

City of Yucaipa  
PLANNING COMMISSION MINUTES  
Regular Meeting of July 15, 2026

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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 July 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 Chair Miller.

**PLANNING COMMISSION ROLL CALL**

**PRESENT:** Dennis Miller, Chair  
Brandon Mihld, Vice Chair  
Tony Hicks, Commissioner  
Mike McCuistion, Commissioner  
Timothy Mullins, Commissioner

**ABSENT:** Robert O’Brine, Commissioner  
Donna Snodgrass, Commissioner

**CITY STAFF:** Benjamin Matlock, Deputy Director of Community Development/City Planner  
Peter Kann, Community Development Director  
Tuan Vu, Assistant City Attorney  
Taran Birk, 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 JUNE 17, 2026.

**RECOMMENDATION:** That the Planning Commission approve the minutes of June 17, 2026.

**ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MCCUITION, CARRIED, 5-0-2, TO APPROVE CONSENT AGENDA ITEM NO. 1. (COMMISSIONERS O'BRINE AND SNODGRASS ABSENT).**

**NEW BUSINESS:**

2. **SUBJECT:** (PLN-ARC-26-0004) THE ARCHITECTURAL REVIEW FOR THE REMODEL OF THE FRONTAGE OF AN EXISTING VACANT 22,000 SQUARE FOOT FORMER "RITE AID" STORE, INCLUDING THE REMOVAL OF CURRENT SIGNAGE, UPDATING OF THE FRONT FACING FACADE, GENERAL PAINT AND LANDSCAPE IMPROVEMENTS AND THE CONVERSION OF A DRIVE THROUGH AREA INTO A LOADING AREA; LOCATED AT 34420 YUCAIPA BLVD; APN: 0303-133-06.

**RECOMMENDATION:**

That the Planning Commission review the proposed colors, materials, and architectural design for the remodel of the vacant commercial building and, if acceptable, approve Case No. PLN-ARC-26-0004.

- Staff Presentation

Development Services Technician Birk presented the Agenda Report.

- Applicant Presentation

The applicant, Sammy Salem, addressed the Commission.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

**ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MULLINS, CARRIED, 5-0-2, TO APPROVE CONSENT AGENDA ITEM NO. 2. WITH THE REQUIREMENT THAT THE WALL BE HIGH ENOUGH TO SCREEN THE TRUCKS AND TRAILERS FROM THE STREET, AND IF FEASIBLE TO ADD GATES TO IT, WITH FINAL DESIGN AND LANDSCAPE AT CITY'S APPROVAL. (COMMISSIONERS O'BRINE AND SNODGRASS 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**

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

## **OLD BUSINESS:**

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 SINGLE FAMILY RESIDENTIAL AND 8,000 SQUARE FEET OF RETAIL USE DEVELOPMENT, AND INCLUDES ASSOCIATED COMMUNITY FEATURES INCLUDING A RECREATION AREAS, ACTIVE PARK, DOG WALK AMENITIES, 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. (CONTINUED FROM JUNE 3, 2026)

## **RECOMMENDATION:**

MOTION: If the Planning Commission concurs with staff's recommendation, the following motion is provided:

"I move to continue the Public Hearing for Case No. PLN-PDE-25-0003 to the Planning Commission meeting of August 19, 2026."

- Public Hearing Opened

Chair Miller opened the Public Hearing for Item No. PLN-PDE-25-0003 6:55 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 August 19, 2026, regular Planning Commission meeting. Therefore, no presentation will be presented due to that request.

- Applicant Presentation

There was no applicant presentation.

- Public Comments

There were no public comments.

- Applicant Rebuttal

There was no applicant rebuttal.

- Public Hearing Closed

Chair Miller closed the Public Hearing.

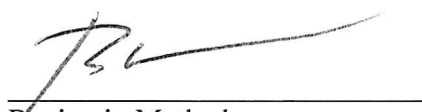
**ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER MULLINS, CARRIED, 5-0-2, TO POSTPONE AGENDA ITEM NO. 3., TO THE AUGUST 19, 2026, PLANNING COMMISSION MEETING. (COMMISSIONERS O'BRINE AND SNODGRASS ABSENT).**

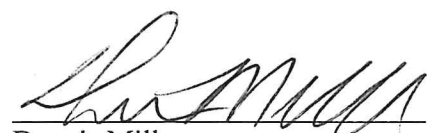
**ANNOUNCEMENTS:** Deputy Director of Community Development / City Planner Benjamin Matlock announced that the next meeting will be held on August 19, 2026, and most likely will have both meetings in August.

Deputy Director of Community Development / City Planner Benjamin Matlock stated that he would like to close the meeting in recognition of former Planning Commissioners and City Council members that recently passed away, Diane Smith and Dick Riddell.

**ADJOURNMENT:**

The meeting adjourned at 6:58 PM.

  
Benjamin Matlock  
Deputy Director/City Planner

  
Dennis Miller  
Chair of the Planning Commission