

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of June 18, 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 June 18, 2025, at 6:30 PM.

PRESENT: Dennis Miller, Vice Chair
Tony Hicks, Commissioner
Mike McCuiston, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner

ABSENT: Stacey Phillips, Chair
Robert O'Brine, Commissioner

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:

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 JUNE 18, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of June 18, 2025.

ACTION: MOTION BY COMMISSIONER MIHL, SECOND BY COMMISSIONER MULLINS CARRIED, 4-0-2-1, TO APPROVE CONSENT AGENDA ITEM NO. 1. (CHAIR PHILLIPS AND COMMISSIONER O'BRINE ABSENT, COMMISSIONER HICKS 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

Vice Chair Miller, Commissioners McCuiston, Hicks, Mihld, and Mullins had no ex parte communications to disclose on any of the items on the agenda.

2. **SUBJECT**: ISMA HANNA (PLN-PHE-24-0004): A PUBLIC HEARING ENTITLEMENT FOR THE REVIEW OF A TENTATIVE TRACT MAP (TTM 20699) TO SUBDIVIDE A 3.24 ACRE PARCEL INTO 14 RESIDENTIAL LOTS OF AT LEAST 7,200 SQUARE FEET. THE SUBDIVISION WILL INCLUDE A 360' CUL-DE-SAC LOCATED AT THE NE CORNER OF HOLMES AND COUNTY LINE ROAD.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

1. Approve Tentative Tract Map No. 20699 (Case No. 24-00004) subject to the Conditions of Approval as contained in this Agenda Report; and

2. Adopt the Subdivision Findings as contained in the Agenda Report; and
3. Adopt a Categorical Exemption pursuant to Section 15332 (Class 32 – Infill Exemption) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
4. Direct staff to file a Notice of Exemption.

DISCUSSION:

Associate Planner Christian Farmer presented the Agenda Report.

Commissioner Mullins asked staff for clarification on DIF's and Mello-roos, and the expiration of the Mello-roos. Deputy Director of Community Development / City Planner Benjamin Matlock provided details.

The applicant's representative, Bernie Mayer, was in attendance and thanked the Commission and Associate Planner Christian Farmer for the presentation.

PUBLIC COMMENT:

The following members of the public spoke:

- Amy Mulder

The Public Hearing was then closed.

Commissioner Hicks noted that the sale of individual lot's is very different than track home sales and that the Commission should request some type of fencing.

ACTION: MOTION BY Commissioner McCuistion, SECOND BY Commissioner Hicks, CARRIED, 3-2-2, (Vice Chair Miller and Commissioner Mullins Voted No, Chair Phillips and Commissioner O'Brine Absent) TO ADD A CONDITION TO PROVIDE ENHANCED FIRE-RESISTANT PERIMETER FENCING.

ACTION: MOTION BY Commissioner McCuistion, SECOND BY Commissioner Mihld, CARRIED, 4-1-2, TO APPROVE AGENDA ITEM NO. 2. (Commissioner Mullins Voted No, Chair Phillips and Commissioner O'Brine Absent) TO APPROVE AGENDA ITEM NO. 2.

3. **SUBJECT:** ROSEMARY'S CAFÉ (PLN-PHE-24-0009): A PLANNING USE PERMIT AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 2,907 SQUARE FOOT MEDITERRANEAN RESTAURANT, "ROSEMARY'S CAFE", ON A 0.40- ACRE GENERAL COMMERCIAL (CG) PARCEL LOCATED AT 33345 YUCAIPA BOULEVARD; APN 0318-031-20.

RECOMMENDATION:

That the Planning Commission conduct a public hearing and:

1. Approve the Planning Use Permit subject to the Conditions of Approval as contained in the Agenda Report; and if acceptable, approve the Architectural Design and preliminary landscaping; and
2. Adopt the Findings for the Planning Use Permit as contained in the Agenda Report; and
3. Adopt a Categorical Exemption pursuant to Section 15332 (Class 32), Section 15303(c) (Class 3) & Section 15305 (Class 5) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
4. Direct staff to file a Notice of Exemption.

DISCUSSION:

Associate Planner Christian Farmer presented the Agenda Report.

