



## Planning Commission Regular Meeting Agenda

May 20, 2020 - 6:30 PM

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Combined In-Person at City Hall or Teleconference Meeting

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**PURSUANT TO GOVERNOR NEWSOM'S EXECUTIVE ORDER N-25-20, MEMBERS OF THE YUCAIPA PLANNING COMMISSION OR STAFF MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE OR IN PERSON.**

**IN THE INTEREST OF MAINTAINING APPROPRIATE SOCIAL DISTANCING, MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING, IN PERSON, AT THE CITY HALL COUNCIL CHAMBERS, 34272 YUCAIPA BOULEVARD, YUCAIPA, CA 92399, MAINTAINING A 6-FOOT DISTANCE FROM OTHERS.**

**DUE TO THE ESSENTIAL NATURE OF PLANNING COMMISSION MEETINGS IN CONDUCTING OFFICIAL CITY BUSINESS, MEETINGS WILL TAKE PLACE AS SCHEDULED, WITH THE FOLLOWING ALTERNATE OPPORTUNITIES FOR PUBLIC PARTICIPATION:**

**E-MAILED PUBLIC COMMENT.** Members of the public that wish to address the Commission during public comment or a public hearing may submit public comments via e-mail to [publiccomment@yucaipa.org](mailto:publiccomment@yucaipa.org). The subject line should specify "Public Comment" and include the date of the meeting. Providing your name and address is optional. Emails received by 3:00 p.m. the day of the meeting will be read out loud into the public record. Please keep in mind that all public comment is limited to three minutes. All email comments must be received by 3:00 p.m. the day of the meeting.

**LIVE AUDIO STREAM/RECORDING OF CITY MEETINGS.** Members of the public may listen to City meetings live at: <http://yucaipa.org/LIVE>

The City of Yucaipa thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.



# Planning Commission Regular Meeting Agenda

**May 20, 2020 - 6:30 PM**

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Combined In-Person at City Hall or Teleconference Meeting

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## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

## **PUBLIC COMMENT**

## **CONSENT AGENDA**

The Consent Agenda items below are expected to be routine and non-controversial. The Planning Commission will act upon them, at one time, without discussion. Any Councilmember or staff member may request removal of an item from the Consent Agenda for discussion. The title is deemed to be read and further reading waived on any ordinance listed on the Consent Agenda for second reading and adoption.

1. **SUBJECT:** APPROVE PLANNING COMMISSION MINUTES OF APRIL 15, 2020

**RECOMMENDATION:** That the Commission approve the minutes.

2. **SUBJECT:** DKC Architects, Inc. on behalf of Conroy Development Company (Case No. 20-027/LUCR): A Land Use Compliance Review for an architectural review of a proposed 24 ft. tall and 81.25 sq. ft. multi-tenant freestanding sign to replace an existing 22'-8" ft. tall freestanding sign, and to establish a Master Sign Program to provide formal sign design standards to the Marketplace @ 5th Shopping Center, located at Yucaipa Boulevard and 5th Street; APN: 0303-131-95.

**RECOMMENDATION:**

That the Planning Commission considers, and if appropriate:

- A) Approve Land Use Compliance Review No. 20-027, subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Approve the Master Sign Program to provide a cohesive and consistent sign design standard for Buildings C, D, & E; and

- C) Find that the project is exempt from CEQA pursuant to Section 15311 of the State CEQA Guidelines.

## **PUBLIC HEARINGS**

The order of Business for the Public Hearing Shall Be:

- A. Staff Presentation
- B. Applicant/Representative Presentation
- C. Public Comments
- D. Applicant Rebuttal (if necessary)
- E. Public Hearing Closed
- F. Commission Discussion

- 3. **SUBJECT:** Angel Ramirez, (Case No. 20-003/REV/CUP): A Revision to a previously-approved Conditional Use Permit (Case No. 13-132/REV/CUP) for an automotive repair facility, which includes the modification of the type of automotive repair to be a retail tire and installation service, and to modify the hours of operation to be Monday through Friday 8:00 A.M. to 6:00 P.M., Saturday from 8:00 A.M. to 5:00 P.M., and Sunday from 8:00 A.M. to 4:00 P.M. The Project is located on the southeast corner of Bryant Street and Acacia Avenue.

**RECOMMENDATION:** That the Planning Commission conduct a public hearing and,

- A) Approve Revised Conditional Use Permit No. 20-003, subject to the Conditions of Approval as contained in the Agenda Report; and
- B) Adopt the Findings as contained in the Agenda Report; and
- C) Find that the proposed project is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines; and
- D) Direct Staff to file a Notice of Exemption.

## **ANNOUNCEMENTS:**

## **PLANNING COMMISSION ADJOURNED:**

City of Yucaipa  
PLANNING COMMISSION MINUTES  
Regular Meeting of April 15, 2020

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A Regular meeting of the Planning Commission of the City of Yucaipa, California was called to order in the Community Meeting Room, 34272 Yucaipa Boulevard, Yucaipa, California, on April 15, 2020 at 6:30 PM.

**PRESENT:** J.R. Allgower, Chair  
Denise Work, Vice Chair  
Christopher Markarian, Commissioner – Via Teleconference  
Aron Wolfe, Commissioner – Via Teleconference  
Bart Brizzee, Commissioner – Via Teleconference  
Kathy Fellenz, Commissioner – Via Teleconference  
Lloyd Rekstad, Commissioner  
Benjamin Matlock, Planning Manager/City Planner  
Landon Kern, Deputy City Engineer  
Travis Heaps, Assistant Planner – Via Teleconference  
Chris Mee, Planning Commission Assistant

**ABSENT:**

**CONVENE PLANNING COMMISSION**

The meeting was opened by Chair J.R. Allgower, with the Pledge of Allegiance led by City Planner Matlock.

**ROLL CALL**

**PUBLIC COMMENT:**

No Public Comment emails were sent to [Publiccomment@yucaipa.org](mailto:Publiccomment@yucaipa.org).

