

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Yucaipa City Council will hold a public hearing on the date and time indicated below to receive and consider the statements of all persons who wish to be heard relative to the proposal(s) described below. Please note that the City Council may amend, in whole or in part, the proposal(s). Accordingly, the land uses, development standards, designs, improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than what is currently being proposed.

HEARING DATE: Monday, February 26, 2024

HEARING TIME: 6:00 P.M. (or as soon as possible thereafter)

HEARING AT: 34272 Yucaipa Boulevard, Yucaipa City Hall

APPLICANT: ACAA Limited Partnership

PROPOSAL: Case No. 23-094/CUP/ARC/DA: A Conditional Use Permit and Architectural Review for the final phase of the Yucaipa Gateway Project that includes the development of a 1,500 square foot drive-through coffee shop and a 2,492 square foot drive-through restaurant on approximately 1.95 acres located at the southwest corner of Oak Glen Road and 14th Street. The applicant also proposes an amended Development Agreement with the City to reflect the current Project and updates.

LOCATION: Southwest corner of 14th Street and Oak Glen Road; APN(s): 0301-182-11 and 12, and 0301-183-18, 19, 20 and 21

ON FILE: Project information and the environmental documentation is on file in the Yucaipa Planning Division, located at 34272 Yucaipa Boulevard, Yucaipa, and it will be available on the City's web page at www.yucaipa.gov.

ENVIRONMENTAL DETERMINATION: An Initial Study had been previously prepared and adopted by the Planning Agency of the City of Yucaipa, which had determined that revisions in the Project had been made by (or agreed to by) the project proponent, or that appropriate mitigation measures had been provided, and therefore, the Project would not have a significant effect on the environment. No significant or substantial changes in existing conditions have occurred, and therefore the project requires no further environmental analysis based on the findings contained in Section 15162 of the CEQA Guidelines. The Project remains within the scope of the Mitigated Negative Declaration originally adopted for the project.

PLEASE NOTE that if you challenge any decision regarding the above proposal(s) in court, you may be limited to raising only those issues that you or someone else raised during public testimony regarding that proposal or in written correspondence delivered to the City Council at, or prior to, the public hearing.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the proposal(s) as outlined above. If there are any further questions, please contact Christian Farmer at (909) 797-2489, ext. 270 (email: cfarmer@yucaipa.gov).



Benjamin Matlock, Deputy Director of Community Development / City Planner
Development Services Department

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