Agenda Item No. 1

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of February 5, 2025

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 February 5, 2025, at 6:30 PM.

PRESENT:	Stacey Chester, Commissioner Tony Hicks, Commissioner Mike McCuistion, Commissioner Brandon Mihld, Commissioner Dennis Miller, Commissioner Timothy Mullins, Commissioner Robert O'Brine, Commissioner
ABSENT:	None.
CITY STAFF:	Benjamin Matlock, Deputy Director of Community Development/City Planner Michael Reiter, Assistant City Attorney Katrina Kunkel, Associate Engineer Madeline Jordan, Associate Planner Christian Farmer, Associate Planner Maria Koolhoven, Planning Commission Assistant

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Dennis Miller.

ROLL CALL

CITY CLERK ITEM

Oath of Office – Director of General Services / City Clerk Ana Sauseda swore in newly appointed committee members.

ELECTION OF OFFICERS

A. **CHAIR: MOTION BY COMMISSIONER HICKS TO SELECT STACEY CHESTER AND COMMISSIONER MIHLD NOMINATED DENNIS MILLER AS CHAIR, MOTION CARRIED 4-3-0-0, IN FAVOR OF STACEY CHESTER.**

B. **VICE CHAIR: MOTION BY CHAIR CHESTER TO SELECT DENNIS MILLER AS VICE CHAIR, MOTION CARRIED 7-0-0-0.**

STAFF INTRODUCTION

Staff introductions were made to the Planning Commissioners by Deputy Director of Community Development / City Planner Benjamin Matlock and Director of Development Services / City Engineer Fermin Preciado.

A video message with City Manager Chris Mann welcoming the Planning Commissioners was played.

PUBLIC COMMENT:

The following members of the public spoke:

- Martha Glubka
- Hansen Wang

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.

   ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY VICE CHAIR MILLER, CARRIED, 7-0, TO APPROVE CONSENT AGENDA ITEMS NO. 1, 2, 3.

STUDY SESSION:

4. **SUBJECT:** PLANNING COMMISSION 101

DISCUSSION:

Deputy Director of Community Development / City Planner Benjamin Matlock presented the Study Session Presentation.

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

Chair Chester, Vice Chair Miller, Commissioners Hicks, McCuistion, Mihld, Mullins and O'Brine had no ex parte communications to disclose on any of the items on the agenda.

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 Conditional 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 the 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.

DISCUSSION:

Associate Planner Madeline Jordan presented the Agenda Report.

The applicant, Chris Sabbah, was in attendance, and thanked Associate Planner Madeline Jordan for a great presentation. Mr. Sabbah stated that the previous COA's approved during last year's meeting will be reflected in the final project. Mr. Sabbah noted that the TESLA site will be an energy center and will serve more than just a gas station.

PUBLIC COMMENT:

The following members of the public spoke:

- Hansen Wang

The Public Hearing was then closed.

The Public Hearing was then re-opened for the applicant to address questions.

The applicant, Chris Sabbah, clarified that TESLA will provide 30-minute general parking as well as charging parking, so vehicles will not need to charge to park at the site.

The Public Hearing was then closed.

Commissioner Hicks stated that he appreciates the detail done to the building and that it will be a nice-looking project.

Chair Chester noted that the TESLA charging station will be a benefit to the City of Yucaipa.

> **ACTION: MOTION BY Commissioner Hicks, SECOND BY Commissioner Mihld, CARRIED, 7-0, TO APPROVE AGENDA ITEM NO. 5. WITH AN EMPHASIS TO IMPLEMENT CONDITION OF APPROVAL #24 FROM THE PLANNING COMMISSION MEETING HELD ON JUNE 28, 2023.**

"24. The applicant shall work with City Staff to provide an appropriate screening barrier (wall and ground combination) that achieves a minimum 10-foot at the top of wall height perspective along the northern property line of the Project site."

ANNOUNCEMENTS: Deputy Director /City Planner Benjamin Matlock informed the Commissioners that the League of California Cities Planning Commissions Academy will be held March 5, 2025, to March 7, 2025, in Santa Rosa.

ADJOURNMENT:

The meeting adjourned at 7:52 PM.

Benjamin Matlock
Deputy Director/City Planner

Stacey Chester
Chair of the Planning Commission