**CONSENT AGENDA**

The following Consent Agenda items are expected to be routine and non-controversial. The Planning Commission will act upon them, at one time, without discussion. Any Councilmember or staff member may request removal of an item from the Consent Agenda for discussion.

The title is deemed to be read, and further reading waived on any ordinance listed on the Consent Agenda for second reading and adoption.

1. **SUBJECT:** APPROVE PLANNING COMMISSION MINUTES OF MARCH 18, 2020

**RECOMMENDATION:** That the Commission approve the minutes.

**ACTION: MOTION BY COMMISSIONER MARKARIAN, SECOND BY VICE CHAIR WORK, TO APPROVE THE MINUTES OF MARCH 18. MOTION CARRIED 7-0-0-0.**

2. **SUBJECT:** Sorenson Engineering (Case No. 20-035/ARC): The Architectural Review of Building "T" for the previously approved Conditional Use Permit (Case No. 19-117/REV/CUP) for Sorenson Engineering at 32032 Dunlap Boulevard; APN: 0301-122-04, 71, & 72.

**RECOMMENDATION:**

That the Planning Commission reviews the proposed design, materials, and color selection for Case No. 20-035, and if they are acceptable, approve the architectural design.

**ACTION: MOTION BY COMMISSIONER MARKARIAN, SECOND BY VICE CHAIR WORK, TO APPROVE THE ARCHITECTURAL DESIGN.**

### **PUBLIC HEARINGS**

The order of Business for the Public Hearing Shall Be:

- |  |                                      |
|--|--------------------------------------|
| A. Staff Presentation                    | D. Applicant Rebuttal (if necessary) |
| B. Applicant/Representative Presentation | E. Public Hearing Closed             |
| C. Public Comments                       | F. Commission Discussion             |

3. **SUBJECT:** Teri & Ron Mangus (Case No. 20-011/SUP/ARC): A Special Use Permit and Architectural Review of a proposed 23.6-foot tall, 3,000 square-foot detached metal garage to be located on a single-family residential property at 35892 Avenue E; APN: 0322-091-24.

**RECOMMENDATION:** That the Planning Commission conduct a public hearing and,

- A) Review the architectural design of the proposed metal structure, 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

**DISCUSSION:** Travis Heaps, Assistant Planner, presented the project. The Planning Commission did not have any questions for staff or the applicant's representative, Randy Allen.

**ACTION: MOTION BY VICE CHAIR WORK, SECOND BY COMMISSIONER MARKARIAN, TO APPROVE STAFF RECOMMENDATIONS. MOTION CARRIED 7-0-0-0.**

4. **SUBJECT:** Copelan Family Partnership (Case No. 19-056/CUP/TTM 20202): A Conditional Use Permit for a 18-unit detached single-family condominium project and a Tentative Tract Map for a one lot subdivision for condominium purposes (Tract No. 20202), and includes a remainder parcel for the existing single family residence, located on an approximately 2.7 acre property at 12808 3rd Street; APN: 0319-112-02.

**RECOMMENDATION:** That the Planning Commission conduct a public hearing and,

- A) Approve Conditional Use Permit No. 19-056 and Tentative Tract Map No. 20202, 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) Adopt a Categorical Exemption pursuant to Section 15332 (Class 32) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended; and,
- D) Direct Staff to file a Notice of Exemption.

**DISCUSSION:** Benjamin Matlock, Planning Manager/City Planner, presented the project. The City received one Project Notice response requesting that a block wall be installed instead of vinyl fencing. Vice Chair Work asked who would maintain the fence, and City Planner Matlock said the fencing and common areas would be maintained by the HOA and property owners. Specifics about the maintenance, Conditions, Covenants and Restrictions (CC&R) can be added.

Applicant's Representative, Craig Heaps, of Premium Land Development, spoke and said currently the perimeter fencing is to be vinyl, and the front fence at the entry is to be block. He mentioned the fencing at Horizon's Senior housing is very classy, and something like that could be an attractive solution.

Commissioner Wolfe asked about the existing home. Mr. Heaps said the owner of the project will subdivide the condominium project from the existing Residence (Remainder Lot). Commissioner Wolfe was worried that the driveway access may be inadequate if the renter were to own a trailer or RV. The Commission can "condition" that the driveway access for the remainder lot be wide enough for easy access into and out of the property. A 16-foot driveway is typical for homes in Yucaipa. Commissioner Wolfe was also concerned about the vinyl fencing along the western property line. Craig Heaps agreed to add a block wall on the western property line.

**ACTION: MOTION BY COMMISSIONER MARKARIAN, SECOND BY VICE CHAIR WORK, TO APPROVE STAFF RECOMMENDATIONS WITH THE ADDITIONAL CONDITION THAT A BLOCK WALL BE INSTALLED ON THE WESTERN PROPERTY LINE. MOTION CARRIED 7-0-0-0.**

**ANNOUNCEMENTS:** City Planner Matlock extended his thanks and gratitude for the patience of the Commission and the applicants as the Covid-19 pandemic continues. Technology is always a work in progress and the City will be testing video conferencing in the future.

**PLANNING COMMISSION ADJOURNED: 7:55 PM**

Submitted by:

Approved by:

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Chris Mee,  
Planning Commission Assistant

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Benjamin Matlock  
Planning Manager/City Planner

**CITY OF YUCAIPA  
DEVELOPMENT SERVICES DEPARTMENT  
AGENDA REPORT**

**TO:** Honorable Chairman and Planning Commissioners

**FROM:** Jessica Anaya, Planning Intern *JA*

**FOR:** Planning Commission Meeting of May 20, 2020

**SUBJECT:** DKC Architects, Inc. on behalf of Conroy Development Company (Case No. 20-027/LUCR): A Land Use Compliance Review for an architectural review of a proposed 24 ft. tall and 81.25 sq. ft. multi-tenant freestanding sign to replace an existing 22'-8" ft. tall freestanding sign, and to establish a Master Sign Program to provide formal sign design standards to the Marketplace @ 5<sup>th</sup> Shopping Center, located at Yucaipa Boulevard and 5<sup>th</sup> Street; APN: 0303-131-95.

