

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of July 16, 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 July 16, 2025, at 6:30 PM.

PRESENT: Stacey Phillips, Chair
Dennis Miller, Vice Chair
Tony Hicks, Commissioner
Mike McCuistion, Commissioner
Brandon Mihld, Commissioner
Robert O’Brine, Commissioner

ABSENT: Timothy Mullins, 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 Commissioner Hicks.

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 VICE CHAIR MILLER, SECOND BY COMMISSIONER HICKS CARRIED, 5-0-1-1, TO APPROVE CONSENT AGENDA ITEM NO. 1. (COMMISSIONER MULLINS ABSENT, CHAIR PHILLIPS ABSTAINED)

2. **SUBJECT:** BROESKE ARCHITECTS ON BEHALF OF PATTERSON RIVERSIDE APARTMENTS LLC (PLN-ARC-25-0001): THE ARCHITECTURAL REVIEW FOR AN UPDATED DESIGN OF A PREVIOUSLY APPROVED APARTMENT PROJECT (CASE 21-191). THE REVISED PROPOSAL MODIFIES THE ORIGINAL LAYOUT, WHICH FEATURED A SINGLE LARGE BUILDING, TO INCLUDE FIVE (5) SEPARATE RESIDENTIAL BUILDINGS AND A CLUBHOUSE. ADDITIONALLY, THE UPDATED DESIGN INCREASES THE TOTAL NUMBER OF RESIDENTIAL UNITS BY FIVE (5).

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, and architectural design for the revision of a previously approved apartment complex and, if acceptable, approve Case No. ARC-25-0001.

ACTION: MOTION BY VICE CHAIR MILLER, SECOND BY COMMISSIONER MIHL D CARRIED, 6-0-1, TO APPROVE CONSENT AGENDA ITEM NO. 2. (COMMISSIONER MULLINS ABSENT)

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

OLD BUSINESS:

3. **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. (CONTINUED FROM JUNE 18, 2025)

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.

As part of the motion, the Planning Commission can recommend all, or parts of the Ordinance as appropriate.

DISCUSSION:

Deputy Director of Community Development / City Planner Benjamin Matlock presented the Agenda Report. Commissioners asked questions regarding city signage and the zoning clearance process.

PUBLIC COMMENT: No comments received.

The Public Hearing was then closed.

ACTION: MOTION BY COMMISSIONER McCUISTION, SECOND BY VICE CHAIR MILLER, CARRIED, 5-1-1, (COMMISSIONER HICKS VOTED NO, COMMISSIONER MULLINS ABSENT) TO RECOMMEND APPROVAL OR CONSIDERATION TO ALL OF THE ITEMS WITH THE EXCEPTION OF SECTIONS 15-18 SO THAT CITY COUNCIL CAN REVIEW AND PROVIDE ADDITIONAL DIRECTION ON THOSE ITEMS.

NEW BUSINESS:

4. **SUBJECT:** FAR WEST INDUSTRIES (PLN-PHE-25-0001): A TENTATIVE TRACT MAP (TTM 20786) ON A 9.18 PROPERTY AT THE NORTHWEST INTERSECTION OF 6TH STREET AND AVENUE G FOR A 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IN THE RS-10M (SINGLE-RESIDENTIAL 10,000 SQUARE FOOT MINIMUM LOT SIZE) LAND USE DISTRICT WHICH WILL INCLUDE A LETTERED LOT FOR DRAINAGE MANAGEMENT AND A PERIMETER FENCE THAT IS 6 FEET IN HEIGHT. THIS SUBMITTAL ALSO INCLUDES ARCHITECTURAL REVIEW FOR THE PROPOSED ONE- AND TWO-STORY HOMES

RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

1. Approve Tentative Tract Map No. 20786 (Case No. PLN-PHE-25-0001) subject to the Conditions of Approval as contained in the Agenda Report; and
2. Adopt the Subdivision Findings as contained in the Agenda Report; and
3. Review, and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project.
4. Determine that the Project does not require any additional environmental review pursuant Section 15162(a) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and
5. Direct staff to file a Notice of Determination.

DISCUSSION:

Associate Planner Christian Farmer presented the Agenda Report.

The applicant's Project Manager, Brian Berkson, was in attendance and thanked the Commission and Associate Planner Christian Farmer for the presentation. Mr. Berkson informed the Commission that Far West Industries has built in Yucaipa before and is looking forward to working in the city again.

Commissioner Hicks stated that he really appreciates the project and is one of the best single family home projects the Commission has seen in a long time.

PUBLIC COMMENT:

The following members of the public spoke:

- Jo Sutt

The Public Hearing was then closed.

Commissioner McCuiston expressed parking concerns. Associate Engineer Katrina Kunkel responded to the Commissioner's concerns.

Commissioner O'Brine stated that the project would be a great addition to Yucaipa.

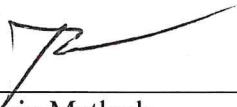
Chair Phillips stated that the development would be great for Yucaipa and generate almost nine hundred thousand dollars in Development Impact Fees.

ACTION: MOTION BY Vice Chair Miller, SECOND BY Commissioner Hicks, CARRIED, 6-0-1 (Commissioner Mullins Absent), TO APPROVE AGENDA ITEM NO. 4. WITH AN EMPHASIS TO AMEND CONDITION OF APPROVAL # 77 TO STATE VARIABLE SETBACK OF 22 FEET AND AVERAGE OF 25 FEET, AND TO REMOVE CONDITION OF APPROVAL #84 REGARDING AN HOA.

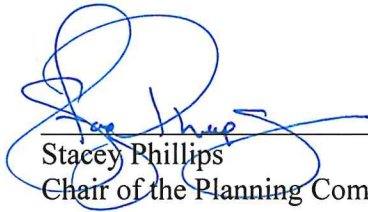
ANNOUNCEMENTS: Deputy Director of Community Development /City Planner Benjamin Matlock informed the Commission that Associate Planner Christian Farmer will be leaving the City of Yucaipa and will miss him and that he has been a great employee for the last four years.

ADJOURNMENT:

The meeting adjourned at 8:23 PM.



Benjamin Matlock
Deputy Director/City Planner



Stacey Phillips
Chair of the Planning Commission