THE CITY OF YUCAIPA COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT OF 1990. IF YOU REQUIRE SPECIAL ASSISTANCE TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL THE PLANNING COMMISSION SECRETARY AT (909) 797-2489 X224 AT LEAST 48-HOURS PRIOR TO THE MEETING.

ANY PUBLIC WRITINGS DISTRIBUTED BY THE CITY TO AT LEAST A MAJORITY OF THE COMMISSIONERS REGARDING ANY ITEM ON THIS REGULAR MEETING AGENDA WILL BE MADE AVAILABLE AT THE PUBLIC RECEPTION COUNTER AT CITY HALL, LOCATED AT 34272 YUCAIPA BOULEVARD, DURING NORMAL BUSINESS HOURS.

IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING, PLEASE COMPLETE A SPEAKERS FORM AND RETURN IT TO THE PLANNING COMMISSION SECRETARY PRIOR TO THE BEGINNING OF THE MEETING. THERE IS A THREE-MINUTE TIME LIMIT FOR SPEAKING.

CALL TO ORDER

FLAG SALUTE

APPROVAL OF MINUTES

1) Approve Planning Commission Meeting Minutes of February 21, 2018

PUBLIC COMMENTS

PUBLIC HEARINGS

The order of business for the public hearings shall be:

A) Staff Presentation  C) Public Hearing Open  E) Applicant Response
B) Applicant Presentation  D) Public Comments  F) Public Hearing Closed
G) Commission Discussion

SUBJECT:

2) Omaha Irvine Investment Group LLC (Case No. 17-018/CUP): A Conditional Use Permit for 70-unit residential detached condominium project that will utilize a previously approved one lot condominium subdivision (Tract 18174) on 9.04 acres located at 12229 & 12255 17th Street.; APN(s): 0301-061-03, 0301-072-13, 0301-072-17.
RECOMMENDATION:

That the Planning Commission conduct a public hearing; and:

A) Approve Conditional Use Permit No. 17-018, subject to the Conditions of Approval as contained in this Agenda Report; and

B) Adopt the Findings as contained in this Agenda Report; and

C) Determine that the Project does not require any additional environmental review pursuant Section 15162(a) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and

D) Direct Staff to file a Notice of Determination.

ANNOUNCEMENTS

ADJOURNMENT
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, California, on February 21, 2017, at 6:30 p.m.

PRESENT: Bart Brizzee, Chair
Vanessa Register, Vice Chair
Kathy Fellenz, Planning Commissioner
Jack Masters, Planning Commissioner
Lloyd Rekstad, Planning Commissioner
Aron Wolfe, Planning Commissioner
Denise Work, Planning Commissioner
Paul Toomey, Director of Community Development
Fermin Preciado, City Engineer
Ben Matlock, Associate Planner
Travis Heaps, Development Services Technician
Tina Leuer, Planning Commission Secretary

ABSENT: None

CONVENE PLANNING COMMISSION:

The meeting was called to order at approximately 6:35 p.m. by Chair Brizzee.

Commissioner Wolfe led the flag salute.

1. APPROVAL OF MINUTES:

Motion was made by Commissioner Fellenz to approve the February 7, 2018 minutes. The motion was seconded by Vice Chair Register. Motion passed 6-0-0-1. (Commissioner Work abstained because she was absent from the February 7, 2018 meeting.)

2. PUBLIC COMMENTS:

None

3. SUBJECT:

Vons/Albertsons (Case No. 17-083/FDP/LLA): A Final Development Plan to permit a fuel center with 6 fuel pumps and a 1,000 square foot convenience store at 33644 Yucaipa Boulevard within the Yucaipa Valley Center in Chapman Heights, and a Lot Line Adjustment to modify the boundary of the subject parcel; APN: 0303-101-21.
Associate Planner Ben Matlock presented the staff report and included a PowerPoint presentation.

**RECOMMENDATION:**

That the Planning Commission conduct a public hearing, and

A) Approve the Final Development Plan, Architectural Design, and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report; and

B) Adopt the Findings for the Final Development Plan as contained in the Agenda Report; and

C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, pursuant to Section 15332 (Class 32); and

D) Direct staff to file a Notice of Exemption.

**PUBLIC COMMENTS:**

None

**DISCUSSION:**

The pad elevation of the site was discussed, and what portion of the building could be visible driving west on Yucaipa Boulevard, compared to driving east on Yucaipa Boulevard. Director Toomey explained that the change in elevation between the driveway entrance and the convenience store is about 13 feet.

Commissioner Masters asked how much room there would be from the building to the curb for ADA accessibility, because he is concerned about the safety of disabled customers crossing the four different intersections to reach the store. Planner Matlock explained that there is about 10 feet from the corner of the building to the closest curb. Vice Chair Register shared Commissioner Master’s concerns. Director Toomey explained that this proposed project is required to comply with ADA requirements, any legal challenges would be addressed by the property owner, not the City.

Commissioner Work asked Commissioner Masters and Vice Chair Register to further explain their safety concerns. Vice Chair Register explained that there is no stop sign, or other safety measures for pedestrians crossing, and no sidewalks.

Vice Chair Register asked about the Lot Line Adjustment. Planner Matlock explained that it is to ensure that the fuel station is completely developed within its own parcel.
Commissioner Masters asked staff if the City is planning to make changes to the intersection within the shopping center nearest the proposed project. Director Toomey replied “no – it’s private property”. An exhibit was prepared showing that a roundabout intersection option would not fit, either. Commissioner Fellenz added that it would be a good idea to eliminate the left hand turn entering Intersection 2 from the east, as noted in the staff report and noted as a potential solution in the traffic study. Director Toomey explained the change to traffic circulation with a median placed at the site.

The applicant’s representative, Kevin Le, and the applicant’s traffic consultant, Paul Herman were available for questions. Mr. Le first explained that the grade difference to the site is closer to 15 feet. Commissioner Work asked Mr. Le about the loss of parking spaces. Mr. Le explained that this project will cause the site to lose about 40 spaces, however the project meets the code requirements for the center, and Vons would ask their employees to park in the rear parking lot.

Vice Chair Register explained that she went door to door talking to various business owners in the shopping center and they are all against the project; they feel it is not safe and they do not want to lose the parking spaces currently located at the front area of the center.

Vice Chair Register took issue with Condition of Approval #19 where it reads “…and if necessary, provide a fuel monitor to assist users of the facility and ensure appropriate pump utilization”. Vice Chair Register did not think “if necessary” would work – what is the criteria?

Commissioner Work asked if there was somewhere else within the site to locate this project. Mr. Le explained other options were explored and that there is not.

Chair Brizzee asked if there would be separate management for the Von’s grocery store and the proposed fuel station/convenience store. Mr. Le explained that there would be two separate directors, but under the same corporate leadership of Von’s.

Commissioner Wolfe asked about the feasibility of making a 4 way stop at the site. Mr. Le explained that the traffic consultant looked at the possibility of installing a roundabout near the site, but the grade off Yucaipa Boulevard would prevent that. In addition, Mr. Herman noted that a stop sign may result in cars backing up onto Yucaipa Boulevard. Commissioner Wolfe added that the speed down the grade off Yucaipa Boulevard is a real concern – it is not currently safe to cross. Mr. Wolfe noted that the plan does show two cross walks. Commissioner Work asked the traffic consultant if speed humps would help. Mr. Herman replied that speed humps could be a feasible option, if recommended.

Commissioner Masters stated that he did not think this project was in compliance with current ADA requirements. City Engineer Preciado explained that at the time the center was built, in 2002, it was in compliance. City Engineer Preciado also pointed out the ADA parking spaces provided in the proposal.

Director Toomey clarified that the main concern of the Planning Commission, aside from the queuing from Intersection 2, is “pedestrian safety”. Vice Chair Register replied “yes”.

Agenda
Commissioner Work also voiced concern over Condition of Approval #19, noting that there are already traffic concerns, and that monitoring needs to be from the opening of the gas station, not “if needed”.

Commissioner Wolfe stated that he likes lighted cross walks as a potential pedestrian safety feature. He also stated that the traffic study should have included the speed of the cars as they enter the center.

Commissioner Rekstad voiced his concerns with a convenience store and a fuel station in that location. He is concerned with congestion at the site, and doubts that “monitoring during peak times” would work. Commissioner Rekstad also had doubts that there could be “consistent filling times”. He also noted that if the fuel is priced one dollar cheaper than everywhere else, the demand at the site will be higher.

Commissioner Wolfe stated that he has frequented several Von’s gas stations in Southern California and they do not have a convenience store.

Mr. Le asked if there were any further options to improve the site – they are willing to listen.

Discussion of the findings ensued and Vice Chair Register and Commissioner Masters both agreed that they could not make Findings #2 or Findings #6.

Commissioner Work explained if the project were just the fuel station with proper crossings, a median, etc. – that she could support it. Commissioner Work added that the existing McDonald’s traffic, which would be compounded by this project, can be challenging.

Both Commissioners Fellenz and Wolfe pointed out that the loss of parking spaces would probably not be an issue because that part of the lot is typically empty, except during the holidays.

Commissioner Wolfe did not understand the necessity of the convenience store – especially since the Von’s grocery store is right there.

