK SPECIFIC PLAN THROUGH A CHANGE THE LAND USE DESIGNATION OF THE SITE SHOWN ON GENERAL PLAN FIGURE CDL-2, LAND USE MAP, FROM NEIGHBORHOOD COMMERCIAL (CN) TO PLANNED DEVELOPMENT (PD), AND A MODIFICATION TO GENERAL PLAN FIGURE, CDL-3, LAND USE MODIFICATIONS, TO ADD THE RESIDENCES OF OAK GLEN CREEK SPECIFIC PLAN. THE SITE IS LOCATED AT THE NW CORNER OF BRYANT STREET AND OAK GLEN ROAD; APNS: 0303-051-44, -45, AND -64.

RECOMMENDATION: That the Planning Commission conduct a public hearing, and pursuant to Sections 82.0101 and 83.020305 of the Yucaipa Development Code, provide a recommendation to the

City Council regarding the Residences at Oak Glen Creek Specific Plan (ROGSP) and the Mitigated Negative Declaration, as well as the associated Tract Map (TTM 20649).

Depending on the Planning Commission's review and recommendation, several potential motions can be made and are as follows:

Recommendation in support of the ROGSP:

If the Planning Commission is in support of the ROGSP, the following recommendation to the Council is provided:

- A) Adopt Resolution No. 2026-14, approving the Specific Plan for the proposed Residences at Oak Glen Creek Development and the minor General Plan Amendment / Land Use District Change of a property from Neighborhood Commercial (CN) to Planned Development (PD); and
- B) Approve first reading, by the title only, as read by staff, of Ordinance No. 483, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and
- C) Approve the Tentative Tract Map No. 20649, subject to the Conditions of Approval as contained in this Agenda Report; and
- D) Adopt the Findings as contained in this Agenda Report; and
- 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 Determination.

Recommendation against the ROGSP:

If the Planning Commission is not in support of the SHSP, the following recommendation to the Council is provided:

- 1) Direct Staff to prepare a Resolution to deny the approval of the Residences at Oak Glen Creek Specific Plan; and
- 2) Direct Staff to prepare Findings for denial, based on the Planning Commission's consideration of the Project with respect to Section 83.020310 of the Yucaipa Development Code; and
- 3) Deny Tentative Tract Map 20649, as it is inconsistent with the land use designations of the existing Land Use District; and
- 4) Determine that the Project is exempt from CEQA pursuant to Section 15270 of the CEQA

Guidelines, which states that CEQA does not apply to projects which a public agency rejects or disapproves.

Alternatives:

The Planning Commission can make any additional recommendations to modify the ROGSP that are deemed necessary to meet the Findings specified by Section 83.020310 of the Yucaipa Development Code, or that would better meet the Goals, Policies, and/or Objectives of the General Plan.

Draft Findings of Approval, as well as the Draft Resolution and Ordinance are provided for the Planning Commission's reference and review. Modifications can be made based on the deliberations of the item and will be presented for the City Council's final action.

- **Public Hearing Opened**

Vice Chair Miller opened the Public Hearing for Item No. PLN-PDE-25-0003 6:34 p.m.

- **Staff Presentation**

Deputy Director of Community Development/City Planner Matlock informed the Commission that the applicant's representative, Mr. Craig Heaps, had contacted staff and asked that the item be continued until July 15, 2026, regular Planning Commission meeting. Therefore, no presentation will be presented due to that request.

- **Applicant Presentation**

The applicant's representative Craig Heaps 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 6:38 p.m.

ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MCCUISTION, CARRIED, 6-0-1, TO POSTPONE AGENDA ITEM NO. 2., TO THE JULY 15, 2026, PLANNING COMMISSION MEETING. (COMMISSIONER SNODGRASS RECUSED HERSELF FROM THE ITEM).

STUDY SESSION:

3. SUBJECT: DRAFT FIVE YEAR CAPITAL IMPROVEMENT PROGRAM (CIP).

RECOMMENDATION: That the Planning Commission review the Draft Five Year Capital Improvement Program, and adopt the Finding as contained in this Agenda Report.

DISCUSSION:

Assistant City Engineer Landon Kern 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 July 15, 2026.

