

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

June 3, 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

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 APRIL 15, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of April 15, 2026.

2. **SUBJECT:** APPROVE THE PLANNING COMMISSION MINUTES OF MAY 6, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of May 6, 2026.

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:** 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.

STUDY SESSION:

4. **SUBJECT:** LEC ON BEHALF OF LR JOHNSON CONSTRUCTION (CASE NO. PLN-PHE-25-0010). LOCATED AT 31909 OUTER HIGHWAY 10 AND 31925 OUTER HIGHWAY 10 (APNS:0301-141-58 AND 0301-141-61).

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 05/28/2026, 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