Chair Brizzee asked the applicant’s representative if he thinks his client would be willing to remove the convenience store from the plans. Mr. Le replied that they would be willing to add the safety issues discussed this evening, but they would not be willing to remove the convenience store. Chair Brizzee explained that he, personally, is a firm proponent to the rights of a property owner, and it is not his role to conduct the economic studies to validate why the project is submitted. It is up to the applicant to comply with development codes, and he feels that the Commission would not even be reviewing this project if it did not meet code. Chair Brizzee added that he, too, has experienced the speed of the vehicles down the hill towards the site. He continued that he would be in favor of this project with the safety items put in place (speed hump(s) and lighted crosswalk, and to close the left turn at Intersection #2). Chair Brizzee noted the process that would occur if there is going to be a denial of the project.
ACTION:

Motion was made by Vice Chair Register to deny Case No. 17-083/FDP/LLA based on the inability to make Findings #2 and #6. The Motion was seconded by Commissioner Masters. Motion passed 4-3-0-0.

4. SUBJECT:

HMS Properties, LLC/Fast 5 Carwash (Case No. 17-076/FDP/ARC); A Final Development Plan to establish a 4,153 square foot express car wash with 19 self-serve vacuums on a property located on the north side of Yucaipa Boulevard at the intersection of 7th Street; APN: 0303-131-75, 96.

Associate Planner Ben Matlock presented the staff report and included a PowerPoint presentation.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and

A) Approve the Final Development Plan, Architectural Design, and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report; and

B) Adopt the Findings for the Final Development Plan as contained in the Agenda Report; and

C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, pursuant to Section 15332 (Class 32); and

D) Direct Staff to file a Notice of Exemption.

PUBLIC COMMENTS:

None

DISCUSSION:

Commissioner Work asked about the hours of operation. Planner Matlock explained that the applicant’s proposed hours of operation are 7 a.m. to 7 p.m. in the Winter and 7 a.m. to 8 p.m. in the Summer.

Commissioner Wolfe asked how the height of this project compares with the height of the existing City Hall and Police Department. Director Toomey explained that the proposed project is lower than City Hall but closer to the height of the Police Department.
Commissioner Masters asked if the applicant ever considered locating the vacuums on the rear of the site. Planner Matlock explained that the location of the vacuums was chosen to utilize the building as a noise buffer to the residents below, and to fit within the relatively narrow building pads.

Tom Utman, with Fast 5 Carwash, as well as the representative, Jody Newton, were available for questions.

Mr. Utman explained that his would be his 14th facility in Southern California and the communities have been most welcoming. This site in Yucaipa is unique and challenging due to it’s very narrow shape. He pointed out that only 4% of the land would be attributed to buildings. Even though the craftsman style architecture is not their normal look, he has complied with the City’s wishes to provide a compatible design with adjacent development. Mr. Utman explained that the cost for his service is only $6 which includes a free vacuum and it only takes 3.5 minutes to run a vehicle through the tunnel. He is proud to state that they save 20 million gallons of water a year – and they do not sell anything but a car wash.

Mr. Utman offered to meet with the three neighbors who expressed concerns, however they did not respond.

Commissioner Work asked how many employees they would have. Mr. Utman explained that they typically hire 12 employees from the local area and rotate them – three are on at the same time: a greeter, a loader and a manager. They are responsible to keep the site clean and ensure that any music being played from vehicles is kept to a minimum noise level.

Vice Chair Register asked if there was a sound study performed and readings taken at the level of the homeowners below the site. Mr. Utman explained that there was no sound at the homeowner level, however this site is elevated above the homeowners, and the operation is all enclosed – he does not anticipate any issues, and added that he wants to be a “good neighbor”. Ms. Newton offered that if there are noise complaints, they can add mufflers to the blower. Mr. Utman agreed. Vice Chair Register commented that it has been difficult to achieve to obtain compliance with car washes, based on prior experiences. Director Toomey explained that sound study calculated noise levels at the residences and are compliant with the City Standards.

Commissioner Masters asked about the height of the canopies. Mr. Utman responded that the canopies are about 8.5 to 9 feet tall.

Commissioner Masters asked if the trash containers had to face Yucaipa Boulevard. Ms. Newton explained that finding a location for the trash containers was a challenge. Director Toomey added that not leaving the doors open to the trash enclosure would help – but unfortunately there is no way to enforce that.

Commissioner Wolfe asked if there was going to be any signage on the rear of the building. Mr. Utman replied “no”. Director Toomey added that there could be a monument or free standing sign located at the site – but that would come back to the Planning Commission for approval.

Commissioner Work stated that she is very disappointed that this site, with such a beautiful view, is going to be utilized for a car wash.
ACTION:

Commissioner Masters made a motion to approve Case #17-076/FDP/ARC with the addition to the Conditions of Approval that mufflers be installed on the blowers. Motion was seconded by Commissioner Fellenz. Motion passed 6-1-0-0.

5. SUBJECT:

Gerardo Nuno (Case No. 17-122/SUP/ARC): A Special Use Permit for the Architectural Review of a 24-foot tall, 1,584 square foot detached three-car garage with the second floor dedicated for storage to be located on a single family residential property at 34942 Avenue E; APN: 0319-091-17.

Development Services Technician Travis Heaps presented the staff report and included a PowerPoint presentation.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and

A) Review the architectural design of the proposed detached garage, and if it is acceptable, approve the design subject to the Conditions of Approval; and

B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and

C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and

D) Direct staff to file a Notice of Exemption.

PUBLIC COMMENTS:

Blake Bjordahl spoke in opposition of the project. Mr. Bjordahl does not want his view blocked and asked why the applicant chose that location rather than the rear of the lot.

Commissioner Wolfe stated that he understood the speaker’s concerns, however if the roles were reversed, they would not like to be told what to do with their property.

DISCUSSION:

Commissioner Work asked the square footage of the existing home. Director Toomey responded that the existing home is approximately 1,400 square foot, and the footprint of the proposed two story building is approximately 800 square foot.

Commissioner Work asked for the distance between the adjacent building and the property line. Planner Matlock explained that the distance is at least 10 feet due to a driveway separating the two properties.
The applicant, Robert Bueno, was available for questions. Commissioner Masters asked if the applicant was going to convert the old garage back into a garage. The applicant replied yes – his client purchased the property the way it is now and replacing the door on the garage was the least expensive option.

Vice Chair Register asked if there would be plumbing facilities in the new building. Mr. Bueno replied – no – only electrical.

Vice Chair Register pointed out that locating the building at the rear of the property might place it too far away from the nearest fire hydrant. Commissioner Rekstad asked staff if there had been any discussion about the location of the building on the property. Director Toomey explained that staff evaluates for on-site standards only. As long as standards are met (setbacks, etc.) the applicant places the building at their discretion.

Vice Chair Register confirmed that if the building were ever converted to an accessory dwelling unit, that development impact fees would apply. Director Toomey replied in the affirmative.

Commissioner Masters noted that the project meets the code requirements. Vice Chair added that the applicant is not asking for a variance for the setback.

**ACTION:**

Commissioner Wolfe made a motion to approve Case #17-122/SUP/ARC. Motion was seconded by Commissioner Masters. Motion passed 7-0-0-0.

6. **SUBJECT:**

Evert Witteveen (Case No. 17-145/SUP/ARC); A Special Use Permit for the Architectural Review of a 12.4-foot tall, 720 square foot detached metal garage used for the storage of a personal motor vehicle collection located on a single family residential property at 32242 Avenue D; APN: 0301-031-51.

Development Services Technician Travis Heaps presented the staff report and included a PowerPoint presentation.

**RECOMMENDATION:**

That the Planning Commission conduct a public hearing, and

A) Review the architectural design of the existing metal garage, and if it is acceptable, approve the design subject to the Conditions of Approval; and

B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and

C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and

D) Direct staff to file a Notice of Exemption.
PUBLIC COMMENTS:

None

DISCUSSION:

Commissioner Masters pointed out that the packet did not include the elevations, making the review difficult. However, he noted that the existing, unpermitted building is hidden from view.

Commissioner Work asked Travis to ensure that the elevations, colors, materials etc. are provided in future packets. Director Toomey apologized that the pictures were inadvertently omitted from their packets.

The applicant, Evert Witteveen, was available for questions.

ACTION:

Commissioner Masters made a motion to approve Case #17-145/SUP/ARC. Motion was seconded by Commissioner Work. Motion passed 7-0-0-0.

7. SUBJECT:

Peter J. Ryn (Case No. 17-149/SUP/ARC); A Special Use Permit for the Architectural Review of a 25-foot tall, 1,500 square foot detached RV garage/workshop to be located on a single family residential property at 33513 Liberty Road; APN: 0318-581-03.

Development Services Technician Travis Heaps presented the staff report and included a PowerPoint presentation.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and

A) Review the architectural design of the proposed RV garage, and if it is acceptable, approve the design subject to the Conditions of Approval; and

B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and

C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and

D) Direct staff to file a Notice of Exemption.

PUBLIC COMMENTS:

None
DISCUSSION:

Commissioner Masters asked for the dimensions of the structure. Technician Heaps explained that the building is 30’ x 50’. Commissioners Masters informed the applicant, who was present, that he would need engineering on this building for the building permit process. The applicant explained that he knew he would.

