

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of June 17, 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 17, 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
Timothy Mullins, Commissioner
Robert O’Brine, Commissioner
Donna Snodgrass, Commissioner

ABSENT: None

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 JUNE 3, 2026.

RECOMMENDATION: That the Planning Commission approve the minutes of June 3, 2026.

ACTION: MOTION BY COMMISSIONER O'BRINE, SECOND BY COMMISSIONER HICKS, CARRIED, 6-0-1, TO APPROVE CONSENT AGENDA ITEM NO. 1. (COMMISSIONER MULLINS 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. Commissioner Snodgrass stated that she spoke with Zach Foster. Chair Miller disclosed that he spoke with Commissioner Mullins and urged him to watch the June 3, 2026, Planning Commission Hearing on the Residences Projects since he was not present at that meeting. He also stated that Craig Heaps contacted him and stated that he might be representing the applicant. Commissioner Hicks stated that he spoke with Craig Heaps but that it was not specifically about the project.

OLD BUSINESS:

2. **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 6:34 p.m.

- Staff Presentation

Deputy Director of Community Development/City Planner Matlock informed the Commission that the applicant's representative, Mr. Craig Heaps, had contacted staff and asked that the item be continued until July 15, 2026, regular Planning Commission meeting. Therefore, no presentation will be presented due to that request.

- Applicant Presentation

The applicant's representative Craig Heaps 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 6:38 p.m.

ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MCCUITION, CARRIED, 6-0-1, TO POSTPONE AGENDA ITEM NO. 2., TO THE JULY 15, 2026, PLANNING COMMISSION MEETING. (COMMISSIONER SNODGRASS RECUSED HERSELF FROM THE ITEM).

STUDY SESSION:

3. **SUBJECT:** DRAFT FIVE YEAR CAPITAL IMPROVEMENT PROGRAM (CIP).

RECOMMENDATION: That the Planning Commission review the Draft Five Year Capital Improvement Program, and adopt the Finding as contained in this Agenda Report.

DISCUSSION:

Assistant City Engineer Landon Kern 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 July 15, 2026.

Community Development Director Peter Kann informed the Commissioners that the City of Yucaipa's new Finance Director is Hrant Manuelian.

ADJOURNMENT:

The meeting adjourned at 7:10 PM.



Benjamin Matlock
Deputy Director/City Planner



Dennis Miller
Chair of the Planning Commission