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**RECOMMENDATION:**

That the Planning Commission considers, and if appropriate:

- A) Approve Land Use Compliance Review No. 20-027, subject to the Conditions of Approval as contained in this Agenda Report; and
- B) Approve the Master Sign Program to provide a cohesive and consistent sign design standard for Buildings C, D & E; and
- C) Find that the Project is exempt from CEQA pursuant to Section 15311 of the State CEQA Guidelines.

**BACKGROUND:**

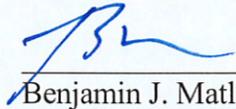
Area Land Use Designations; Improvement Levels; and existing Land Uses:

Project Site	CG (General Commercial)	IL-1	Miscellaneous Commercial
North	RM (Multiple Residential)	IL-1	Multiple family residences
South	CG	IL-1	Miscellaneous Commercial
East	CG	IL-1	Miscellaneous Commercial
West	IN (Institutional)	IL-1	Yucaipa Library and Yucaipa Business Incubator Center



Project Plans  
Master Sign Program

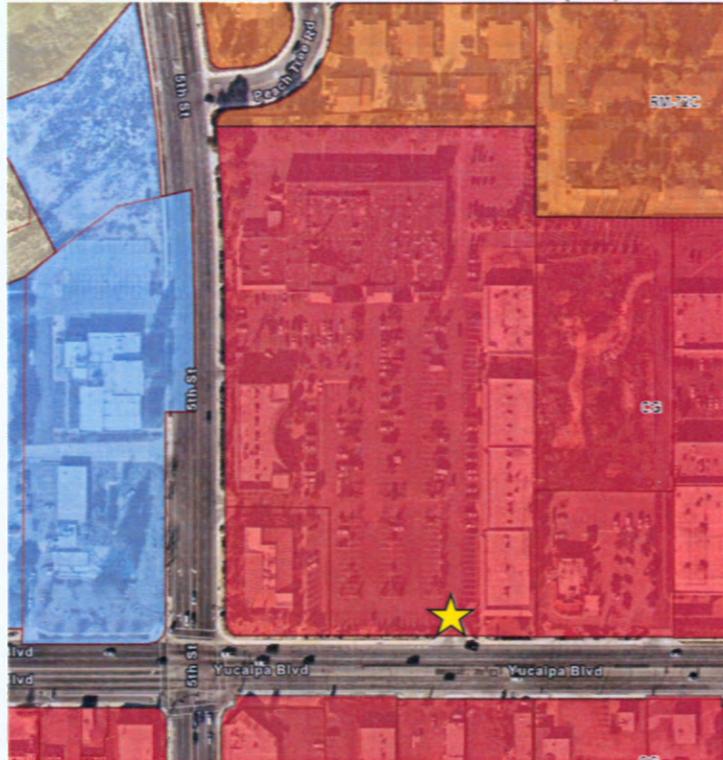
Approved by:



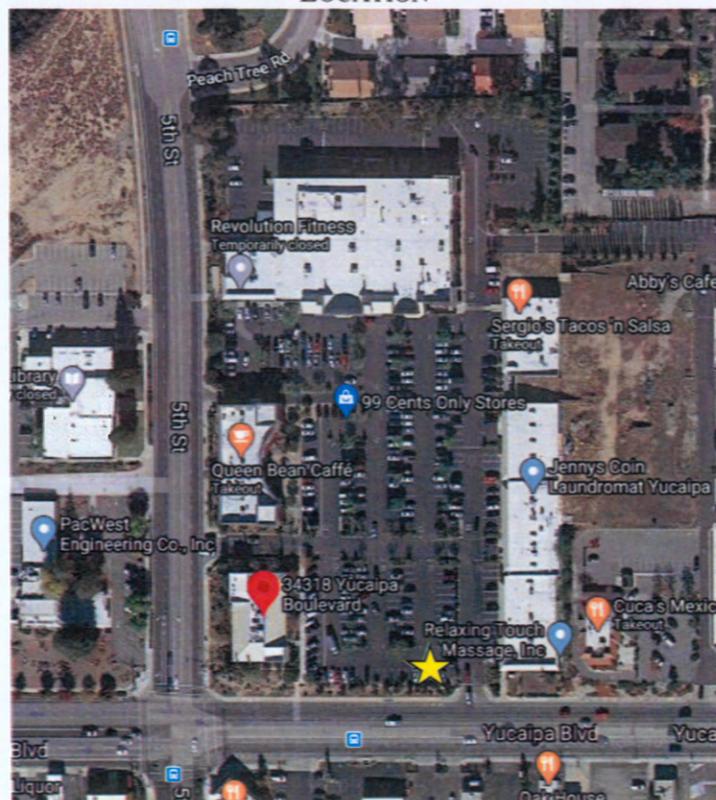
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Benjamin J. Matlock, Planning Manager/City Planner  
Development Services Department

LAND USE: GENERAL COMMERCIAL (CG)



LOCATION



EXISTING FREESTANDING SIGN



PROPOSED FREESTANDING SIGN



## **CONDITIONS OF APPROVAL**

### **ON-GOING CONDITIONS/GENERAL REQUIREMENTS:**

#### **PLANNING DIVISION (909) 797-2489 EXT. 224**

1. This Land Use Compliance Review for an architectural review of a proposed 24 ft. tall and 81.25 sq. ft. multi-tenant freestanding sign to replace an existing 22'-8" ft. tall freestanding sign for the Marketplace @ 5<sup>th</sup> shopping center, located at Yucaipa Boulevard and 5<sup>th</sup> Street, APN: 0303-131-95. 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 any City expenses.
3. This Land Use Compliance Review 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.
4. All conditions of this Land Use Compliance Review 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.
5. 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.
6. The project site shall remain in full compliance with all City Sign Regulations at all times.