ACTION:

Vice Chair Register made a motion to approve Case #17-149/SUP/ARC. Motion was seconded by Commissioner Wolfe. Motion passed 7-0-0-0.

8. SUBJECT:

Holly Grimm (Case No. 18-004/SUP/ARC); A Special Use Permit for the Architectural Review of an existing 15.4-foot tall, 1,728 square foot detached metal barn located on a single family residential property at 35766 Carter Street; APN: 0320-231-13.

Development Services Technician Travis Heaps presented the staff report and included a PowerPoint presentation.

RECOMMENDATION:

That the Planning Commission conduct a public hearing, and

A) Review the architectural design of the existing metal barn, and if it is acceptable, approve the design subject to the Conditions of Approval; and

B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and

C) Adopt a Categorical Exemption pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, Section 15303 (Class 3); and

D) Direct staff to file a Notice of Exemption.

PUBLIC COMMENTS:

None

DISCUSSION:

The applicant, Holly Grimm, explained that when she purchased the property she was told by her realtor that the barn had been permitted, and then she learned it had not. She would prefer not to apply exterior stucco, but understands that the building must be in compliance with the building code.
ACTION:

Commissioner Wolfe made a motion to approve Case #18-004/SUP/ARC. Motion was seconded by Commissioner Masters. Motion passed 7-0-0-0.

ANNOUNCEMENTS:

Director Toomey announced that there would not be a meeting on March 7, 2018, but that there might be a meeting on March 21, 2018.

Commissioner Work asked if the processing of Special Use Permits for Architectural Review could be modified to allow some to be approved at staff level. Director Toomey explained that if there is a consensus among the Planning Commissioners, staff could see if City Council agrees; and added that working through the design guidelines in the next few months might allow for some changes as well.

Commissioner Masters asked for clarification on the Development Impact Fees for Accessory Dwelling Units. Director Toomey explained that staff has already adjusted the fees and the Development Impact Fee worksheets are available at the front counter.

ADJOURNMENT:

The Planning Commission meeting of February 21, 2018 adjourned at 9:12 p.m.
CITY OF YUCAIPA
COMMUNITY DEVELOPMENT DEPARTMENT
AGENDA REPORT

TO: Honorable Chairman and Planning Commissioners
FROM: Benjamin J. Matlock, Associate Planner
FOR: Planning Commission Meeting of March 21, 2018
SUBJECT: Omaha Irvine Investment Group LLC (Case No. 17-018/CUP): A Conditional Use Permit for 70-unit residential detached condominium project that will utilize a previously approved one lot condominium subdivision (Tract 18174) on 9.04 acres located at 12229 & 12255 17th Street.; APN(s): 0301-061-03, 0301-072-13, 0301-072-17.

RECOMMENDATION:

A) Approve Conditional Use Permit No. 17-018, subject to the Conditions of Approval as contained in this Agenda Report; and

B) Adopt the Findings as contained in this Agenda Report; and

C) Determine that the Project does not require any additional environmental review pursuant Section 15162(a) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and

D) Direct Staff to file a Notice of Determination.

BACKGROUND:
Area Land Use Designations; Improvement Levels; and existing Land Uses:

<table>
<thead>
<tr>
<th>Site</th>
<th>RM-10m (Multi-family Residential – 10,000 sq. ft. minimum lot size)</th>
<th>IL-1</th>
<th>Single Family Residence/Vacant</th>
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<tbody>
<tr>
<td>North</td>
<td>RM-10m</td>
<td>IL-1</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>RM-10m</td>
<td>IL-1</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>RM-10m</td>
<td>IL-1</td>
<td>Multi-family Residential</td>
</tr>
<tr>
<td>West</td>
<td>RM-10m</td>
<td>IL-1</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>
**Previous Action:**

On August 2, 2006, the Planning Commission approved Case No. 06-078/CUP/TTM 18174, a Conditional Use Permit to allow a gated community comprised of 67 detached condominiums, and Tentative Tract Map 18174, a one (1) lot subdivision for condominium purposes on 9 acres. Shortly after project approval, the Project was revised to add an additional three units, and to redesign the proposed detention basin into a more space-efficient layout to accommodate the additional units. On April 4, 2007, the Planning Commission approved Case No. 06-226/REV, a Conditional Use Permit for a total of 70 units. As part of the Project approval, the Planning Commission adopted a Mitigated Negative Declaration (MND) which had considered the potential environmental impacts that could occur as a result from development of this Project. All available evidence indicated that any potentially significant impacts could be mitigated to a less-than-significant level, and the mitigation measures were incorporated into the Conditions of Approval for the Project.

The Conditional Use Permit had an expiration date of August 14, 2012. The Development Code provides that, pending the granting of a 36 month extension, “Unless all conditions have been complied with and the occupancy, use, or division of land authorized by the land use decision has taken place or been recorded within 36 months after the day the land use decision becomes effective, the land use decision shall become null and void” (Section 83.010350). Therefore, the proposed Conditional Use Permit application (Case No. 17-018/CUP) has been submitted to permit the development of the Project. This application retains the 70-unit total from Case No. 06-226/REV.

It should be noted that the Tentative Tract Map is currently active, with an expiration date of August 12, 2019. Pursuant to Section 83.040220(f) of the Yucaipa Development Code, one additional two-year extension may be provided by the City Council.

**DISCUSSION:**

**Location and Setting:**

The proposed project is located on the west side of 17th Street, approximately 400 feet south of Yucaipa Boulevard. The project area is comprised of three parcels creating an almost square boundary. Properties on the north, south, and west boundaries consist of single family residences. On the east boundary are multiple family residential land uses. All parcels are located within the RM-10m (Multiple Residential – 10,000 sq. ft. minimum lot size) land use designation. The project has approximately 600 feet of frontage on 17th Street. The site is generally flat and sloping to the southeast at approximately 4%. There are no natural features found on the property.

**Project Design and Description:**

The proposed Project consists of a Conditional Use Permit to allow the phased development of a gated community comprised of seventy (70) single family detached condominiums on a previously-approved one (1) lot subdivision for condominium purposes (Tract Map 18174) located on 9.04 acres. The Conditional Use Permit application implements the multi-family residential development component of the Project as required by the City’s Development Code, while the existing Tentative
Map establishes the Project site as a single lot subdivision to implement a condominium ownership pattern.

The proposed Project features four (4) different 2-story home plans that have been designed with a traditional front facing garage, and aside from the condominium ownership, is similar to a conventional single-family subdivision design, where each unit has its own defined private yard space. The majority of the units are arranged around a six (6) unit clustered motor ‘courtyard’ with a single driveway providing access from the interior street, the other units are identified as single family residences which take access off the individual driveways. The project remains as a gated condominium community, consistent with the original 2006 and 2007-revised project approvals. The Site Plan identifies that 17 of the 70 units will provide a three-bedroom floor plan, 6 units designed as a 5-bedroom plan, and the remaining 47 units are four-bedroom plans.

Private amenities to serve the residents of the development provided as part of the Project include a clubhouse, pool, tot lot, open space and common area landscaping, private streets, and guest parking within the private street network. Sidewalks connect the units to the proposed private amenities. The internal street network also loops around the site to ensure adequate access for all proposed units. Each residential unit is also provided with a private yard that exceeds the requirements listed under Section 88.0210 of the Development Code, with the development providing at least 1,559 square feet of open space per each individual unit. The balance of the open space is considered as common areas, and includes landscaped areas. A Homeowners Association is required to maintain the streets and common area facilities. Project fencing includes decorative block walls along the public street rights-of-way of 17th Street, a combination of a 2 to 4 foot high concrete block retaining wall with six-foot fence at the perimeter. Vinyl fencing is provided for the private yard areas of each unit.

The main entrance on 17th Street provides access to the development, with a second driveway located approximately 150 feet to the north, as requested during the project review process for the initial entitlement in 2006. The primary entrance will feature a monument sign within a landscaped island that depicts the name of the development. The proposed Project is required to provide the necessary street improvements, including, curb, gutter, sidewalk, and matchup paving to the existing street along the Project’s street frontage. The primary interior street is proposed to be 36 feet wide with parking allowed on both sides of the street. Driveways providing access to garages for the courtyard units are 24 feet wide.

**Project Phasing:**

The proposed Project is to be phased and will be built in accordance with market demand. The proposal includes seven (7) total home construction phases. Home construction phases are expected to overlap, where preliminary construction (foundation, framing, etc.) for one phase occurs while final construction (exterior painting, interior finishing, etc.) occurs for the prior phase.

**Architectural Review:**

The City requires that new development projects be subject to architectural review by the Planning Commission, and that the elevation design, colors, and materials of the structures built be consistent with those that were approved by the Planning Commission. The proposed action does not include
architectural approval at this time, but the applicant has included copies of a potential floorplans and an elevation design for each respective floorplan in order to provide the Commission with information on the potential design characteristics of the Project. An Architectural Review application will be submitted separately for evaluation by the Planning Commission at a future date.

