

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of February 18, 2026

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 February 18, 2026, 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 McCuiston, Commissioner
Tony Hicks, Commissioner
Brandon Mihld, Commissioner
Robert O’Brine, Commissioner
Timothy Mullins, Commissioner

ABSENT: None

Deputy Director of Community Development/City Planner Benjamin Matlock informed the Commissioners that Stacey Phillips resigned her seat as a Planning Commissioner earlier in the day.

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Tuan Vu, Assistant City Attorney
Landon Kern, Assistant City Engineer
Crystal Campbell, Associate Engineer
Maria Koolhoven, Planning Commission Assistant

ELECTION OF OFFICERS:

- A. CHAIR: MOTION BY COMMISSIONER MULLINS TO SELECT DENNIS MILLER AS CHAIR, MOTION CARRIED 6-0.**
- B. VICE CHAIR: MOTION BY CHAIR MILLER TO SELECT BRANDON MIHL D AS VICE CHAIR, MOTION CARRIED 6-0.**

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

CONSENT AGENDA

1. **SUBJECT:** APPROVE THE PLANNING COMMISSION MINUTES OF DECEMBER 17, 2025.

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

ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER O'BRIEN, CARRIED, 5-0-1, TO APPROVE CONSENT AGENDA ITEM NO. 1 (COMMISSIONER MULLINS ABSTAINED).

NEW BUSINESS:

2. **SUBJECT:** VANTAGEONE REAL ESTATE. (PLN-ARC-26-0001) AN ARCHITECTURAL REVIEW FOR A 5,463 SQUARE FOOT "CHILI'S" SIT DOWN RESTAURANT AT 31455 YUCAIPA BOULEVARD AS PART OF YUCAIPA POINTE CENTER.

RECOMMENDATION:

That the Planning Commission review the proposed colors, materials, and architectural design for the proposed "Chili's" sit down restaurant at the Yucaipa Pointe project, if acceptable, approve Case No. PLN-ARC-26-0001

- Staff Presentation
Deputy Director of Community Development/City Planner Matlock presented the Agenda Report.
- Applicant Presentation
Tom Robinson, with VantageOne Real Estate, addressed the Planning Commissioners. Mr. Robinson stated that he is very happy to have Chili's in the city.

ACTION: MOTION BY COMMISSIONER MCCUISTION, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0, TO APPROVE AGENDA ITEM NO. 2

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:** DAVID HIGGINSON, ON BEHALF OF JOHN OZASI (CASE NO. PLN-PHE-25-0014), IS REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT (CUP) AND ARCHITECTURAL REVIEW TO ALLOW THE CONSTRUCTION AND OPERATION OF A NEW TWO-STORY COMMERCIAL BUILDING TOTALING APPROXIMATELY 3,216 SQUARE FEET. THE PROPOSED DEVELOPMENT INCLUDES A PRIMARY JEWELRY RETAIL ESTABLISHMENT OF APPROXIMATELY 2,720 SQUARE FEET, ALONG WITH A SEPARATE 753-SQUARE-FOOT REALTY OFFICE LOCATED WITHIN THE SAME BUILDING FOOTPRINT. THE APPLICANT ALSO REQUESTING A VARIANCE TO PERMIT A REDUCTION IN REQUIRED ON-SITE PARKING, A REDUCTION IN REQUIRED LANDSCAPING AREA, AND A REDUCTION IN THE REQUIRED SIDE YARD SETBACK FROM 10 FEET TO 3.3 FEET FROM THE PROPERTY LINE. ADDITIONALLY, THE PROJECT INCLUDES A LOT MERGER TO CONSOLIDATE TWO ADJOINING PARCELS (ASSESSOR'S PARCEL NUMBERS 030-013-126 AND 030-013-119) INTO A SINGLE PARCEL TOTALING APPROXIMATELY 0.39 ACRES TO FACILITATE UNIFIED SITE DEVELOPMENT.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and:

- A) Approve the Conditional 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 15305 (Class 5); 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-25-0014 6:41 p.m.

- Staff Presentation

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

- Applicant Presentation

The applicant John Ozasi and the applicant's architect David Higginson addressed the commission.

- 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 6:58 p.m.

ACTION: MOTION BY COMMISSIONER O'BRINE, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0, TO APPROVE AGENDA ITEM NO. 3. WITH AN EMPHASIS TO WORK WITH STAFF TO ADD ONE MORE PARKING SPACE.

4. **SUBJECT:** MICHAEL KLING (CASE NO. PLN-PHE-25-0018): A SPECIAL USE PERMIT FOR THE ARCHITECTURAL REVIEW TO ALLOW CONSTRUCTION OF A NEW DETACHED 2,160-SQUARE-FOOT, 17-FOOT-TALL METAL RECREATIONAL VEHICLE AND AUTOMOTIVE STORAGE GARAGE LOCATED AT THE REAR OF THE PROPERTY AT 33659 COLORADO STREET (ASSESSOR'S PARCEL NUMBER 0318-102-11).

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-25-0018 7:03 p.m.

- Staff Presentation

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

- Applicant Presentation

The applicant's representative Jasmine Hancock addressed the commission.

- 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 7:05 p.m.

ACTION: MOTION BY VICE-CHAIRPERSON MIHL, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0, TO APPROVE AGENDA ITEM NO. 4.

STUDY SESSION:

5. **SUBJECT:** KEY HOUSING LAW BASICS

DISCUSSION:

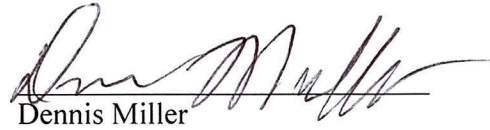
Deputy Director of Community Development / City Planner Benjamin Matlock presented the Study Session Presentation and provided answers to the Commissioners' questions.

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 and that Commissioners McCuiston and O'Brine will be attending along with staff. The next Planning Commission meeting will most likely be held on March 18, 2026.

ADJOURNMENT:

The meeting adjourned at 7:49 PM.



Benjamin Matlock
Deputy Director/City Planner

Dennis Miller
Chair of the Planning Commission