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

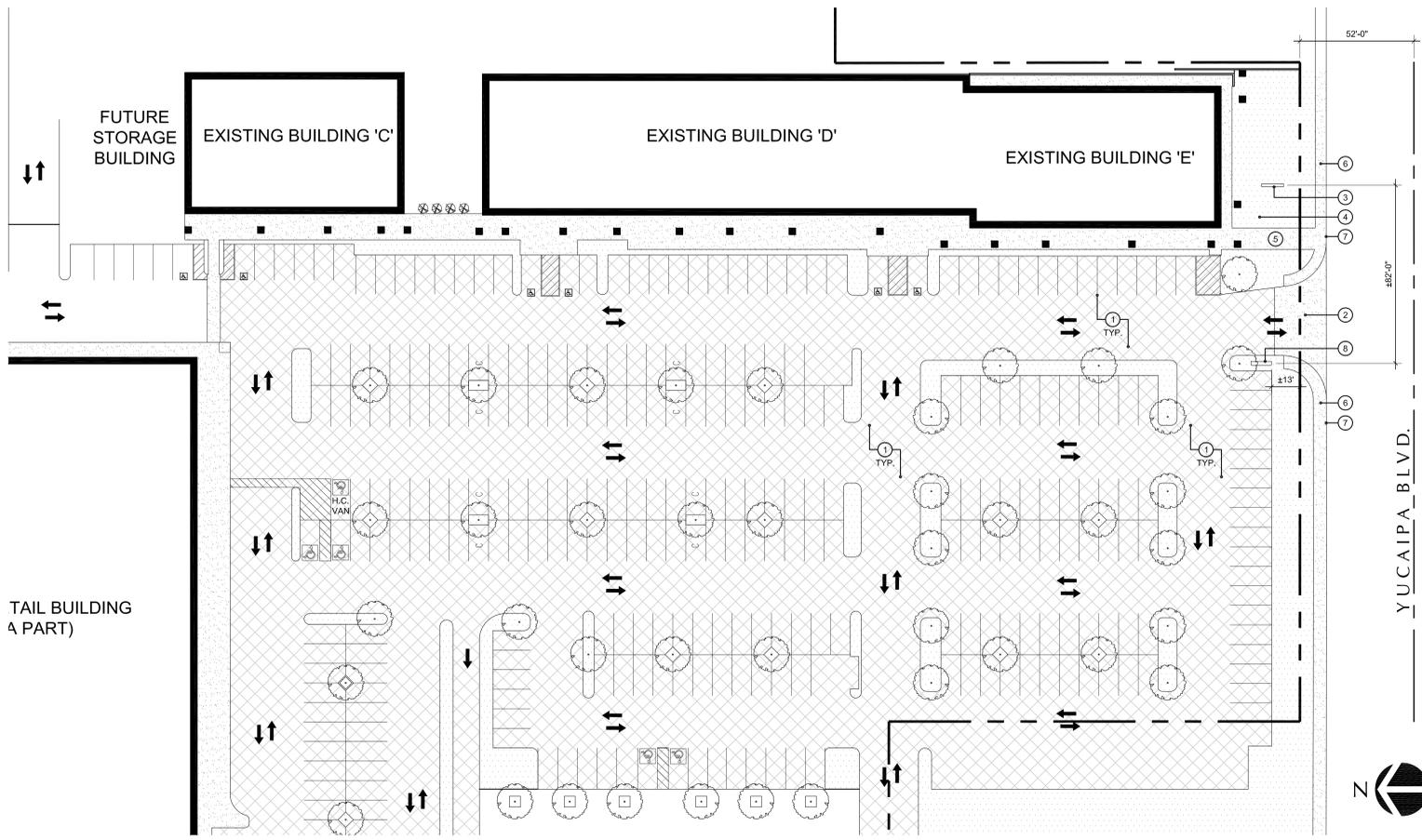
**PLANNING DIVISION (909) 797-2489 EXT. 224**

7. 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.

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

8. 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.
9. Pursuant to California Business and Professions Code Section 6737, this project shall be required to be designed by a California licensed architect or engineer.

DRAWING NAME: K:\07\0411 - 5TH ST MARKETPLACE FACADE\DRAWING\12 - DESIGN DEVELOPMENT DRAWINGS\SIGNAGE\AS101.DWG > DATE/TIME: 2020-04-27 12:21 PM > PLOTTED BY: BEN MILLETT



# SITEPLAN KEYNOTES	
#	SPEC KEYNOTE
1	EXISTING AC PAVING PARKING LOT
2	EXISTING CONCRETE DRIVEWAY
3	EXISTING MASONRY MONUMENT SIGN TO REMAIN
4	EXISTING ELECTRICAL TRANSFORMER
5	EXISTING CONCRETE WALK
6	EXISTING CONCRETE CITY SIDEWALK
7	EXISTING CONCRETE CURB / GUTTER
8	EXISTING FREE STANDING SIGN TO BE RENOVATED. SEE DETAILS 2, 3, AND 4 OF THIS SHEET

DESIGN TEAM	
<b>OWNER</b> CONROY DEVELOPMENT COMPANY ATTN: JOSH CONROY P.O. BOX 3513 PALO VERDE ESTATES, CA 90274 PH: 310-884-8916 FAX: - E-MAIL: josh@conroydevco.com	
<b>ARCHITECT</b> DKC ARCHITECTS, INC. ARCHITECT OF RECORD: DARRYL K. CARTOZIAN, AIA SENIOR PROJECT MANAGER: TIM CASSELL 31555 AVENUE E, YUCAIPA, CA. 92399 PH: 909-798-7900 E-MAIL: tim@dkcarch.com / mawr@dkcarch.com	

APPROVALS:

DARRYL K. CARTOZIAN A.I.A.

