

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of August 20, 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 August 20, 2025, at 6:30 PM.

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 O'Brine.

PLANNING COMMISSION ROLL CALL

PRESENT: Stacey Phillips, Chairperson
Dennis Miller, Vice Chairperson
Mike McCuistion, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O'Brine, Commissioner

ABSENT: Tony Hicks, Commissioner

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Katie Syme, Development Services Technician
Maria Koolhoven, Planning Commission Assistant

PUBLIC COMMENT: No public comments on items not on the agenda.

CONSENT AGENDA

1. **SUBJECT:** APPROVE THE PLANNING COMMISSION MINUTES OF JULY 16, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of July 16, 2025.

ACTION: MOTION BY VICE-CHAIRPERSON MILLER, SECOND BY COMMISSIONER MIHLD, CARRIED, 5-1-1, TO APPROVE CONSENT AGENDA ITEM NO. 1 (COMMISSIONER HICKS ABSENT, COMMISSIONER MULLINS 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

PLANNING COMMISSION CONFLICT OF INTEREST DISCLOSURE

Chair Phillips asked if there were any conflicts to disclose. There were no items disclosed. Vice Chair Miller recused himself from Item #2 on the Agenda Report.

2. **SUBJECT:** MIGLENA MINKOYA ON BEHALF OF GREEN TEAM WORLD CASE NO. PLN-PHE-25-0002: A SPECIAL USE PERMIT FOR THE PLACEMENT OF THREE (3) 4'X4' USED CLOTHING COLLECTION BOXES BY THE GREEN TEAM WORLDWIDE ENVIRONMENTAL GROUP WITHIN ONE (1) PARKING SPOT ON A COMMERCIAL PROPERTY AT 33644 YUCAIPA BOULEVARD; APN: 0303-101-21.

CASE NO. PLN-PHE-25-0004: A SPECIAL USE PERMIT FOR THE PLACEMENT OF THREE (3) 4'X 4' USED CLOTHING COLLECTION BOXES BY THE GREEN TEAM WORLDWIDE ENVIRONMENTAL GROUP WITHIN ONE (1) PARKING SPOT ON A COMMERCIAL PROPERTY AT 31515 YUCAIPA BOULEVARD; APN: 0300-191-44.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Review the Special Use Permits affiliated with Case Nos. PLN-PHE-25-0002 and PLN-PHE-25-0004, and if it is acceptable, approve the designs subject to the Conditions of Approval; and
- B) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and
- C) Direct staff to file a Notice of Exemption.

If the proposals are not deemed acceptable, the Planning Commission can deny the Special Use Permits affiliated with Case Nos. PLN-PHE-25-0002 and PLN-PHE-25-0004 and find that the Projects are exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines.

- Public Hearing Opened

Chair Phillips opened the Public Hearing for Item No. PLN-PHE-25-0002 and PLN-PHE-25-0004.

- Staff Presentation

Development Services Technician Syme presented the Agenda Report.

- Applicant Presentation

The applicant's representative, Ivan Lyutskanov from Green Team World, stated that he understands the Commission's concerns, and he will be happy to answer any questions they may have. He assured the Commission that Green Team World is a professional organization and gave a brief overview of the company's operations and maintenance schedules.

The property owner's representative, Rod Mendenhall from VantageOne Real Estate Investments, stated that they sought this specific company because of how great their operation is. He understands safety and trash concerns and informed the Commission that their number one goal is to keep the tenants and the community happy.

Commissioner O'Brine asked Mr. Mendenhall to clarify that they had no concerns with the bins on their property, potentially collecting trash and being overrun with donations items. Mr. Mendenhall stated that they do have concerns. They have a security guard on the property every single night. He also explained that the bins were strategically located in clear view, and the property is being monitored with security cameras.

- Public Comments

The following members of the public spoke.

- Nyles O'Harra

- Applicant Rebuttal

Tom Robinson, with VantageOne Real Estate Investments addressed the Commission stating that he understands the trash and dumping concerns the Commissioners have; however, he stated that their security cameras record license plates and people have started to get fined and file civil lawsuits. Mr. Robinson stated that he is happy with Green Team World Company and informed the Commission that the lease with the company has a one-day termination should any problems arise.

- Public Hearing Closed

Chair Phillips closed the Public Hearing.

Commissioner Mihld stated that after hearing the discussion and the property owner's comments, that he is leaning towards giving them a one-year permit.

Chair Phillips stated that after hearing both sides of the discussion, and hearing that the property owner is in support of the bins on their property, she will consider it as well. Chair Phillips agrees

with Commissioner Mihld and would like to give them a one-year permit and have the company prove themselves or they will get removed from the site.

Commissioner Mullins expressed trash and dumping concerns around the bins.

Commissioner O'Brine expressed concerns at both locations and still has reservations about the bins.

ACTION: MOTION BY COMMISSIONER MIHLD, SECOND BY CHAIRPERSON PHILLIPS, CARRIED, 3-2-2-0 (COMMISSIONER MULLINS AND COMMISSIONER O'BRINE VOTED NO, VICE CHAIR MILLER RECUSED HIMSELF, COMMISSIONER HICKS ABSENT), TO APPROVE AGENDA ITEM NO. 2. WITH AN EMPHASIS TO AMEND CONDITION OF APPROVAL #3 FROM:

"THIS PERMIT APPROVAL IS FOR A TWENTYFOUR (24) MONTH PERIOD."

TO

"THIS PERMIT APPROVAL IS FOR A TWELVE (12) MONTH PERIOD."

3. **SUBJECT: MIKE McCUTCHEON (PLN-PHE-25-0008):** A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF AN 800 (16'x50') SQUARE FOOT, 17-FOOT-TALL STEEL CARPORT PROPOSED TO BE CONSTRUCTED IN THE REAR OF THE PROPERTY LOCATED AT 37533 OAK MESA DRIVE; APN: 0322-841-18.

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.

- Public Hearing Opened

Chair Phillips opened the Public Hearing for Item No. PLN-PHE-25-0008.

- Staff Presentation

Development Services Technician Syme presented the Agenda Report.

- Applicant Presentation

The applicant, Mike McCutcheon, thanked the Commission and stated that he would like to request approval of his project for the storage of his RV and to improve the appearance of his home.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

Chair Phillips closed the Public Hearing.

ACTION: MOTION BY COMMISSIONER MIHL, SECOND BY COMMISSIONER MCCUITION, CARRIED, 6-0-1, (COMMISSIONER HICKS ABSENT) TO APPROVE AGENDA ITEM NO. 3.

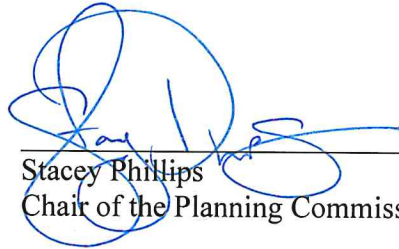
ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock invited the Commissioners to the Inland Empire American Planning Association, Planning Commissioner Workshop on September 4, 2025, from 6:00 PM - 9:00 PM in Eastvale. Mr. Matlock asked if anyone would like to attend to contact him and have staff make arrangements.

ADJOURNMENT:

The meeting adjourned at 7:19PM.



Benjamin Matlock
Deputy Director/City Planner



Stacey Phillips
Chair of the Planning Commission