Community Development Director Peter Kann informed the Commissioners that the City of Yucaipa's new Finance Director is Hrant Manuelian.

ADJOURNMENT:

The meeting adjourned at 7:10 PM.

Benjamin Matlock
Deputy Director/City Planner

Dennis Miller
Chair of the Planning Commission



AGENDA REPORT

DATE: July 15, 2026

TO: Honorable Chairperson and Planning Commissioners

FROM: Taran Birk, Development Services Technician

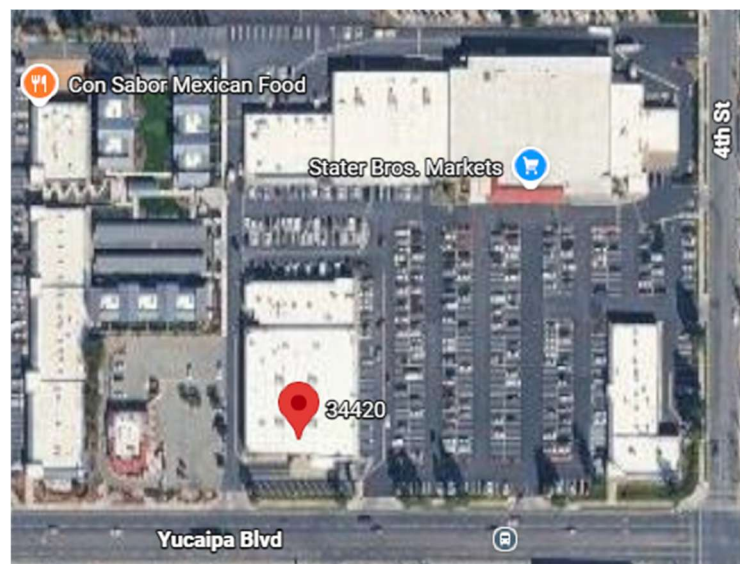
SUBJECT: (PLN-ARC-26-0004) The Architectural Review for the remodel of the frontage of an existing vacant 22,000 square foot former “Rite Aid” store, including the removal of current signage, updating of the front facing facade, general paint and landscape improvements and the conversion of a drive through area into a loading area; Located at 34420 Yucaipa Blvd; APN: 0303-133-06

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, and architectural design for the remodel of the vacant commercial building and, if acceptable, approve Case No. ARC-26-0004.

BACKGROUND/DISCUSSION:

In 1972, a 22,000 square-foot “Rite Aid.” was established within the shopping center at 34420 Yucaipa Boulevard. As of June 30, 2025, the property became vacant following the closure of all the “Rite Aid” retail locations.



Aerial of shopping center

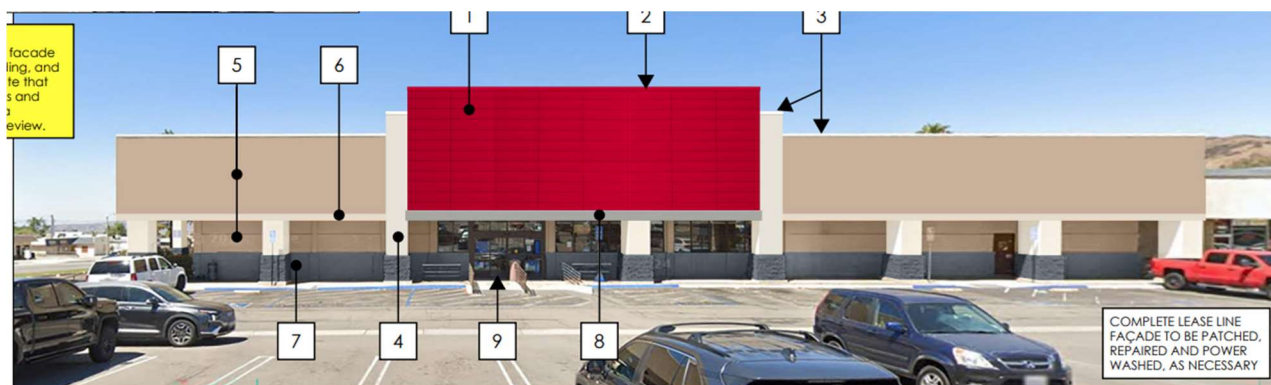
The property owner/applicant has prepared an Architectural Review package to facilitate significant revisions to the building's façade that are intended to modernize the design similar to the recent improvements to the adjoining Stater Brothers, as well as prepare the building space for a new tenant, and has submitted these changes for consideration by the Planning Commission.