SITEPLAN LEGEND	
	EXISTING AC PAVING
	EXISTING CONCRETE
	EXISTING BUILDING. BUILDING FACADE MODERNIZATION PER APPROVED CASE NO. 06-141
	EXISTING LANDSCAPE TO REMAIN

SITE INFORMATION	
<b>ASSESSOR'S PARCEL NUMBERS:</b> APN: 0303-133-03-0000	
<b>LEGAL DESCRIPTION:</b> PARCEL MPA 10297 PARCEL 2 BOOK 149 PAGE 27 PARCEL MAP 10297 PARCEL 2	
<b>SITE INFORMATION:</b>	CG
EXISTING ZONING:	24'-0" s 45' THEREFORE OK
STRUCTURE HEIGHT	

ARCHITECTS: S.A.R.A.

DKC ARCHITECTS, INC.  
31555 AVENUE E  
YUCAIPA, CALIFORNIA 92399  
PH: (909) 798-7900  
website: dkcarch.com

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CONSULTANT:

GENERAL NOTES	
1.	SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2.	PATCH/REPAIR ALL AREAS AFFECTED BY SCOPE OF WORK (MATCH EXISTING MATERIALS, STYLE AND FINISH).
3.	CONTRACTOR SHALL REMOVE EXCESS SOIL, CONSTRUCTION SPOILS AND PAVING TO AN APPROVED DUMPSITE AND DISPOSE OF IN A LEGAL PROPER MANNER.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ANY AREAS WHICH ARE EXCAVATED AND/OR DAMAGED BY OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION ALL PLANTED AREAS DAMAGED BY HIS OPERATIONS.
5.	CONTRACTOR SHALL BE MINDFUL OF EXISTING UTILITIES. WHEN IN THIS AREA, EXTREME CAUTION SHALL BE EXERCISED. LOCATION AND DEPTHS OF UTILITIES ARE UNKNOWN.
6.	RENOVATED FREESTANDING SIGN MATERIALS TO MATCH THOSE APPROVED FOR BUILDING FACADE MODERNIZATION (CASE NO. 06-141)

PROJECT DESCRIPTION	
EXISTING ZONING:	CG
STRUCTURE HEIGHT	24'-0" s 45' THEREFORE OK

PROJECT DESCRIPTION	
SIGNAGE	
<ul style="list-style-type: none"> <li>MODERNIZATION OF EXISTING FREE STANDING SIGN AT ENTRANCE TO COMPLEX</li> <li>REUSE EXISTING SIGN STRUCTURE AND FOOTINGS</li> <li>NEW MATERIALS TO MATCH MATERIALS APPROVED FOR CORRESPONDING BUILDING FACADE</li> </ul>	

CLIENT:

SITE PLAN 30' 1

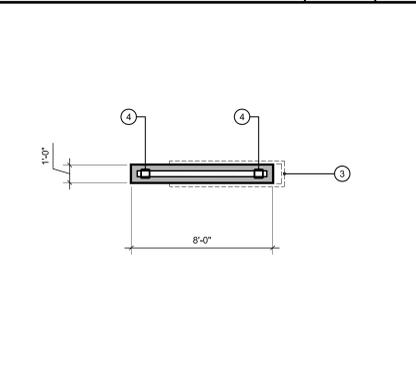
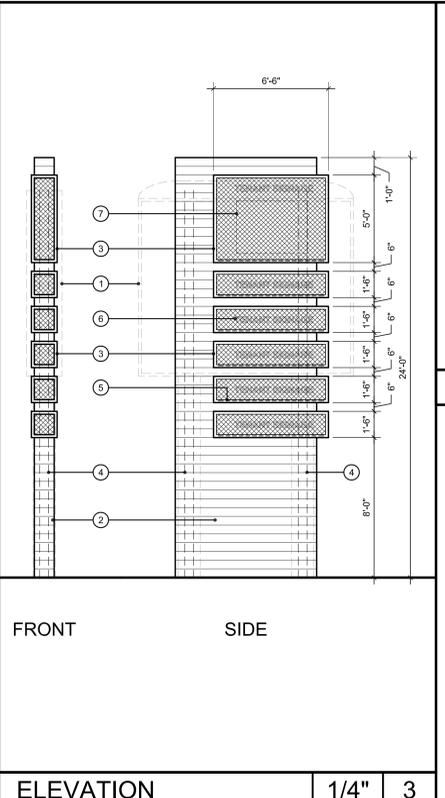
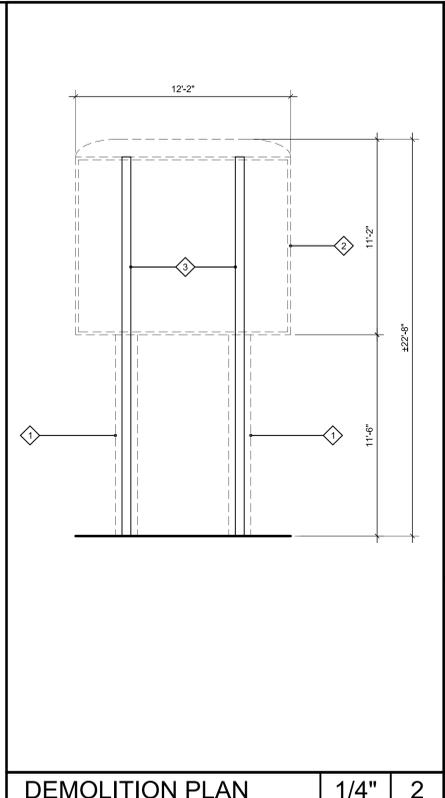
# DEMOLITION KEYNOTES	
#	SPEC KEYNOTE
1	REMOVE STONE VENEER
2	REMOVE SIGN
3	EXISTING COLUMNS TO REMAIN

