

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of September 17, 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 September 17, 2025, at 6:30 PM.

CALL TO ORDER

The meeting was called to order at 6:29 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mihld.

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 AUGUST 20, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of August 20, 2025.

ACTION: MOTION BY COMMISSIONER O'BRINE, SECOND BY COMMISSIONER MCCUISTION, CARRIED, 5-0-1-1, TO APPROVE CONSENT AGENDA ITEM NO. 1 (COMMISSIONER HICKS ABSENT, VICE CHAIR MILLER 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 EX PARTE DISCLOSURE

Chairperson Phillips asked if there were any ex parte communications to disclose. There were no items disclosed.

2. **SUBJECT: KEN MUNOZ** (CASE NO. PLN-PHE-24-0008): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF A 1,600 SQUARE FOOT, 16.5-FOOT-TALL METAL GARAGE TO BE CONSTRUCTED BEHIND THE EXISTING PRIMARY RESIDENCE ON A RESIDENTIAL PROPERTY (RS-10M) LOCATED AT 33608 COLORADO STREET; APN: 0318-101-15.

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

Chairperson Phillips opened the Public Hearing for Item No. PLN-PHE-24-0008 at 6:31 p.m.

- Staff Presentation

Development Services Technician Syme presented the Agenda Report.

- Applicant Presentation

There was no presentation.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

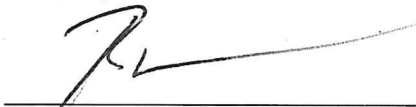
Chair Phillips closed the Public Hearing at 6:35 p.m.

ACTION: MOTION BY COMMISSIONER MIHL, SECOND BY COMMISSIONER O'BRIEN, CARRIED, 6-1, TO APPROVE AGENDA ITEM NO. 2 (COMMISSIONER HICKS ABSENT).

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock informed the Commission that Special Use Permit for the collection boxes that the commission reviewed on the August 20, 2025, meeting was called up by the City Council and that will be reviewed on the September 22, 2025, City Council meeting. Mr. Matlock informed the Commission of the Ordinance 450 updates made by the City Council. Lastly, Mr. Matlock noted that a referendum was filed regarding the FCSP, and they can reach out if anyone has any questions.

ADJOURNMENT:

The meeting adjourned at 6:37 PM.


Benjamin Matlock
Deputy Director/City Planner


Stacey Phillips
Chair of the Planning Commission