The current design features an arcaded front, with a projecting entrance canopy. The west elevation has a drive-through area with a column separating 2 lanes. The front and side have a stucco finish and a tile veneer along the base of the building. The rear has a flat grey brick finish. The existing palette features a mixture of earth tones with an analogous color for the tile veneer along the building base.



Existing Design

The proposed update will repaint the front side of the building, keeping to its warm tan color schemes while adding variation with different colors and new materials. The bottom veneer façade shall be repainted with medium dark grey to add contrast to the revised color palette. The projecting entrance canopy façade shall be replaced with illumination panels in custom “Burlington” red and will be enhanced with a wider profile to add greater articulation along the elevation. Cleat coping will be added to the top of the front of the building, matching the red panel facade as well as a white top for the areas with tan and desert colors.



Proposed Remodel

Alongside the front-side façade improvements, the drive-through situated on the west side of the building is proposed to be repurposed to a loading area. This shall be achieved through the demolition of the current drive through canopy and columns in favor of an awning to cover the loading zone. This repurpose will be accompanied by landscape improvements along Yucaipa

Boulevard, which include a privacy hedge shielding the loading zone, and the removal of existing parking spaces to help further increase the landscape area and provide additional screening for the needed loaded zone. The ultimate landscape design will be reviewed by the City's Contract Landscape Architect.

The updated design is intended to remain consistent with the existing shopping center through maintaining similar earth-tone colors and details with the remodel, while also corresponding with the recent updates to the Stater Brothers located within the center. This includes adding contrast to the current façade, and a pronounced area for future retail signage. It should be noted that new signage will be submitted under separate building permits.



Remodel of adjoining Stater Brothers

Attachment(s):

1. Architectural Review Package

Approved by: 