VARIANCES	
NONE	

UTILITIES	
<b>ELECTRIC:</b> SOUTHERN CALIFORNIA EDISON COMPANY P.O. BOX 3003, REDLANDS, CA 92373 (909) 335-7750	<b>PHONE:</b> FRONTIER 1980 ORANGE TREE LN., REDLANDS, CA 92373 1 (800) 736-7777
<b>GAS:</b> SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX 3003, REDLANDS, CA 92373 (909) 335-7750	<b>CABLE:</b> TIME WARNER 1971 W. REDLANDS BLVD, SUITE B REDLANDS, CA 92373 1 (888) 852-2253
<b>WATER / SEWER:</b> YUCAIPA VALLEY WATER DISTRICT 12770 SECOND STREET, YUCAIPA, CA 92399 (909) 797-5118	

Freestanding Sign Modernization

Yucaipa Blvd. and 5th Street  
Yucaipa, CA



# SIGN PLAN / ELEV. KEYNOTES	
#	SPEC KEYNOTE
1	PROFILE OF EXISTING MONUMENT SIGN
2	CEMENTITIOUS WOOD SIDING
3	METAL SCREEN TENANT SIGNAGE BY OTHERS
4	EXISTING COLUMN TO REMAIN
5	LED STRIP LIGHTING AT EACH SIGN PANEL TO PROVIDE INDIRECT LIGHTING OF TENANT SIGNAGE
6	TENANT SIGNAGE, FRONT LIT CHANNEL LETTERING
7	TENANT LOGO, FRONT LIT

VICINITY MAP:	

SIGNAGE INFORMATION:	
DESIGNATED LOCATIONS FOR TENANT SIGNAGE CONSIST OF ONE LARGE LOCATION AND 5 SMALLER LOCATIONS ON EACH SIDE OF THE SIGN.	
<b>LARGE SIGNAGE</b>	<b>SMALL SIGNAGE</b>
AREA: 32.5 SF EACH	AREA: 9.75 SF EACH
QUANTITY: 2	QUANTITY: 10
TOTAL AREA: 65 SF	TOTAL AREA: 97.5 SF
TOTAL NEW SIGN AREA: 81.25 SQUARE FEET (EACH SIDE) 162.5 SQUARE FEET (BOTH SIDES)	
TOTAL EXISTING SIGN AREA: 232 SQUARE FEET	

REVISIONS:

DATE:		
DATE:		
DATE:		
CHECKED BY:	D.K.C.	P.M.: DP
DATE:	04/27/2020	

SHEET TITLE: SITE PLAN

SHEET NO: AS101

70411 / AS101.DWG

**Sign Program Specifications:**  
Marketplace at 5<sup>th</sup> Street Shopping Center

*Revised March 20, 2020*

All signage shall conform to the requirements of the city of Yucaipa Planning regulations and prior approval of sign plans by Landlord and city. A licensed sign contractor shall install all signage with the required city permits at sole cost of Tenant.

All Facade Signs shall be illuminated LED Channel Letters between the size of 18" – 22" in height. Color to be white in Arial font. In addition to the required channel letters, Tenants have the option to also display their logo in as a separate "box" sign. A variance to the size, font, and color of the channel letters may be given in certain circumstances pending approval of Landlord.

Pylon and monument directory signs shall conform to the existing and shall be approved and coordinated by Landlord. An additional monthly cost to display signage on existing pylon and monument signs may apply.

Location of signage shall be at the discretion of Landlord, with a minimum of one façade sign permitted. Additional signage options will be approved on a case by case basis.

No wood wall signs permitted.

No hand painted wall signs permitted.

No banners except temporary grand opening or sale banners on a temporary basis (less than 60 days).

No paper signs.

No non-illuminated signs

No foam signs

CHANNEL LETTERING  
EXAMPLE 1



CHANNEL LETTERING  
EXAMPLE 2



ARCHITECTS:

CLIENT:

SHEET TITLE:

SHEET NO:



Architects, Inc.

DKC ARCHITECTS, INC.  
31555 AVENUE E  
YUCAIPA, CALIFORNIA 92399  
Ph. (909) 798-7900  
website: dkcarch.com

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MARKETPLACE AT FIFTH  
STREET SHOPPING CENTER  
Facade Modernization

YUCAIPA BOULEVARD AND FIFTH STREET  
YUCAIPA, CALIFORNIA 92399

CHANNEL LETTERING  
EXAMPLES

SHT.REF.: N/A  
SCALE: N/A  
DATE: 05/08/2020  
JOB NO: 70411

A  
1

CHANNEL LETTERING LIGHTING  
REVERSE LIT



CHANNEL LETTERING LIGHTING  
FRONT LIT

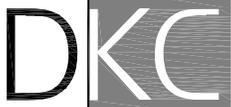


ARCHITECTS:

CLIENT:

SHEET TITLE:

SHEET NO:



Architects, Inc.

DKC ARCHITECTS, INC.  
31555 AVENUE E  
YUCAIPA, CALIFORNIA 92399  
Ph. (909) 798-7900  
website: dkcarch.com

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MARKETPLACE AT FIFTH  
STREET SHOPPING CENTER  
Facade Modernization