**Consistency with the General Plan and Development Code:**

The proposed project consists of seventy (70) single-family detached units on 9.04 acres. The proposed project has the following characteristics:

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>STANDARD</th>
<th>COMPLIANCE WITH GENERAL PLAN AND DEVELOPMENT CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>8.7 dwelling units per acre.</td>
<td><strong>Yes.</strong> Overall density is 7.7 dwelling units per acre</td>
</tr>
<tr>
<td>Parking</td>
<td>2 enclosed spaces per unit, plus 1 guest space per 2 units. In addition, 1 open space per three-bedroom unit and 2 spaces per four+ bedroom unit.</td>
<td><strong>Yes.</strong> 140 enclosed spaces are required and 140 garaged spaces have been provided. In addition, 181 additional spaces are provided within driveways, parking lot areas, and within the private street network, exceeding the code requirement by 21 spaces, provided the number of 3 and 4+ bedroom units remains the same during the Architecture Review process.</td>
</tr>
<tr>
<td>Open space</td>
<td>40% of project area to be landscaped.</td>
<td><strong>Yes.</strong> Project provides 43.3% of total site area as private and public open space.</td>
</tr>
<tr>
<td>Dwelling Unit Size</td>
<td>3+ bedroom units to have 1,050 sq. ft. minimum living area.</td>
<td><strong>Yes/TBD.</strong> The square footages for the homes are not yet known; adherence to the sizes will be verified through the Architecture Review Process to ensure that the unit sizes adhere to the Development Code.</td>
</tr>
<tr>
<td>Amenities</td>
<td>Required site amenities include entry treatment. Each dwelling is required to provide 3 interior amenities from approved list.</td>
<td><strong>Yes.</strong> Project provides monument sign at main entrance. Amenities for each unit include a gas fireplace, oversized closets, automatic dishwashers, decorative doors, air conditioners, and automatic garage door openers. The</td>
</tr>
</tbody>
</table>
The project meets or exceeds the City’s General Plan and Development Code standards for the above referenced items as well as for access, site design, and setbacks.

The project has been conditioned to maintain the pre-development storm water run-off flow rate as drainage exits the site, which is proposed to be accomplished with the retention basin in the southeast corner of the site. A storm drain pipe is proposed for off-site installation from the retention basin to Avenue E through a proposed easement to accommodate any overflow condition. The overall drainage design includes utilizing the streets as well as a series of collection basins connected to underground drain piping, which transmits drainage to the basin.

In addition, the proposed Project supports a number of General Plan policies. These include the following:

- **CDL-1.1 Places to Live.** Provide sites for a range of housing types, locations, and densities in a variety of neighborhood settings equipped with amenities that support a high quality of life.
- **CDL-10.1 Development Review.** Implement and adhere to development review procedures and design guidelines in the City of Yucaipa Municipal Code that advance the visual quality of the community.
- **CDL-10.5 Private Landscaping and Parks.** Require developers to incorporate appropriately sized and drought-tolerant vegetation with sufficient maintenance to provide a mature-looking landscape in three-five years after installation. Require private recreational facilities in new multifamily housing projects.
- **HN-2.1 Balanced Housing Stock.** Designate adequate land for a broad range of types of housing, including single-family attached and detached, multiple-family housing, and mixed uses located in accordance with the land use and community design element.
- **HN-3.1 Design Features.** Require new and rehabilitated residential units to be well designed, with appropriate attention to site planning, materials and colors, building treatments, landscaping, open space, parking, and environmentally sustainable practices.

**Processing and Procedural Actions:**

Notices of the project were sent to surrounding property owners within a 300-foot radius of the project site, and 6 responses were received with concerns over the proposed development. The comments focused generally on potential traffic impacts that could result, and a request that the project retain the Avenue E entrance and exit.

During the original environmental review process for the Project, a Traffic Impact Analysis was conducted to determine if the development of the Project would result in any significant traffic-related impacts. The analysis concluded that the Project would not impact the level of service of any of the intersections within the vicinity of the Project, and no additional mitigation measures were required. The number of dwelling units remains within the scope of the previously-approved entitlement, and no subsequent environmental review is required pursuant to Section 15162(a) of the California Environmental Quality Act guidelines, as notes below.
The proposed Project is also consistent with the City’s General Plan Land Use Map, and the Transportation Element of the City’s General Plan identifies the transportation needs to meet the land use pattern described within the General Plan. The land use pattern will not change the projected increase in vehicle trips that has been provided for within the General Plan. As a standard condition of approval, the proposed Project would pay development impact fees for traffic facilities. These fees are the City's equivalent of the "fair share" contribution to a local fund to upgrade the area's transportation infrastructure, which will fund the necessary future off-site improvements that have been designed to meet the city’s cumulative growth. In addition, roadway improvements along 17th Street will be completed along the project frontage, and will include curb, gutter, and sidewalks consistent with the City’s standard.

In regard to the site entrances for the Project, the proposal is consistent with the previously-approved site plans for circulation. The prior approvals did not include an Avenue E frontage as an entrance or exit for the Project. However, an easement would connect to Avenue E to support the drainage system of the project, but this entitlement does not include any residential development on a parcel with frontage along Avenue E.

**Environmental Review:**

A Mitigated Negative Declaration (MND) was prepared, and adopted by the Planning Commission as part of the original project approval. The MND prepared for this Project had considered the potential environmental impacts that could occur as a result of this Project. All available evidence indicated that any potentially significant impacts can be mitigated to a less-than-significant level, and these mitigation measures were incorporated into the original Conditions of Approval that were proposed for this Project. Public Resources Code §15162(a) indicates that no subsequent MND shall be required for a project when the following findings can be made:

- No substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- Substantial changes did not occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:
  - The project will have one or more significant effects not discussed in the previous MND;
  - Significant effects previously examined will be substantially more severe than shown in the previous MND;
  - Mitigation measures previously found not to be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or
  - Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant
effects on the environment, but the project proponents decline to adopt the mitigation measure.

Considering the lack of significant or substantial change in existing conditions, staff recommends that the Planning Commission find that this project requires no further environmental analysis based on the findings contained in Section 15162 of the CEQA Guidelines. There have been no changes to the Project and the Project remains within the scope of the Mitigated Negative Declaration originally adopted for the Project.

**CONCLUSION:**

The proposed revisions to Conditional Use Permit and Tentative Tract Map are consistent with the RM-10m Official Land Use District and the General Plan and Development Code standards for the District. The project meets standards for access, lot size and dimension, setbacks, and site design. The required findings for approval of the Conditional Use Permit have been made and are attached.

**FISCAL IMPACT:**

Based on a net total number of seventy (70) units and 9.04 net acres of residential land use, the project can be expected to generate $1,084,658.80 in Development Impact Fees, using the current fee schedule, as follows:

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Facilities</td>
<td>$116,301.95</td>
</tr>
<tr>
<td>Traffic Facilities</td>
<td>$604,924.60</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>$140,528.50</td>
</tr>
<tr>
<td>Fire Facilities</td>
<td>$58,640.40</td>
</tr>
<tr>
<td>Park Facilities</td>
<td>$164,263.40</td>
</tr>
<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>$1,084,658.80</strong></td>
</tr>
</tbody>
</table>

**Attachments:**
- Conditional Use Permit Findings
- Land Use District & Location Map
- Site Photos
- Conditions of Approval
- Project Comment Letters
- Site Plan
- Conceptual Elevations

Approved by:

Paul Toomey, Director
Community Development Department
FINDINGS: CONDITIONAL USE PERMIT NO. 17-018

1. The proposed project will not have a significant impact on the environment because the required mitigation measures will reduce the potential level of impact to less than significant.

2. The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, setbacks, walls and fences, parking areas, landscaping, and other features pertaining to the application, because the site is large enough and the design is configured to accommodate the proposed project and accompanying features.

3. The site for the proposed use has adequate access, meaning that the site design incorporates existing lot width and depth dimensions, because the site has an internal driveway designed to meet applicable City standards, the property has access from 17th Street.

4. The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, meaning that the use will not generate excessive noise, vibration, traffic, or other disturbances, because: 1) The project design and conditions of approval have addressed these concerns; 2) Improvements will be conditioned to occur prior to completion of the site development, including compliance with the City’s Development Code and its provisions for multiple family development projects; 3) The buildings are setback from the property line a minimum of 15-feet, and meets or exceeds the setback requirements in the RM (Multiple Residential) Land Use District; 4) A six (6) foot high wall is proposed around the property; 5) Adequate internal circulation and parking is available for Fire Department access and parking for residences and visitors; 6) Adequate on-site retention of storm water run-off will occur. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems because the height of the proposed buildings will not substantially hinder the use of such devices on surrounding properties.

5. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan and any applicable plan, because the proposed use is permitted in the RM-10m Land Use District, subject to the provisions of this Conditional Use Permit, per Yucaipa Development Code Section 84.0330(b)(1).

6. The lawful conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare, because they ensure adequate circulation, drainage, and compatibility with surrounding land uses.

7. The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities, because there are no obstructions to the collection of solar energy or the natural movement of wind toward or around surrounding properties.
LAND USE: MULTIPLE RESIDENTIAL (RM-10M)
CONDITIONAL USE PERMIT

ON-GOING CONDITIONS/GENERAL REQUIREMENTS:

PLANNING DIVISION (909) 797-2489 EXT. 224

1. This Conditional Use Permit is for the phased establishment of a 70-unit residential detached condominium project that will utilize a previously approved one lot condominium subdivision (Tract 18174) on 9.04 acres located at 12229 & 12255 17th Street; APN(s): 0301-061-03, 0301-072-13, and 0301-072-17. Any alteration or expansion of these facilities, or increase in the developed area of the site from that shown on the approved site plan, may require the submission of a new application or an additional application for Revisions for review and approval.

2. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding attacking or seeking to set aside, void or annul the approval of all or part of the matters applied for, or any other claim, action or proceeding relating to or arising out of such approval. This obligation includes the obligation to reimburse the City, its agents, officers and employees for any court costs or attorney fees which the City, its agents, officers, or employees are required by a court to pay as a result of such claim, action or proceeding. The City agrees to notify the applicant of any such claim, action or proceeding promptly after the City becomes aware of it. The City may participate in the defense of the claim, action or proceeding, but such participation will not relieve the applicant of applicant’s defense and indemnification obligations, including City expenses.

3. This Conditional Use Permit shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place within three (3) years of the date of approval. One extension of time, not to exceed three (3) years, may be granted upon written request and submittal of the appropriate fee not less than 30 days prior to the date of expiration. PLEASE NOTE: this will be the only notice given for the above specified expiration date. The applicant is responsible for the initiation of an extension request.

4. A Notice of Determination is being issued for this project, pursuant to the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended, as a Mitigated Negative Declaration (MND) has been previously approved and adopted for the Project. The applicant/owner shall deliver a $50.00 administrative handling fee to the Planning Division within five (5) days after the effective date of conditional approval. Payments shall be made with a Check, Money Order or Cashier’s Check for $50.00 made payable to the City of Redlands.
The Planning Division shall then file the Notice of Exemption with the Clerk. Proof of fee payment will be required prior to issuance of building permit.

5. All conditions of this Conditional Use Permit are continuing conditions. Failure of the applicant and/or operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property.

6. The applicant/owner shall maintain in good condition at all times all permanent plantings as identified on the approved landscape plan.

7. All new utility lines shall be placed underground. Existing overhead distribution lines shall be placed underground when three (3) or more utility poles on the same street are located on or adjacent to the project site.

8. Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.

9. All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot candle.

10. Parking and on-site circulation requirements shall be maintained at all times.
   A. All markings to include parking spaces, directional designations, “No Parking” designations, and “Fire Lane” designations shall be clearly defined and said markings shall be maintained in good condition at all times.
   B. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times.

11. Noise levels shall not exceed City Standards as required by Development Code Section 87.0905(b).

12. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that visual and public health nuisances are minimized.

13. The project site shall remain in full compliance with all City Sign Regulations at all times.

14. The applicant/property owner shall be required to apply an anti-graffiti coating, and/or provide a landscape design of a type and nature that is acceptable to the City Planner, to each of the publicly viewable surfaces deemed by the City Planner to be likely to attract graffiti.
15. The applicant/property owner, and any and all successors in interest, shall for ten (10) years after the issuance of a Certificate of Occupancy, provide the City with sufficient matching paint and/or anti-graffiti coating on demand for use in the painting over or removal of graffiti from any designated graffiti attracting surfaces.

CDF FIRE DEPARTMENT (909) 797-2489 EXT. 246

16. This project is protected by the Yucaipa Fire Department/California Department of Forestry and Fire Protection. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Marshall for verification of current fire protection development requirements. All new construction shall comply with the adopted Uniform Fire Code and all applicable statutes, codes, ordinances, standards and policies of the Yucaipa Fire Department/CDF.

17. Fire Department access roads and/or public/private streets shall meet the Fire Department minimum width standard of twenty-four (24) feet. Within FR-1 zone minimum width shall be twenty-six (26) feet. Access roads shall be paved (asphalt/concrete) and in place prior to placement of combustible material on site. Fire Department minimum paving thickness shall be no less than four (4) inches. This standard shall not lessen other agency requirements.

18. Fire Department access roads and/or public/private streets and residential driveways shall have a minimum vertical clearance of thirteen (13) feet and six (6) inches.

19. Fire Department access roadways and/or public/private streets and driveways shall not exceed 12% grade (please note: Engineering Division requirements may be more restrictive).

20. Cul-de-sac and dead-end streets shall not exceed 350 feet in FR-1 areas. In all other areas, cul-de-sacs shall not exceed six hundred (600) feet in total length, unless otherwise approved by the Fire Department.

21. Required fire flow for this project, as determined by I.S.O. Formula, is as follows: gpm = 1,500, at 20 psi residual; for 2 hour duration. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals; six (6) inch risers; six (6) inch diameter hydrants with one 2 ½” outlet and one 4” outlet.

22. Approved fire hydrants capable of supplying required fire flow shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet from a fire hydrant on a public street, as measured by an approved route around the exterior of the facility or building, additional fire hydrants meeting the required fire flow shall be provided.
23. Fire hydrants shall be installed at locations to be determined by the California Fire Code (2013) Appendix “C”. Required fire flow to be determined by the California Fire Code (2013) Appendix “B”. Minimum fire flow shall not be less than 1500 gpm.

24. Verify Fire Department access roads are compliant with Fire Department Apparatus minimum turning radius and fire department turn around minimums.

ENGINEERING DIVISION (909) 797-2489 EXT. 228


26. The natural drainage courses traversing the site shall not be occupied or obstructed.

27. Applicant shall demonstrate that the site does not create concentrated discharges to adjacent properties and/or public right-of-way in excess of historical flows. If project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate flows; otherwise, applicant shall provide on-site detention for excess flows in accordance with the approved WQMP.

28. Adequate provisions shall be made to intercept and conduct the tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties at the time the site is developed.

29. Road sections within and/or bordering the project shall be designed and constructed with curbs, gutters, and sidewalks to City Road Standards, and in accordance with the General Plan Circulation Element.

30. Final improvement plans and profiles shall indicate the location of any existing utility facility which would affect construction. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the City.

31. Continuous water spraying or other approved methods must be used during grading operations to control fugitive dust.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A GRADING PERMIT:

BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 225

32. The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes as adopted by the City of Yucaipa.
33. Multi-family buildings on the site shall be accessible/adaptable per California Building Code (CBC), Chapters; 11A and 11B.

34. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls and storage buildings.

35. Three (3) copies of the grading plan shall be submitted to the Building and Safety Division for review and approval. A copy of the grading plan shall be submitted to the Planning Division when graded slopes exceed five (5) feet in height. All on-site cut and fill slopes shall:

A. Be a part of the downhill lot when between individual lots, or as approved by the City Planner and City Engineer.

B. Incorporate recommendations of the approved geology and soils reports.

C. Be contour graded to blend with existing natural contours.

D. Be limited to a maximum slope ratio of two-to-one (2:1) and a maximum vertical height of thirty (30) feet. Setbacks from the top and bottoms of slopes shall be a minimum of one-half (1/2) the slope height or per CBC.

E. Preclude damage to the site and downstream properties during heavy storm run-off, especially during the construction stage by including a stringent slope, erosion, and sediment control program on the proposed grading plan. Any such damage allowed to occur will be the responsibility of the applicant.

F. Provide letters of consent from adjacent property owners for proposed offsite grading.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

36. Applicant shall submit a Notice of Intent and comply with the requirements of the General Construction Activity Storm Water Permit from the State Water Resources Control Board if the project site is 1 acre or greater. In addition, the Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted to the City Engineer for review and approval.

37. Prior to the alteration of any wetland habitats, the required permits or authorized clearance shall be obtained from the Department of Fish and Game in accordance with the Section 1600 et. seq. of the State Fish and Game Code, from the United States Army Corps of Engineers in accordance with Section 404 of the Clean Water Act, and from the California Regional Water Quality Control Board Santa Ana Region in accordance with Section 401 of the Clean Water Act.
38. Groundwater pollution from urban run-off water generated by the project shall be mitigated using various structural and non-structural best management practices (BMPs), per the requirements of the California Regional Water Quality Control Board, Santa Ana Region and/or as indicated in the “New Development/Redevelopment Guidelines.” All provisions of the Water Quality Management Plan (WQMP) consistent with the 2010 MS4 permit and most recent regulatory mandates shall be met.

39. The applicant shall provide documentation indicating that the WQMP, grading plan, erosion control plan and landscape plan are consistent with each other. The documentation shall indicate that each document has been reviewed by the applicant for consistency.

40. The applicant’s plans indicate approximately 56% of the site to be improved with impervious surfaces. Design features shall be included to direct storm water run-off flows into landscaped pervious areas before any run-off flows into public rights-of-way.

41. The proposed storm drain facilities will intercept and provide for collection of runoff generated on-site (and off-site flows that drain onsite). All facilities will be designed in accordance with current City and County policy and requirements including applicable Development Code Sections (pertaining to Flood Plain Safety Overlay Districts). Final facility design and location must be approved prior to issuance of grading permits. All on-site storm drain facilities will be designed to convey flows which could be expected from a storm with a 10-year recurrence interval with additional design factors of safety and freeboard to provide a 100-year level of flood protection to inhabited structures. During storms of intensity greater than the 10-year storm, additional flood protection is provided by utilizing the local storm drain system and conveying additional runoff onto streets. Storm drain facilities which intercept canyon flows upstream of development area will be designed to convey the 100-year rather than 10-year design flow. For the sizing of roadway storm drains and locations of catch basins in streets the storm drain system shall be designed to:

A. Collect a 25-year storm recurrence interval within the street section (top of curb to top of curb).

B. Collect and contain the 100-year interval within the roadway right-of-way.

42. In addition to the drainage, traffic related, or other requirements stated herein, other “on-site” or “off-site” improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to the City Engineer.
43. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to the Engineering Division.