EXISTING

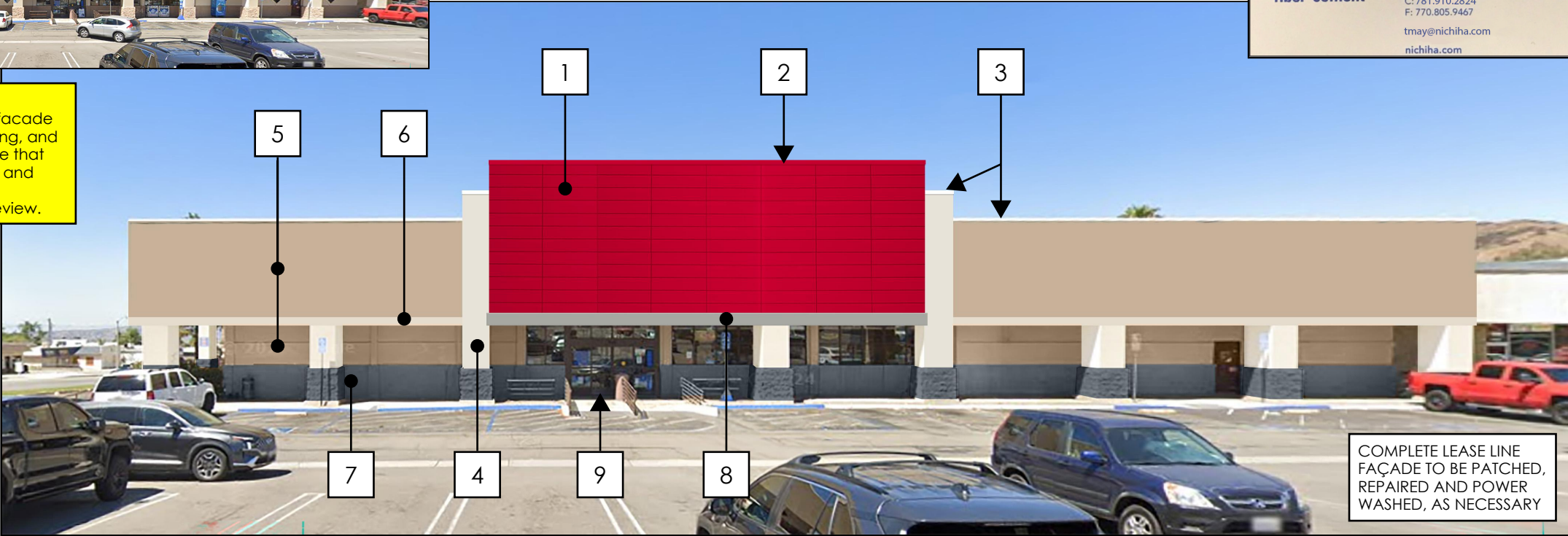


Disclaimer:
This exhibit serves as a review for the facade materials, color schemes of the building, and façade modification only. Please note that details regarding the number of signs and their placement will be provided in a separate signage exhibit for further review.



Thomas J. May
National Sales Manager Retail (East)

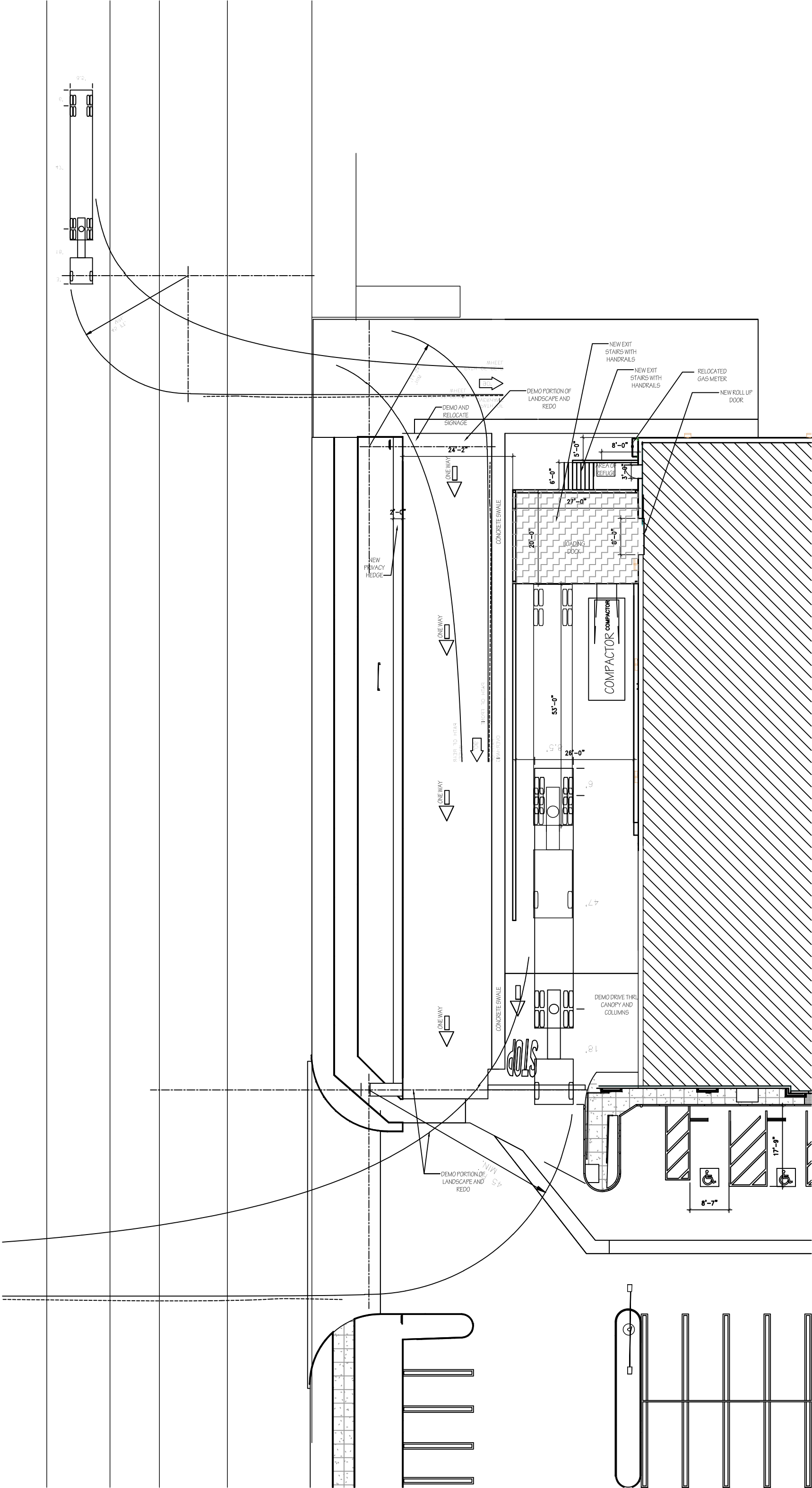
Nichiha USA, Inc.
6465 E. Johns Crossing
Suite 250
Johns Creek, GA 30097
1.86.NICHIHA.1 (1.866.424.4421)
P: 770.805.9466
C: 781.910.2824
F: 770.805.9467
tmay@nichiha.com
nichiha.com