YUCAIPA BOULEVARD AND FIFTH STREET  
YUCAIPA, CALIFORNIA 92399

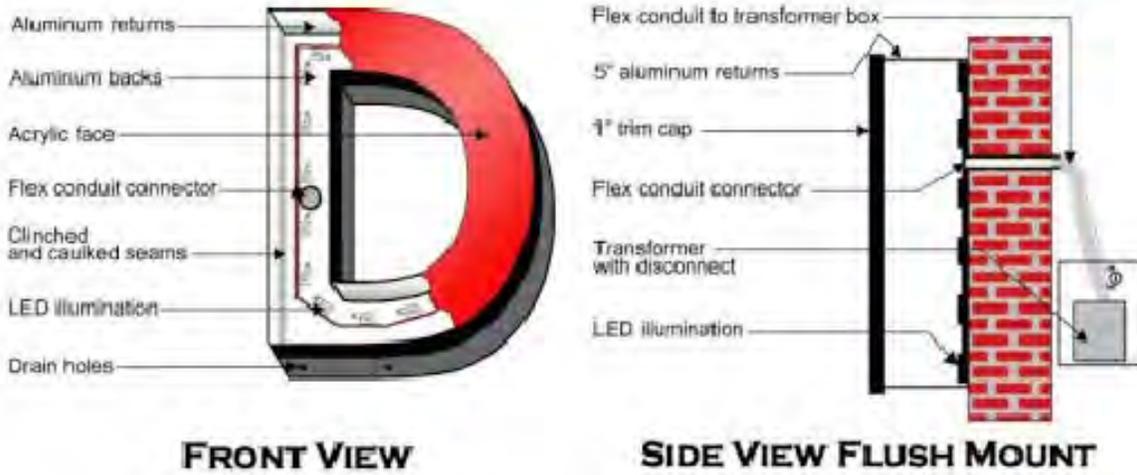
CHANNEL LETTERING  
EXAMPLES

SHT.REF.: N/A  
SCALE: N/A  
DATE: 05/08/2020  
JOB NO: 70411

A  
2

# CHANNEL LETTERING CONSTRUCTION DETAIL

(WITH OPTIONAL LIGHTING)



# CHANNEL LETTERING ATTACHMENT EXAMPLE

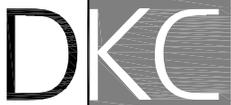


ARCHITECTS:

CLIENT:

SHEET TITLE:

SHEET NO.:



DKC ARCHITECTS, INC.  
31555 AVENUE E  
YUCAIPA, CALIFORNIA 92399  
Ph. (909) 798-7900  
website: dkcarch.com

MARKETPLACE AT FIFTH  
STREET SHOPPING CENTER  
Facade Modernization

CHANNEL LETTERING  
EXAMPLES

SHT. REF.: N/A  
SCALE: N/A  
DATE: 05/08/2020  
JOB NO: 70411

YUCAIPA BOULEVARD AND FIFTH STREET  
YUCAIPA, CALIFORNIA 92399

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Architects, Inc.

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**CITY OF YUCAIPA  
DEVELOPMENT SERVICES DEPARTMENT  
AGENDA REPORT**

**TO:** Honorable Chairman and Planning Commissioners

**FROM:** Travis Heaps, Assistant Planner 

**FOR:** Planning Commission Meeting of May 20, 2020

**SUBJECT:** Case No. 20-003/REV/CUP: Revisions to the previously-approved Conditional Use Permit (Case No. 13-132/REV/CUP) to change the use from automotive repair and audio installation to a retail tire and installation service, and to modify the hours of operation to be open Monday through Friday 8:00 A.M. to 6:00 P.M., Saturday from 8:00 A.M. to 5:00 P.M., and Sunday from 8:00 A.M. to 4:00 P.M. The Project is located on the southeast corner of Bryant Street and Acacia Avenue at 35321 Acacia Avenue.

**RECOMMENDATION:**

- A) Approve Revised Conditional Use Permit No. 20-003, subject to the Conditions of Approval as contained in the Agenda Report; and
- B) Adopt the Findings as contained in the Agenda Report; and
- C) Find that the proposed Project is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines; and
- D) Direct Staff to file a Notice of Exemption.

**BACKGROUND:**

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

Site:	CG (General Commercial)	IL-1	Automotive Repair
North:	RS-10M (Single Family Residential – 10,000 sq. ft. min. lot size)	IL-1	Vacant Single-Family Residence
South:	CG (General Commercial)	IL-1	Convenience Market
East:	CG (General Commercial)	IL-1	Single Family Residence
West:	Uptown Specific Plan - MU (Mixed Used)	IL-1	Vacant

## **DISCUSSION:**

### **Location and Setting**

The Project site is located on the 0.26-acre parcel at the southeast corner of Bryant Street and Acacia Avenue, and adjacent to the Uptown Business District. The subject property is improved with a 3,232 square foot commercial structure. The surrounding land uses consists of single-family residences to the north and east, a vacant residential structure to the west, and a convenience store to the south.

### **Previously Approved Action**

On August 17, 2005, the Planning Commission approved the Conditional Use Permit (Case No. 05-081/CUP) to construct a commercial building intended for general retail use. The Project consisted of a 3,232 square-foot L-shaped building located toward the southeast corner of the property and shares a common wall with the convenience store building to the south. The approved floor plan divided the building into two separate sections: a 2,236 square-foot sales area and a 996 square-foot warehouse. On December 18, 2013, the Planning Commission approved Revisions to the Conditional Use Permit (Case No. 13-132/REV), which allowed the conversion from a retail auto paint store to an automotive repair/car audio installation use, and allowed for changes to the building façade that included the installation of two (2) additional roll-up doors. The floor plan was also revised to accommodate the automotive repair use, which separated the building into three sections: 996 square feet of warehouse, 1,640 square feet of service area/auto bays, and 499 square feet of sales area. The automotive repair use was permitted for overnight storage of vehicles within the service area of the structure.

### **Revision to Approved Action**

The current request to Revise the previously approved Conditional Use Permit is to modify land use from automotive repair to a retail tire and installation service, and to expand the hours of operation. During the December 18, 2013 Planning Commission hearing, comments were received with concerns regarding noise and the possibility of the automotive repair use becoming disruptive to the surrounding residential land uses. To address these concerns, the Planning Commission established specific hours of operation to mitigate the land use intensification's impact on the surrounding residences. The approved hours of operation are Monday thru Friday from 8:00 a.m. to 6:00 p.m., Saturday from 9:00 a.m. to 3:00 p.m., and closed on Sunday. The proposed hours would allow the business to be operational Monday thru Friday from 8:00 a.m. to 6:00 p.m., Saturday from 8:00 a.m. to 5:00 p.m., and Sunday 8:00 a.m. to 4:00 p.m.

