

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of December 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 December 17, 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 Hicks.

PLANNING COMMISSION ROLL CALL

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

ABSENT: Stacey Phillips, Chair
Timothy Mullins, Commissioner

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Landon Kern, Assistant City Engineer
Kenny Taylor, Planning Consultant
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 NOVEMBER 5, 2025.

RECOMMENDATION: That the Planning Commission approve the minutes of November 5, 2025.

ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MIHLD, CARRIED, 5-0-2, TO APPROVE CONSENT AGENDA ITEM NO. 1 (CHAIR PHILLIPS AND COMMISSIONER MULLINS ABSENT).

NEW BUSINESS:

2. **SUBJECT:** YUCAIPA INVESTMENTS GROUP LLC (CASE NO. PLN-ADM-25-0027): THE ARCHITECTURE REVIEW OF A NEW 258-UNIT MULTIFAMILY RESIDENTIAL COMMUNITY PROPOSED ON APPROXIMATELY 8.39 ACRES WITHIN THE RM-24 (HIGH DENSITY MULTIPLE RESIDENTIAL) LAND USE DISTRICT; LOCATED BETWEEN 3RD STREET TO THE WEST AND 2ND STREET TO THE EAST, APPROXIMATELY 375 FEET NORTH OF COUNTY LINE ROAD. A LOT MERGER WILL ALSO BE PROCESSED TO CONSOLIDATE ALL FOUR PARCELS INTO A SINGLE LOT. APNS: 0319-253-28, -29, -30, -84.

RECOMMENDATION:

That the Planning Commission review and if it is considered acceptable, approve the architectural design and conceptual landscaping for the proposed Project.

- Staff Presentation

Planning Consultant Kenny Taylor presented the Agenda Report.

- Applicant Presentation

The applicant's representative, Travis Heaps, addressed the Planning Commissioners.

ACTION: MOTION BY COMMISSIONER O'BRINE, SECOND BY COMMISSIONER MIHLD, CARRIED, 5-0-2, TO APPROVE AGENDA ITEM NO. 2 (CHAIR PHILLIPS AND 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

PLANNING COMMISSION EX PARTE DISCLOSURE

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

3. **SUBJECT:** BRIAN MYERS (CASE NOS. PLN-PHE-25-0013, PLN-ADU-25-0004): A LAND USE COMPLIANCE REVIEW AND SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW OF A 1,200 SQ. FT. ACCESSORY DWELLING UNIT (ADU) AND COMBINED 250 SQ. FT. PATIO ADDITIONS TO AN ATTACHED 664 SQ. FT. GARAGE AT 13174 6TH PLACE; APN: 0318-192-82.

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

Vice Chair Miller opened the Public Hearing for Item No. PLN-PHE-25-0013 and PLN-ADU-25-0004 at 6:59 p.m.

- Staff Presentation

Development Services Technician Syme presented the Agenda Report.

- Applicant Presentation

There was no applicant presentation.

- 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 7:06 p.m.

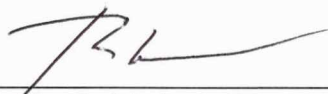
ACTION: MOTION BY COMMISSIONER MCCUISTION, SECOND BY COMMISSIONER HICKS, CARRIED, 5-0-2, TO APPROVE AGENDA ITEM NO. 2 (CHAIR PHILLIPS AND COMMISSIONER MULLINS ABSENT).

ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock informed the Commissioners that the League of California Cities Planning Commissions Academy will be held March 11, 2026, to March 13, 2026, in Anaheim. The next Planning Commission meeting will hopefully be held in late January or early February 2026.

Deputy Director / City Planner, Benjamin Matlock, thanked the Commissioners for a great year and wished everyone a wonderful and happy Holiday Season.

ADJOURNMENT:

The meeting adjourned at 7:32 PM.



Benjamin Matlock
Deputy Director/City Planner

Stacey Phillips
Chair of the Planning Commission