COMPLETE LEASE LINE
FAÇADE TO BE PATCHED,
REPAIRED AND POWER
WASHED, AS NECESSARY

KEY

1	NICHIHA ILLUMINATION PANELS, CUSTOM BURLINGTON RED, INCLUDING PARAPET RETURNS.	3	PRE-FINISHED METAL CONTINUOUS CLEAT COPING BY PAC-CLAD OR ATAS. COLOR TO BE BONE WHITE, BOTH SIDES	5	FACADE PAINED SW6107 NOMADIC DESERT, BOTH SIDES	7	FACADE PAINTED SW6256 SERIOUS GRAY, BOTH SIDES	9	AUTOSLIDERS PER PROTOTYPE AND FIXTURE PLAN. FINISH TO MATCH CENTER COLOR
2	PRE-FINISHED METAL CONTINUOUS CLEAT COPING BY PAC-CLAD OR ATAS. COLOR TO BE CARDINAL RED OR #17 BRITE RED	4	FACADE PAINTED SW7009 PEARLY WHITE, BOTH SIDES	6	FACADE PAINED SW6105 DIVINE WHITE, BOTH SIDES	8	EIFS ARCHITECTURAL ELEMENT. COLOR TO MATCH SW7066 GRAY MATTERS		





STAFF REPORT

DATE: July 15, 2026

TO: Honorable Chairperson and Planning Commissioners

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

SUBJECT: **Residences at Oak Glen Creek Specific Plan** (Case No. PLN-PDE-25-0003):

The proposed Project includes a General Plan Amendment (GPA), Specific Plan (SP), and a Tentative Tract Map (TTM 20649) for a gated 145-unit, two-story single-family residential and 8,000 square feet of retail use development, and includes associated community features including a recreation areas, active park, dog walk amenities, entry monuments, and detention basins based on the requirements of the Specific Plan. The proposed minor General Plan Amendment would facilitate the Residences of Oak Glen Creek Specific Plan through a change the land use designation of the site shown on General Plan Figure CDL-2, Land Use Map, from Neighborhood Commercial (CN) to Planned Development (PD), and a modification to General Plan Figure, CDL-3, Land Use Modifications, to add the Residences of Oak Glen Creek Specific Plan. The site is located at the NW corner of Bryant Street and Oak Glen Road; APNs: 0303-051-44, -45, and -64. (Continued from June 3, 2026)

DISCUSSION:

The City has had additional discussions with the applicant team on the proposed project, and they have requested that the item be continued to August 19, 2026. As such, staff recommends that the Planning Commission continue the public hearing and review of the Project to August 19, 2026, per the applicant's request.

RECOMMENDATION:

MOTION: If the Planning Commission concurs with staff's recommendation, the following motion is provided:

"I move to continue the Public Hearing for Case No. PLN-PDE-25-0003 to the Planning Commission meeting of August 19, 2026."