Agenda Item No. 1

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of May 7, 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 May 7, 2025, at 6:30 PM.

PRESENT:
Dennis Miller, Vice Chair
Tony Hicks, Commissioner
Mike McCuistion, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O'Brine, Commissioner

ABSENT:
Stacey Chester, Chair

CITY STAFF:
Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Katrina Kunkel, Associate Engineer
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 Vice Chair Dennis Miller.

ROLL CALL

PUBLIC COMMENT:

The following members of the public spoke:
- Kim Nelson
- Craig Johnson
- Rich Hess

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.

   ACTION: MOTION BY COMMISSIONER MIHLD, SECOND BY COMMISSIONER MULLINS, CARRIED, 5-1-1 (CHAIR CHESTER ABSENT AND COMMISSIONER HICKS ABSTAINED), TO APPROVE CONSENT AGENDA ITEM NO. 1.

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

Vice Chair Miller stated that he would recuse himself from item number three, due to the fact that he has conducted business with relatives of the property owners. Commissioners McCuistion, Hicks, Mihld, Mullins and O'Brine had no ex parte communications to disclose on any of the items on the agenda.

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

   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.

DISCUSSION:

Associate Planner Christian Farmer presented the Agenda Report.

Commissioner Hicks stated that he appreciates the traffic study report.

Commissioner McCuistion noted that he is impressed with the proposed project and all of the information made available.

The applicant's representative, Glen Schmidt, was in attendance. Mr. Schmidt stated that the live work concept is based from years ago when people lived above their stores or shops and they wanted to see how the demand would be today. Commissioner O'Brine stated that he was intrigued by the design.

Commissioner Mullins asked for clarification regarding the ingress and egress to the property. Mr. Schmidt informed the Commission that the gate will remain open during business hours and will have an on-site manager. Mr. Schmidt stated that the goal is to keep the facility safe and clean.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY Commissioner McCuistion, SECOND BY Commissioner Hicks, CARRIED, 6-1, (Chair Chester Absent) TO APPROVE AGENDA ITEM NO. 2.

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.

DISCUSSION: Vice Chair Miller recused himself from this item due to a potential conflict of interest.

Associate Planner Christian Farmer presented the Agenda Report.

Commissioner Hicks stated that he had a conversation with Alex Patel regarding the overall development a month prior regarding the project being presented at Planning Commission, but there was no specific information on the sign.

Commissioner O'Brine noted sign size and illumination concerns. Deputy Director of Community Development / City Planner Benjamin Matlock stated that there is a foot light candle output limit pursuant to the Development Code; If they exceed the limits, the sign would have to be adjusted, dimmed or modified to bring it down to a muted design.

Commissioner Mullins asked for clarification on the sign color scheme. Deputy Director of Community Development / City Planner Benjamin Matlock stated that the colors would be what was presented on the presentation slide, reflecting the tenants colors.

The applicant, Alex Patel, was in attendance. Mr. Patel informed the Commission that those homes will not see the lights at night since they are channel letters, and you won't see the illuminated back drops. Mr. Patel stated that he is in conversation with the Hilton and Marriott Hotels and is going through the process but does not have a concrete answer on the hotel tenant.

PUBLIC COMMENT:

The following members of the public spoke:

- Brett Granlund

The Public Hearing was then closed.

> **ACTION: MOTION BY Commissioner McCuistion, SECOND BY Commissioner Mihld, CARRIED, 5-1-1, (Vice Chair Miller Abstained, Chair Chester Absent) TO APPROVE AGENDA ITEM NO. 3.**

STUDY SESSION:

4. SUBJECT: California Environmental Quality Act (CEQA)

DISCUSSION:

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

ANNOUNCEMENTS: Deputy Director /City Planner Benjamin Matlock informed the Commissioners that the next meeting will be held May 21, 2025.

ADJOURNMENT:

The meeting adjourned at 8:16 PM.

Benjamin Matlock
Deputy Director/City Planner

Stacey ~~Chester~~ Phillips
~~Chair of the~~ Planning Commission