44. Existing City roads which will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit may be required to cover the cost of grading and paving. Upon completion of the grading and paving to the satisfaction of the Engineering Division, the cash deposit will be refunded.

45. Prior to signing of the improvement plans, any proposed grading within the road right-of-way shall be done under the direction of a Soils Testing Engineer, hired by the applicant. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to the City. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the applicant's engineer to the City Engineer for review and approval.

46. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities at the time the site is developed.

47. Additional 3 foot dedication is required to provide for a 33 foot half-width right-of-way. A copy of the Grant Deed for all properties affected by this requirement must be submitted to the City Engineer prior to document preparation.

48. Grading permits shall not be issued for any areas to be graded and remain undeveloped until a revegetation plan is approved by the Planning Division, and until bonds are posted for revegetation.

49. An archaeological monitor must be on-site during any earth disturbing activities. If prehistoric or historic resources over 50 years of age are encountered during land modification, then activities in the immediate area of the finds shall be halted so that the archaeologist can assess the find, determine its significance, and make recommendations for appropriate mitigation measures. A historical resources management report shall be submitted by the professional to document the monitoring, to evaluate resource significance and integrity, and if necessary, to evaluate project impacts and propose mitigation measures to mitigate potential adverse impacts. For more information, contact the County Museum at 909-307-2669. If human remains are encountered on the property, then the San Bernardino County Coroner's Office MUST be contacted within 24 hours of the find, and all work halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037, or (909) 387-2543.
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF A BUILDING PERMIT:

BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 225

50. The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes as adopted by the City of Yucaipa.

51. Multi-family buildings on the site shall be accessible/adaptable per California Building Code (CBC), Chapters; 11A and 11B.

52. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls and storage buildings.

53. Three copies of a Landscape Documentation Package shall be submitted for Building & Safety Division review and approval. Said Landscape Documentation Package shall be consistent with the requirements of Chapter 4, of Division 10, of the Development Code and include all of the following elements:

A. Project Information

(1) Date

(2) Project Applicant

(3) Project Address (if available, parcel and/or lot number(s))

(4) Total Landscape Area (square feet)

(5) Project Type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)

(6) Water Supply Type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well

(7) Checklist of All Documents in Landscape Documentation Package

(8) Project Contacts (to include contact information for the project applicant and property owner)

(9) Applicant Signature and Date (with statement, “I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package”).
(B) Water Efficient Landscape Worksheet

(1) Hydrozone Information Table

(2) Water Budget Calculations

(I) Maximum Applied Water Allowance (MAWA)

(II) Estimated Total Water Use (ETWU)

(C) Soil Management Report

(D) Landscape Design Plan

(E) Irrigation Design Plan

(F) Grading Design Plan

(G) Certification of Substantial Completion (to be submitted after installation of the project).

A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property owner or site manager. A copy of the Water Conservation Concept Statement and the Certificate of Substantial Completion shall be sent by the project manager to the local retail water purveyor.

54. Three (3) copies of a landscape and irrigation plan prepared by a Registered Landscape Architect for the planting (drought tolerant landscaping shall be utilized to minimize water consumption) and permanent irrigation system for the development, including setback areas and parkways, shall be submitted to the Building & Safety Division for review and approval. Said plans must be consistent with the City of Yucaipa Landscape Design and Installation Guidelines and include the following details:

A. Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., to be shown on the plan and screened with landscaping and/or decorative fencing/trim.

B. A permanent automatically-controlled irrigation system.
C. Landscaping shall consist of drought tolerant vegetation appropriate to the local climate. Trees, shrubs and ground covers in the following quantities shall be required as follows:

1. Tree planting (15 gallon size):
   a. 1 for each 600 sq. ft. of total landscaped area (one required, minimum);
   b. 80% of total trees required to be 15 gallon;
   c. 1 for every 12 parking stalls;

2. 24 to 96 inch box trees:
   a. 20% of total trees required (one required, minimum).

3. Tree Spacing/location:
   a. small trees: 20 feet O.C. max.;
   b. large trees: 30 feet O.C. max.;
   c. street trees: 15 gal. min./30 feet O.C. max.;
   d. min. 6 feet from curbs, paving and sidewalks; trees in parkway between sidewalk and curb shall be provided with a linear root barrier.

4. 5 gallon shrubs:
   a. 60% of total shrubs required to be 5 gallon;
   b. 10 for each 300 sq. ft. of landscaped area.

5. 1 gallon shrubs:
   a. 40% of total shrubs required.

6. Ground Cover:
   a. Drought tolerant adapted when mature, or native;
   b. Maximum spacing: 12 inches O.C., or as suitable for planting material;
   c. Hydroseeding (establish recommended mixture); specify weight or volume per unit area.

D. Parking/vehicular circulation areas screened with landscaped berms adjacent to streets.
E. Landscape detail of trash enclosures, to be located within 200 ft. of building pad.

F. All walls and fences shall be shown, at the top of slope (if applicable), with the style, design, materials, and colors indicated.

G. Design features to direct storm water run-off into landscaped pervious areas to achieve percolation into the ground before run-off flows reach the public right-of-way of 17th Street.

H. Detector-check valve assembly screening and camouflage, which shall include landscaped berms and/or depressions, shrub screening, and the painting of the equipment to match the landscaping. The height of the equipment shall not exceed the minimum ground clearance established by the applicable code. It is not permitted to be located within the front yard building setback area, unless otherwise approved by City Inspector.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

55. Submit engineered road improvement plans to the City Engineer.

56. The WQMP shall be approved and the developer shall provide a financial mechanism for the maintenance of the detention basins which shall be set in place and approved by the City Engineer. The WQMP maintenance agreement shall be executed and recorded by the applicant.

PLANNING DIVISION (909) 797-2489 EXT. 224

57. The enrollment of the Yucaipa Joint Unified School District is severely impacted by new development. To mitigate the impact of this project, developer shall pay such taxes as are required by the Yucaipa Joint Unified School District Community Facilities District No. 1, and any other fees assessed by Government Code Section 53080, and 65995-65997.

58. The City of Yucaipa has implemented development impact fees for various infrastructure and capital facilities needs generated by new development. These fees will provide for various capital facilities including, but not limited to, roads, parks, flood control and drainage, public facilities, and fire fighting facilities. This project shall be subject to all such development impact fees which are in effect at the time building permits are issued.

59. The applicant/owner shall process a Condition Compliance Review through the City for verification of conditions prior to the issuance of building permits.

60. Water service shall be by Western Heights Water Company. The Western Heights Water Company letter dated February 14, 2017 and project notice
response dated September 19, 2017 is included as a Condition of Approval. Submit evidence of service to Building and Safety at time of Condition Compliance review.

61. Sewage disposal shall be by Yucaipa Valley Water District. The Yucaipa Valley Water District letter dated May 31, 2017 is included as a Condition of Approval. Submit evidence of service to Building and Safety at time of Condition Compliance review.

62. Applicant shall procure a verification letter from the sewering agency. Said letter shall state whether or not sewer connection and service can be made available to the project by the sewering agency.

63. Verification of application for sign registration and plot plan approval by the Planning Division must be submitted prior to the issuance of a building permit for the installation, wiring, remodeling or reconstruction of any sign or portion thereof which requires a building permit.

64. The applicant shall submit a “Solid Waste Recycling Plan” for review and approval. This Plan shall address two (2) principal recycling programs: 1) the recycling of construction waste/debris during the demolition and/or development phase of the project, and 2) the recycling of the solid waste that is generated daily by each proposed use during the operational phase of the project. The construction waste component shall include: complete information on the individual or firm that will be responsible for implementing the recycling plan; complete information on all proposed recycling facilities that will receive waste products; and estimates of the volume or weight of each type of material that will be recycled. The operational waste component shall include: complete information on the location, access, sizes, and numbers of solid waste and recycling bins needed to serve each proposed use that is located within the project. For information on the types of waste disposal services that are available, you may contact Yucaipa Disposal, Inc. at (909) 797-9125 for assistance.

65. Proof of fee payment of Fish and Game fees and/or County Administrative handling fees pursuant to California State Assembly Bill 3158 shall be submitted.

66. Provide detailed building elevations including materials, finishes, colors, and signage for all buildings for Planning Division review and approval prior to issuance of building permits. Building elevations shall be consistent with those approved by the Planning Commission.

67. The applicant/property owner shall grant to the City, in writing, the irrevocable right of entry over, and access to, such property, upon twenty-four (24) hours' posted notice, by authorized City employees or agents, for the purpose of removing or painting over graffiti on any designated graffiti attracting surfaces.
68. The Tract Map (one (1) lot subdivision for condominium purposes) shall be recorded prior to the issuance of building permits.

