

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of June 3, 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 June 3, 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
Tony Hicks, Commissioner
Mike McCuistion, Commissioner
Robert O’Brine, Commissioner
Donna Snodgrass, Commissioner

ABSENT: Timothy Mullins, Commissioner

CITY STAFF: Benjamin Matlock, Deputy Director of Community Development/City Planner
Peter Kann, Community Development Director
Tuan Vu, Assistant City Attorney
Landon Kern, Assistant City Engineer
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 APRIL 15, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of April 15, 2026.

ACTION: MOTION BY VICE-CHAIRPERSON MIHLD, SECOND BY COMMISSIONER MCCUISTION, CARRIED, 4-0-2-1, TO APPROVE CONSENT

AGENDA ITEM NO. 1. (COMMISSIONERS O'BRINE AND SNODGRASS ABSTAINED, COMMISSIONER MULLINS ABSENT).

2. **SUBJECT:** APPROVE THE PLANNING COMMISSION MINUTES OF MAY 6, 2026.

RECOMMENDATION: That the Planning Commission approve minutes of May 6, 2026.

ACTION: MOTION BY VICE-CHAIRPERSON MIHL, SECOND BY COMMISSIONER MCCUISTION, CARRIED, 5-0-1-1, TO APPROVE CONSENT AGENDA ITEM NO. 2. (COMMISSIONER HICKS ABSTAINED 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:** RESIDENCES AT OAK GLEN CREEK SPECIFIC PLAN (CASE NO. PLN-PDE-25-0003): THE PROPOSED PROJECT INCLUDES A GENERAL PLAN AMENDMENT, (GPA), SPECIFIC PLAN (SP), AND A TENTATIVE TRACT MAP (TTM 20649) FOR A GATED 145-UNIT, TWO-STORY TOWNHOME RESIDENTIAL AND 8,000 SQUARE FEET OF RETAIL USE DEVELOPMENT, AND INCLUDES ASSOCIATED COMMUNITY FEATURES INCLUDING A RECREATION CENTER, ACTIVE PARK, DOG PARK, ENTRY MONUMENTS, AND DETENTION BASINS BASED ON THE REQUIREMENTS OF THE SPECIFIC PLAN. THE PROPOSED MINOR GENERAL PLAN AMENDMENT WOULD FACILITATE THE RESIDENCES OF OAK GLEN CREEK SPECIFIC PLAN THROUGH A CHANGE THE LAND USE DESIGNATION OF THE SITE SHOWN ON GENERAL PLAN FIGURE CDL-2, LAND USE MAP, FROM NEIGHBORHOOD COMMERCIAL (CN) TO PLANNED DEVELOPMENT (PD), AND A MODIFICATION TO GENERAL PLAN FIGURE, CDL-3, LAND USE MODIFICATIONS, TO ADD THE RESIDENCES OF OAK GLEN CREEK SPECIFIC PLAN. THE SITE IS LOCATED AT THE NW CORNER OF BRYANT STREET AND OAK GLEN ROAD; APNS: 0303-051-44, -45, AND -64.

RECOMMENDATION: That the Planning Commission conduct a public hearing, and pursuant to Sections 82.0101 and 83.020305 of the Yucaipa Development Code, provide a recommendation to the City Council regarding the Residences at Oak Glen Creek Specific Plan (ROGSP) and the Mitigated Negative Declaration, as well as the associated Tract Map (TTM 20649).

Depending on the Planning Commission's review and recommendation, several potential motions can be made and are as follows:

Recommendation in support of the ROGSP:

If the Planning Commission is in support of the ROGSP, the following recommendation to the Council is provided:

- A) Adopt Resolution No. 2026-14, approving the Specific Plan for the proposed Residences at Oak Glen Creek Development and the minor General Plan Amendment / Land Use District Change of a property from Neighborhood Commercial (CN) to Planned Development (PD); and
- B) Approve first reading, by the title only, as read by staff, of Ordinance No. 483, amending Ordinance No. 343, amending the Official Land Use Plan and Zoning Ordinance as adopted by the City of Yucaipa; and
- C) Approve the Tentative Tract Map No. 20649, subject to the Conditions of Approval as contained in this Agenda Report; and
- D) Adopt the Findings as contained in this Agenda Report; and
- E) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, finding the mitigation measures and standard measures and procedures will reduce the potential level of environmental impact to less than significant; and,
- F) Direct staff to file a Notice of Determination.

Recommendation against the ROGSP:

If the Planning Commission is not in support of the SHSP, the following recommendation to the Council is provided:

- 1) Direct Staff to prepare a Resolution to deny the approval of the Residences at Oak Glen Creek Specific Plan; and
- 2) Direct Staff to prepare Findings for denial, based on the Planning Commission's consideration of the Project with respect to Section 83.020310 of the Yucaipa Development Code; and
- 3) Deny Tentative Tract Map 20649, as it is inconsistent with the land use designations of the existing

Land Use District; and

- 4) Determine that the Project is exempt from CEQA pursuant to Section 15270 of the CEQA Guidelines, which states that CEQA does not apply to projects which a public agency rejects or disapproves.

Alternatives:

The Planning Commission can make any additional recommendations to modify the ROGSP that are deemed necessary to meet the Findings specified by Section 83.020310 of the Yucaipa Development Code, or that would better meet the Goals, Policies, and/or Objectives of the General Plan.

Draft Findings of Approval, as well as the Draft Resolution and Ordinance are provided for the Planning Commission's reference and review. Modifications can be made based on the deliberations of the item and will be presented for the City Council's final action.

- Public Hearing Opened

Vice Chair Miller opened the Public Hearing for Item No. PLN-PDE-25-0003 6:32 p.m.

- Staff Presentation

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

- Applicant Presentation

The applicants Engineer of Record Angel Cesar addressed the commission and thanked staff for the 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 7:25 p.m.

ACTION: MOTION BY CHAIRPERSON MILLER, SECOND BY COMMISSIONER HICKS, CARRIED, 5-1-1, TO CONTINUE AGENDA ITEM NO. 3., TO THE JUNE 17, 2026, PLANNING COMMISSION MEETING. (COMMISSIONER SNODGRASS VOTED NO AND COMMISSIONER MULLINS ABSENT).

STUDY SESSION:

4. **SUBJECT:** LEC ON BEHALF OF LR JOHNSON CONSTRUCTION (CASE NO. PLN-PHE-25-0010). LOCATED AT 31909 OUTER HIGHWAY 10 AND 31925 OUTER HIGHWAY 10 (APNS:0301-141-58 AND 0301-141-61).

DISCUSSION:

The applicants, Gene and Lynnette Johnson presented the Study Session Presentation and provided answers to the Commissioners' questions.

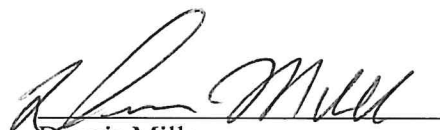
ANNOUNCEMENTS: Deputy Director of Community Development / City Planner Benjamin Matlock announced that the next meeting will be held on June 17, 2026. Mr. Matlock informed the Commission that Associate Planner Madeline Jordan will be leaving the City of Yucaipa, and we will miss her and that she has been a great employee for the last six years.

Community Development Director Peter Kann informed the Commissioners that he and Deputy Director of Community Development / City Planner Benjamin Matlock attended the ICSC Conference and will keep the commission informed on any developments.

ADJOURNMENT:

The meeting adjourned at 8:27 PM.


Benjamin Matlock
Deputy Director/City Planner


Dennis Miller
Chair of the Planning Commission