The applicant, Miriam Gharabi, was in attendance. Ms. Gharabi thanked Associate Planner Chistian Farmer for all his help with this project.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY Commissioner Mihld, SECOND BY Commissioner Hicks, CARRIED, 5-0, TO APPROVE AGENDA ITEM NO. 3. (Chair Phillips and Commissioner O'Brine Absent)

4. **SUBJECT:** CASE NO. PLN-PDE-25-0001: CITY OF YUCAIPA GENERAL PLAN SAFETY ELEMENT UPDATE

RECOMMENDATION:

That the Planning Commission conduct a public hearing and provide a recommendation to the City Council to:

1. Adopt Resolution No. 2025-20, adopting the Safety Element Update to the General Plan, which incorporates the updated Fire Hazard Severity Maps from the state; and
2. Determine that the update to the Safety Element is within the scope of the Environmental Impact Report (EIR) prepared pursuant to the provisions of Section 15168 of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, for the City's General Plan and is further exempt from environmental review pursuant to Section 15061(b)(3), of the CEQA Guidelines; and
3. Adopt the Findings as contained in the Agenda Report; and
4. Direct staff to file a Notice of Exemption.

DISCUSSION:

Deputy Director of Community Development / City Planner Benjamin Matlock presented the Agenda Report and answered the Commissioners' questions.

ACTION: MOTION BY Commissioner Mihld, SECOND BY Commissioner McCuistion, CARRIED, 3-2-2, TO APPROVE AGENDA ITEM NO. 4. (Vice Chair Miller and Commissioner Mullins Voted No, Chair Phillips and Commissioner O'Brine Absent)

5. **SUBJECT:** CASE NO. PLN-PDE-25-0002: CONSIDERATION OF ORDINANCE NO. 450, WHICH ADDS OR MODIFIES 24 DIFFERENT ELEMENTS OF THE DEVELOPMENT CODE TO PROVIDE A PERIODIC CLEANUP AND ENHANCEMENT, INCLUDING UPDATES TO STATE LAW, IMPLEMENTING PROGRAMS OF THE HOUSING ELEMENT, IMPLEMENTING PRELIMINARY ECONOMIC DEVELOPMENT AND FISCAL REVENUE EFFORTS, ENHANCING PUBLIC SAFETY ELEMENTS, AND REFLECTING LONGSTANDING INTERNAL PROCEDURES AND PROCESSES.

RECOMMENDATION:

That the Planning Commission conduct a public hearing and provide a recommendation to the City Council to:

1. Approve the introduction and first reading of Ordinance No. 450, an Ordinance of the City of Yucaipa, California, adding Development Code Section 812.19096, Section 812.030143, Chapter 18 (Alcohol Establishments), Chapter 19 (Massage Therapy Establishments) and Chapter 13 (Landscape Regulations), and amending Development Code Sections 83.030105, 83.030323, 83.030305, 83.030505, 83.040110, 84.0335, 84.0330, 87.0630, 87.0701, 87.0705, 87.0710, 87.0725, 84.0905, 83.010305, 83.041120 and 83.030225, and Chapter 2 (Multiple Residential Design Standards) of Division 8 (Specific Use Design Standards), Chapter 4 (Height Regulations) of Division 7 (General Design Standards), and Article 1 (Fire Safety (FR) Overlay District) of Chapter 2 (Hazard Protection) of Division 5 (Overlay Districts) as part of a periodic code requirement cleanup and enhancement; and

2. Adopt an Addendum to the 2016 Yucaipa General Plan Environmental Impact Report in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and
3. Direct staff to file a Notice of Determination subsequent to certification of the Addendum to the 2016 General Plan Environmental Impact Report.

DISCUSSION:

Deputy Director of Community Development / City Planner Benjamin Matlock presented the Agenda Report. Commissioners asked questions regarding the sign code, care facility and mixed-use provisions.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY Commissioner Hicks, SECOND BY Commissioner Mihld, CARRIED, 5-0, TO CONTINUE AGENDA ITEM NO. 5., TO THE JULY 16, 2025, PLANNING COMMISSION MEETING. (Chair Phillips and Commissioner O'Brine Absent)

ANNOUNCEMENTS: Deputy Director of Community Development /City Planner Benjamin Matlock wished all the Commissioners a happy 4th of July and that the next meeting will be on July 16, 2025.

ADJOURNMENT:

The meeting adjourned at 8:06 PM.



Benjamin Matlock
Deputy Director/City Planner



Stacey Phillips
Chair of the Planning Commission