Agenda Item No. 1

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of May 21, 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 21, 2025, at 6:30 PM.

PRESENT:
Stacey Phillips, Chair
Dennis Miller, Vice Chair
Tony Hicks, Commissioner (Arrived at 7:50 PM)
Mike McCuistion, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O'Brine, Commissioner

ABSENT:

CITY STAFF:
Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Landon Kern, Assistant City Engineer
Katie Syme, Development Services Technician
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:

No public comments on items not on the agenda

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 MAY 7, 2025.

   RECOMMENDATION: That the Planning Commission approve the minutes of May 7, 2025.

   ACTION: MOTION BY VICE CHAIR MILLER, SECOND BY COMMISSIONER O'BRINE, CARRIED, 6-0-1 (WITH A CORRECTION ON PAGE 5) (COMMISSIONER HICKS ABSENT), 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

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

2. **SUBJECT**: **JOSE GUERRERO** (PLN-PHE-24-0002): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF AN EXISTING, UNPERMITTED, 21.5-FOOT TALL AND 2,500 SQUARE FOOT STEEL ACCESSORY STRUCTURE ASSOCIATED WITH THE EXISTING RESIDENCE AND PROPOSED SECOND, 24.3-FOOT TALL AND 4,555 SQUARE FOOT RESIDENCE (CASE NO. PLN-ADM-25-0003) ON A SINGLE-FAMILY RESIDENTIAL (RS-72C) PROPERTY LOCATED AT 10922 BRYANT STREET.

   RECOMMENDATION:

   That the Planning Commission conduct a public hearing, and:

   A) Review the architectural design of the existing, unpermitted metal 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.

DISCUSSION:

Development Services Technician Katie Symes presented the Agenda Report.

The applicant, Jose Guerrero, was in attendance and had no comment.

PUBLIC COMMENT:

The following members of the public spoke:

- Donna Solomon

The Public Hearing was then closed.

ACTION: MOTION BY Vice Chair Miller, SECOND BY Commissioner Mullins, CARRIED, 6-0-1, (Commissioner Hicks Absent) TO APPROVE AGENDA ITEM NO. 2.

3. **SUBJECT**: **AIDA AND LARRY KEEPERS** (PLN-PHE-25-0007): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF A 612 SQ. FT. ALUMAWOOD PATIO COVER ADDITION TO AN EXISTING, DETACHED 1190 SQ. FT. ACCESSORY DWELLING UNIT ON A SINGLE-RESIDENTIAL PROPERTY (RS-10M) AT 13469 DOUGLAS STREET, UNIT #2.

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.

DISCUSSION:

Development Services Technician Katie Symes presented the Agenda Report.

The applicant's representative, Jasmin Hancock, stated that the property owners are looking forward to the patio cover on their ADU.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY Vice Chair Miller, SECOND BY Commissioner Mihld, CARRIED, 7-0, TO APPROVE AGENDA ITEM NO. 3.

DISCUSSION ITEMS

4. SUBJECT: DRAFT SEVEN YEAR CAPITAL IMPROVEMENT PROGRAM (CIP)

RECOMMENDATION:

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

DISCUSSION:

Assistant City Engineer Landon Kern presented the Agenda Report.

ACTION: MOTION BY Chair Phillips, SECOND BY Commissioner Mihld, CARRIED, 6-1, TO APPROVE AGENDA ITEM NO. 4.

ANNOUNCEMENTS: Deputy Director of Community Development /City Planner Benjamin Matlock informed the Commissioners that the next meeting will be on June 18, 2025.

ADJOURNMENT:

The meeting adjourned at 8:10 PM.

Benjamin Matlock
Deputy Director/City Planner

Stacey Phillips
Chair of the Planning Commission