

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of November 5, 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 November 5, 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 Vice Chair Miller.

PLANNING COMMISSION ROLL CALL

PRESENT: Dennis Miller, Vice Chair
Mike McCuistion, Commissioner
Tony Hicks, Commissioner
Brandon Mihld, Commissioner
Timothy Mullins, Commissioner
Robert O'Brine, Commissioner

ABSENT: Stacey Phillips, Chair

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
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 SEPTEMBER 17, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of September 17, 2025.

ACTION: MOTION BY COMMISSIONER O'BRINE, SECOND BY COMMISSIONER MIHLD, CARRIED, 5-0-1-1, TO APPROVE CONSENT AGENDA ITEM NO. 1 (CHAIR PHILLIPS 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

PLANNING COMMISSION EX PARTE DISCLOSURE

Vice Chair Miller asked if there were any ex parte communications to disclose. There were no items disclosed.

2. **SUBJECT:** SHAN MCNAUGHTON ON BEHALF OF GOLDEN STATE GLAZING (CASE NO. PLN-PHE-25-0006): A PLANNING USE PERMIT AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A PRE-ENGINEERED ONE (1) STORY METAL BUILDING CONSISTING OF 10,758 SQUARE FEET OF WAREHOUSE AND 1,851 SQUARE FEET OF OFFICE SPACE. SITE WILL INCLUDE ASSOCIATED PARKING LOT, TRASH ENCLOSURE, AND LANDSCAPING.; LOCATED AT 31691 AVENUE E; APN: 0300-193-21 & 22.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Approve the Planning Use Permit, architectural design and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report; and
- B) Adopt the Findings for the Conditional Use Permit 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 15332 (Class 32); and
- D) Direct staff to file a Notice of Exemption.

- Public Hearing Opened

Vice Chair Miller opened the Public Hearing for Item No. PLN-PHE-25-0006 at 6:32 p.m.

- Staff Presentation

Deputy Director of Community Development/City Planner Matlock presented the Agenda Report.

- Applicant Presentation

Ther applicant Kathleen Hoosier addressed the Planning Commissioners.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

Vice Chair Miller closed the Public Hearing at 6:45 p.m. The Planning Commission noted their appreciation that a local business was growing.

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

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock informed the Commission that the Ordinance 450 that Planning Commission reviewed carried out and the provisions related to signage were not approved. The next Planning Commission meeting will hopefully be held in December and if not, that will close out the year.

ADJOURNMENT:

The meeting adjourned at 6:47 PM.


Benjamin Matlock
Deputy Director/City Planner


Stacey Phillips
Chair of the Planning Commission