

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of April 15, 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 April 15, 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, Chair
Brandon Mihld, Vice Chair
Mike McCuistion, Commissioner
Tony Hicks, Commissioner

ABSENT: Robert O’Brine, Commissioner
Timothy Mullins, Commissioner

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 MARCH 18, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of March 18, 2026.

ACTION: MOTION BY COMMISSIONER MCCUISTION, SECOND BY COMMISSIONER HICKS, CARRIED, 4-0-2, TO APPROVE CONSENT AGENDA ITEM NO. 1. (COMMISSIONER MULLINS AND O’BRINE 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.

2. SUBJECT: ORDINANCE NO. 479, CAR WASH REGULATIONS

RECOMMENDATION: That the Planning Commission conduct a public hearing; and provide a recommendation to the City Council to:

1. Approve the introduction and first reading of Ordinance No. 479, an Ordinance of the City of Yucaipa, California, adding Development Code Section 88.0410 (Carwash Facilities) to Chapter 4 (Commercial and Industrial) of Division 8 (Specific Use Design Standards) of the Development Code to establish regulations for carwash facilities; and
2. Find that the Ordinance is exempt from Environmental Review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) where CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; or
3. Provide further direction to staff.

- Public Hearing Opened

Vice Chair Miller opened the Public Hearing for Item No. 2- Ordinance No. 479, Car Wash Regulations 6:31 p.m.

- Staff Presentation

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

Commissioner Hicks recognized a potential conflict and recused himself from Item #2 at 6:47 p.m.

- 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: THE ITEM WILL BE CONTINUED ON THE MAY 6, 2026, MEETING DUE TO NOT HAVING A QUORUM.

STUDY SESSION:

3. SUBJECT: CITY ZONING LAND USE DISTRICTS

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 announced that the next meeting will be held on May 6, 2026.

ADJOURNMENT:

The meeting adjourned at 7:12 PM.



Benjamin Matlock
Deputy Director/City Planner



Dennis Miller
Chair of the Planning Commission