69. The condominium plan must be approved by the Department of Real Estate and recorded prior to the issuance of building permits.

70. A Homeowners Association shall be established for the on-going maintenance and management of the common open space, recreation facilities, private streets and drainage facilities, and landscaped areas. The front and street side yard and parkway landscaping for each dwelling unit, and all exterior fences, shall be maintained by the Homeowners Association and incorporated into a Landscape Maintenance Easement. The Homeowners Association's By-Laws and CC&R's shall include this requirement for common maintenance of front yard landscaping and exterior fences, they shall prohibit individual garages from being used for the storage of personal belongings to the extent that they become unuseable for parking a minimum of two (2) vehicles, and they shall prohibit the storage of recreational vehicles (boats, trailers, etc.) in the off-street parking spaces. Said By-Laws and CC&R's also shall state that they cannot be amended without the express written consent of the City Planning Commission.

71. If CC&R's are proposed for this project, two copies shall be submitted to the Planning Division for review and approval to ensure consistency with City policies and standards.

CDF FIRE DEPARTMENT (909) 797-2489 EXT. 246

72. Three sets of water delivery system plans, designed to meet the required fire flow for this project and/or development shall be submitted to the Fire Department for approval.

73. Applicant-developer shall provide the Fire Department with a letter from the water company serving the project-development, verifying that financial arrangements have been made and bonds posted for the required Fire Department approved water improvements.

74. A fuel break of one hundred (100) feet (brush and weed clearance) is required prior to construction. The clearance shall be maintained on a year-round basis.

75. Fire hydrants shall be installed and operational as per approved water system delivery plans prior to any framing, construction, or delivery of combustible materials to project site.
SUBJECT PROPERTY SHALL NOT BE OCCUPIED AND/OR USED FOR PURPOSES APPLIED FOR UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:

BUILDING AND SAFETY DIVISION (909) 797-2489 EXT. 225

76. The site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes as adopted by the City of Yucaipa.

77. Multi-family buildings on the site shall be accessible/adaptable per California Building Code (CBC), Chapters; 11A and 11B.

78. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls and storage buildings.

CDF FIRE DEPARTMENT (909) 797-2489 EXT. 246

79. Residential driveways shall be paved (asphalt/concrete) and shall have a minimum width of twelve (12) feet. Driveways of this standard shall serve no more than two single family dwellings and shall not exceed 12% in grade.

80. Fire Department access roadways and/or public/private streets exceeding one hundred fifty (150) feet in length shall have a Fire Department approved turn-around at the terminus (cul-de-sac). Minimum radius shall be not less than 40 feet.

81. Driveways exceeding 150 feet shall have a Fire Department approved turn-around at the terminus (hammer-head tee).

82. Fire Department access roadways and/or public/private streets and driveways shall extend to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. An access road, approved by the Fire Department, shall be provided to within fifty (50) feet of all structures when the natural grade between access road and structure is in excess of 30%. Where an approved access road cannot be provided, a fire protection system shall be required and approved by the Fire Department.

83. The development and/or project, and each phase thereof, shall have a minimum of two (2) remote points of access, including a secondary access, for fire and other emergency equipment and for routes of escape which will safely handle evacuations.

84. The public and/or private roadways serving this project shall be named.

85. Street name signs shall be installed with approved names.
86. Manual operated gates across Fire Department access roadways, public and/or private streets and driveways, shall be equipped with approved emergency key-operated ("Knox" type) locks. For automatic gates, a "Knox" keyed emergency access switch shall be installed at location determined by Fire Department, and shall over-ride all command functions and open gate automatically upon activation. All automatic gates shall have a manual over-ride for use during loss of electric power. “Knox box” request forms are available from the Fire Department. Applicant shall coordinate with Fire Department and Police Department to ensure Knox box design meets their requirements, which may include a keypad entry and code. Applicant is responsible to ensure that access to the site for first responders is provided throughout the life of the project.

87. Address numbers shall be placed on all new and existing residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Single family dwellings shall have numbers of 4” height, 3/8” stroke on contrasting background. Address numbers shall be low voltage, automatically electrically illuminated. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 4” in height, 3/8” stroke, on contrasting background shall be displayed at property access entrance.

88. Prior to final inspection, there shall be posted at each entrance of the complex an illuminated diagrammatic representation of the complex showing the locations of the viewer, the unit designations within the complex, and the locations of fire hydrants. The developer shall submit a drawing detail to the Fire Department for approval.

89. “No Parking - Fire Lane” signs shall be posted at locations designated by Fire Marshall. Fire lane curbs shall be painted red with white letters stating “No Parking – Fire Lane”.

90. On site fire hydrants capable of supplying required fire flow shall be installed at locations identified by the Fire Marshall. System shall be looped with minimum eight (8) inch mains; six (6) inch laterals; six (6) inch risers; six (6) inch diameter hydrants with one 2 ½” outlet and one 4” outlet.

91. Approved fire hydrant pavement markers shall be installed.

92. Residential automatic fire sprinklers shall be installed according to NFPA 13D, or Section R313 of the California Residential Code, and Fire Department requirements. Submit three (3) sets of shop plans with material cut sheets and hydraulic calculations for Fire Department review and approval prior to an installation. Submit copy of California C-16 license. Minimum water meter supplying a 13D system shall be 1” steel pipe, or ¾” if other than steel pipe. Minimum pipe size for interior use shall be 1” steel pipe, or ¾” if other than steel pipe (actual pipe size to be hydraulically calculated). Residential sprinkler heads
of proper temperature rating shall be installed in attic and built-up storage spaces
where mechanical equipment (fau, water heater, etc.) is installed.

93. A minimum of one 2A-10BC fire extinguisher shall be installed for each 3,000 sq.
ft. of floor area. Travel distance to any one fire extinguisher shall not exceed 75
feet. Additional fire extinguishers, size and class to be determined by Fire
Department, may be required. Fire extinguishers shall be serviced annually and
shall have a current sfm service tag attached.

94. Smoke detectors, hard wired with battery back-up, shall be installed in all
sleeping areas and in all hallways leading to sleeping areas. Smoke detectors
shall be installed at the top of all stairways.

95. Carbon Monoxide detectors shall be installed pursuant to manufacture
specifications.

96. For each chimney used in conjunction with any fireplace or heating appliance in
which solid or liquid fuel is used, an approved spark arrester shall be installed
and visible from the ground. Spark arrester shall be of stainless steel, copper or
brass, woven galvanized wire mesh, twelve (12) gauge, and minimum of 3/8” to
½” maximum openings.

97. A class “A” roof covering structure with “bird stops” shall be installed.

98. The main electrical panel and all sub-panels shall be labeled on inside cover for
all circuits.

99. Water heater (fuel fired) shall be properly vented to exterior of structur e. Water
heater shall be seismic strapped to wall and be located 18” above a garage floor.

100. A self -closing and latching door shall be installed between an attached garage
and living space.

101. Commercial and industrial structures/occupancies and gated complexes shall
have a “knox box” system installed on the exterior of the buildings or complex.
Location of device to be determined by the Fire Department. The box shall
contain keys necessary to gain access and may contain pre-plans and msds
information as required by the Fire Department.

102. Commercial exit requirements (clubhouse):

   A. Required exit doors shall be maintained in an operable condition at all
times.
   B. Required exit doors shall swing outward and away in the direction of exit
travel.
   C. Obstructions shall not be placed in the required width of an exit. Exits
shall not be blocked or locked shut or obstructed in any manner during
business hours.
D. Exit paths shall be illuminated when structure is occupied.
E. Exit path illumination shall be supplied from two (2) sources of power when occupant load is one hundred (100) persons or more.
F. When exit way/exit pathway and/or exit doorway is not easily identified, additional exit signs shall be installed.
G. Exit signs shall be internally or externally illuminated by two lamps or shall be of the self-luminous type.

ENGINEERING DIVISION (909) 797-2489 EXT. 228

103. Construct curb and gutter (with match-up paving) 22 feet from centerline.

104. Construct sidewalk adjacent to site with landscaped parkway.


106. Any further development of this parcel will require construction of full road improvements.

107. Developer shall be required to place construction traffic control in public right-of-way during the construction of off-site improvements. Traffic control devices shall be maintained 24 hours a day 7 days a week as directed by the City Engineer.

108. Developer shall provide written documentation that the WQMP is consistent with the BPMs shown on the as-built grading plans and landscape plans. In case of inconsistency, the Applicant shall revise the WQMP to match the as-built plans.

109. Developer shall ensure that the parkway drain proposed along Avenue E is designed and approved by the City Engineer.

PLANNING DIVISION (909) 797-2489 EXT. 224

110. Parking and on-site circulation requirements shall be provided for as identified on the approved site plan.

111. All access drives and parking areas shall be surfaced with a minimum of 2 inches of asphalt concrete surfacing, City Road Specification No. 39, which shall be appropriately striped to accommodate safe vehicular circulation.

112. All access drives shall be a minimum of 24 feet wide to facilitate two-way traffic.

113. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the facility, with the two lines being located an equal nine (9) inches on either side of the stall sidelines; arrows shall be painted on the paving to indicate direction of traffic flow.
114. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.

115. All landscaping and irrigation shown on the approved landscape and irrigation plans and all required walls shall be completed. Trees in the parkway between sidewalk and curb/gutter shall be provided with a linear root barrier. Provide the City with a Certificate of Substantial Completion from the certified professional that prepared the approved landscape and irrigation plans.

116. All roof top mechanical equipment is to be screened from ground vistas.

117. Provide a bicycle parking rack in a suitable location.

118. A video surveillance and recording system shall be installed that is capable of covering all exterior portions of the subject property, including parking areas and service alleys.

119. The amenities approved for each unit per Development Code Section 88.0210(f) shall be installed.

120. The entry statement approved for the project per Development Code Section 88.0215(a) shall be completed.
DATE: September 07, 2017

CASE NUMBER: PL2017000018
APPLICANT: Omaha Investment Group
PROPOSAL: Case No. 17-018/CUP: A Conditional Use Permit for 70-unit residential detached condominium project that will utilize a previously approved one lot condominium subdivision (Tract 18174) on 9.04 acres located at 12229 & 12255 17th Street
LOCATION: 12229 & 12255 17th Street, APN 030106103; 030107213; 030107217;

ATTENTION PROPERTY OWNERS AND REVIEWING AGENCIES: The development proposal listed above has been filed with the City Planning Division. You are invited to comment because your property is near the proposed project. Your comments must be received by this office no later than September 21, 2017. Comments received after this date might not be considered in the decision. Please refer to this project by the applicant’s name and case number indicated above. If you have no comment, no reply is necessary. If you have any questions regarding this proposal, please contact Benjamin Matlock at (909) 797-2489, ext. 261. You may send your comments to the City of Yucaipa Planning Division, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, or via FAX to (909) 790-9203.

If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

COMMENTS (If you need additional space, please attach additional pages):

[Handwritten notes]

I understand this is too late and won't be considered, but
1) is a traffic plan been created to handle an additional
   140 plus vehicles on 17th Street, Avenue A and for Yucaipa Blvd?
2) has there been any studies to see how that many more
   individuals will affect the water consumption?

SIGNATURE __________________________ DATE: 10/17/17 __________________________
PRINT NAME: Becky Patterson          AGENCY __________________________

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DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

cc: Surrounding Property Owners
    Yucaipa Valley Water District
    Fire Department
    Engineering Division
    City Landscape Architect
    Building & Safety Division
    Western Heights Water Company
CITY OF YUCAIPA PLANNING DIVISION
PROJECT NOTICE

DATE: September 07, 2017

CASE NUMBER: PL20170000018
APPLICANT: Omaha Investment Group
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COMMENTS (If you need additional space, please attach additional pages):

______________________________
I oppose the condominium.

SIGNATURE: ____________________________ DATE: ____________  AGENCY: __________
PRINT NAME: __________________________ ADDRESS: __________

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DATE: September 07, 2017

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COMMENTS (If you need additional space, please attach additional pages):

SEND ME SOME INFO ON THE OUTCOME

SIGNATURE ___________________________ DATE 9-14 __________ AGENCY
PRINT NAME ___________________________
ADDRESS: __________________________

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cc: Surrounding Property Owners
Yucaipa Valley Water District
Fire Department
Engineering Division
City Landscape Architect
Building & Safety Division
Western Heights Water Company

RECEIVED
SEP 18 2017
CITY OF YUCAIPA

Agenda
CITY OF YUCAIPA PLANNING DIVISION
PROJECT NOTICE

DATE: September 07, 2017

CASE NUMBER: PL20170000018
APPLICANT: Omaha Investment Group
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COMMENTS (If you need additional space, please attach additional pages):

The proposed entry way is in the front of my property. I have two small children and this would pose a great hazard to them, due to the increase in traffic. Please reconsider entry way.

SIGNATURE: Benjamin III DATE: 9/19/17 AGENCY: Homeowner
PRINT NAME: Benjamin Pangan ADDRESS: 12272 17th Street

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Yucaipa Valley Water District
Fire Department
Engineering Division
City Landscape Architect
Building & Safety Division
Western Heights Water Company

RECEIVED
SEP 20 2017
CITY OF YUCAIPA
DATE: September 07, 2017

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COMMENTS (If you need additional space, please attach additional pages):

see attached letter

SIGNATURE: [Signature]
DATE: 9/16/17
AGENCY

PRINT NAME: Marianne Lentz
ADDRESS: 12344 17th St.

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cc: Surrounding Property Owners
Yucaipa Valley Water District
Fire Department
Engineering Division
City Landscape Architect
Building & Safety Division
Western Heights Water Company
September 16, 2017

City of Yucaipa Planning Division
34272 Yucaipa Blvd.
Yucaipa, CA  92399
Case #PL20170000018

Victor and Marianne Lenta
12344 17th Street
Yucaipa, CA  92399

Our property sits across the street, caddy corner to the proposed development site. As current property owners, we are very concerned with the existing traffic problem we currently have here in Yucaipa. 17th Street is already becoming a race way for adolescents and now you are going to add 70 to 140 more cars to a street that is probably the worst street in Yucaipa. We are very concerned about this.

If you do not care about that, then what about the working-class people that are trying to get on the freeway every working day. It currently takes 20 to 30 minutes just to get to the freeway. When you add that many more vehicles, how much longer will it add to everyone’s commute.

The governor has said we all need to conserve water. Adding this many new homes will only be a bigger burden on the water and electric companies.

I have heard that this will be low cost housing. As property owner’s, we do not want our property values going down. In short, there is no good I can see in approving building this large-scale complex. when all neighboring homes on the street are single-family homes.

I’m pretty sure that there is nothing that we can do to stop this development. It would be nice if you could take all of this into consideration and try to keep all the traffic off of 17th Street by having the traffic enter and exit the complex from Avenue E. Avenue E has already been widened and repaved and is a direct thorough fair to the freeway.

Victor Lenta
Marianne Lenta
909-855-7022
CITY OF YUCAIPA PLANNING DIVISION
PROJECT NOTICE

DATE: September 07, 2017

CASE NUMBER: PL20170000018
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ATTENTION PROPERTY OWNERS AND REVIEWING AGENCIES: The development proposal listed above has been filed with the City Planning Division. You are invited to comment because your property is near the proposed project. Your comments must be received by this office no later than September 21, 2017. Comments received after this date might not be considered in the decision. Please refer to this project by the applicant’s name and case number indicated above. If you have no comment, no reply is necessary. If you have any questions regarding this proposal, please contact Benjamin Matlock at (909) 797-2489, ext. 261. You may send your comments to the City of Yucaipa Planning Division, 34272 Yucaipa Boulevard, Yucaipa, CA 92399, or via FAX to (909) 790-9203.

If you want to be notified of the project decision, print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

COMMENTS (If you need additional space, please attach additional pages):

For 27 years, I have lived on 17th Street which is a narrow and quiet street with no signal lights. My concern is traffic/noise. The Belfort Garden project will now produce approximately 140 additional cars on 17th street. How do you plan to relieve this nightmare? The original plan back in 2006-07 was to relieve most of the traffic on E Street which is a main thoroughfare. My understanding is now you have no plans to use E Street which now creates a nightmare for the residences on 17th street as it cannot handle this volume of traffic. Also, I am directly across a gated entrance which means I will now have car lights shining in my bedroom windows plus the added noise at night. YOU NEED TO ADD AN ACCESS POINT ON E STREET AS ORIGINALLY PLANNED AS WELL AS A SIGNAL LIGHT ON 17TH STREET & YUCAIPA BOULEVARD TO RELIEVE THE TRAFFIC CONGESTION.

SIGNATURE ______________________  DATE 9/14/17  AGENCY Homeowner

PRINT NAME  Ed Holtrop  ADDRESS  12366 17th Street

IF YOU CHALLENGE ANY DECISION REGARDING THE ABOVE PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING DIVISION AT, OR PRIOR TO, THE TIME IT MAKES ITS DECISION ON THE PROPOSAL OR, IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING.

DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

cc: Surrounding Property Owners
    Yucaipa Valley Water District
    Fire Department
    Engineering Division
    City Landscape Architect
    Building & Safety Division
    Western Heights Water Company

RECEIVED  SEP 15 2017
CITY OF YUCAIPA
Color Material Board
Belfort Gardens - Spanish Style

- **Concrete Roof Shingle**
- **Stucco Option A**: Color: Spicy Hue
- **Stucco Option B**: Color: Burma Tan
- **Plaster Option A**: Color: Warming Peach
- **Plaster Option B**: Color: Dry Creek
- **Tiles Option A**: Color: Nearly Peach
- **Tiles Option B**: Color: Day Lily
Color Material Board
Belfort Gardens - Monterey Style

Trim: Option A
Color: Cloudy Sky

Trim: Option B
Color: Hot Apple Spice

Concrete Roof Shingle

Pavestone: Option A
Color: Deep Cedar

Pavestone: Option B
Color: Raccoon Hollow

Plaster: Option A
Color: Deep Cedar

Plaster: Option B
Color: Raccoon Hollow

Soffit: Option A & B
Color: Monterey White
Color Material Board
Belfort Gardens - Decorative Garage/Front Doors

Option A

Option B

Option C

Option A

Option B

Option C

Option D

Option E