It should be noted that if the Project consisted solely of a change-in-use from automotive repair to retail tire and installation services, the applicant would not be required to obtain a land use entitlement because the change-in-use would result in a less impactful land use because, pursuant to Development Code Section 84.0230(f)(2-3), the previous automotive repair use is classified as "Repair Services III – General Repair Services," and the proposed use is classified as "Repair Services II – Intermediate Repair Services." However, the Revision to the Conditional Use Permit is

required because the hours of operations were issued by the Planning Commission as a Condition of Approval. To abate code violations and site issues from the past, additional Conditions of Approval have been added to reduce the land use's impact to the surrounding property owners.

### **Consistency with Development Code and General Plan**

Retail tire sale and installation service is an allowable land use within the General Commercial Land Use District under Development Code section 84.0230(b)(2) Class II, "General Retail Trade/Personal Services." The Project has been evaluated for the parking requirements of the retail/office land use, where one (1) parking space is required for each 250 square feet of floor area. 12 spaces are required, and 13 spaces have been provided, which include one disabled access space and one loading zone; the four (4) spaces located within the service area/auto bays are included within the parking calculation. No change to existing building footprint is proposed.

### **Processing and Procedural Actions**

Notices of the Project were sent the surrounding property owners within a 300-foot radius of the project site and five (5) written comments were received. All comments received voiced concerns about visibility and safety due to the volume of cars that had been parked and/or stored within the Public Right-of-Way along the street frontage of Acacia Avenue. To address these traffic-related concerns, the Engineering Division is requiring the applicant to install a "No parking here to corner" sign for the street frontage along Acacia Avenue, west of the existing driveway approach; "No Parking" signs have already been installed along the north side of Acacia Avenue between Bryant Street and Auburn Avenue. The limited parking availability should provide a more appropriate Clear Sight Triangle. A Condition of Approval is also proposed to require all employees employed by the tenant to park on site to reduce parking within the Public Right-of-Way.

Of the comments received, two (2) raised concerns over the automotive repair producing loud noises. Pursuant to Section 87.0905 of the Development Code, noise levels for a commercial property are not to exceed 60 decibels (dBA). If the proposed tire sale and installation service emits noises greater than 60 dBA, then they will be subject to Code Enforcement action. Conditions of Approval are also proposed that will require repair activities to occur entirely within the existing service bays, which will help attenuate noise impacts.

Staff is recommending that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines (Class 1 - Existing Facilities), as the Project results in a negligible change-of-use between uses that are both classified as "Repair Services" pursuant to Development Code Section 84.0230(f), and the Project does not propose any change or expansion to the footprint of the existing structure.

### **CONCLUSION:**

The proposed Project is consistent with the General Commercial Official Land Use District and the General Plan and Development Code standards. The Project is an allowable use and meets standards for access and site design, and it exceeds standards for front setback and landscaping.

Appropriate conditions of approval have been applied to the project to ensure compliance with City, state, and federal regulations, and to mitigate any potentially significant environmental impacts.

Attachments: Findings  
Land Use & Location Map  
Site Photos  
Conditions of Approval  
Letter from Property Owner  
Letter from Applicant  
Project Notice Comments  
Site Plan and Building Elevations

Approved by:



---

Benjamin Matlock, Planning Manager/City Planner

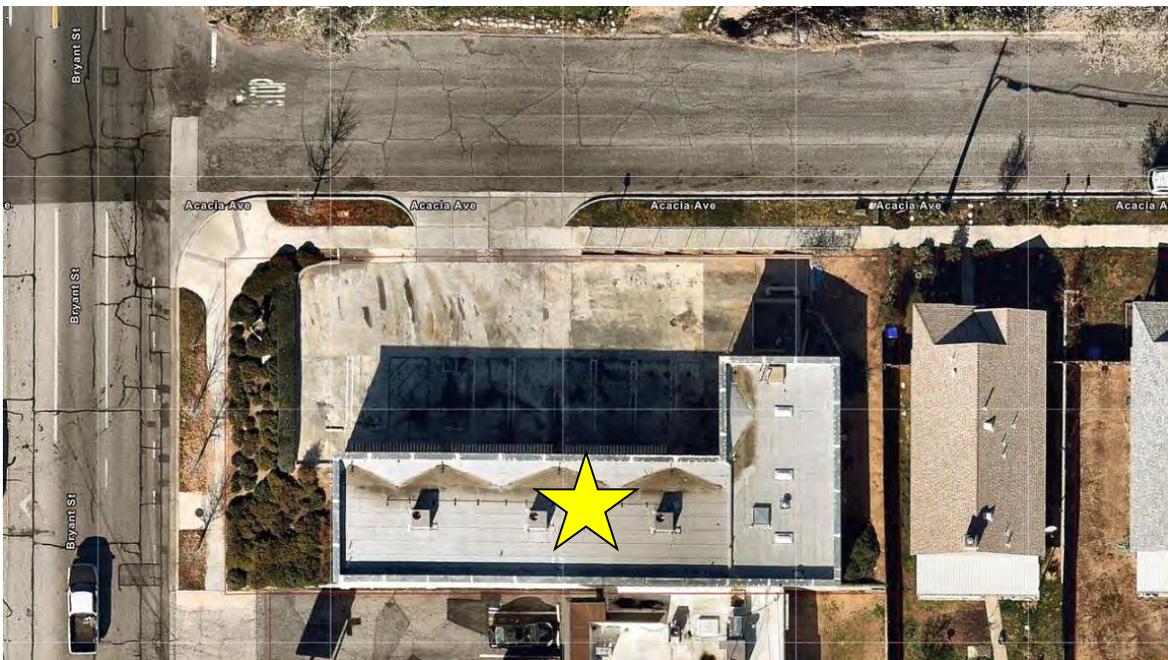
**FINDINGS: CONDITIONAL USE PERMIT NO. 20-003**

1. The proposed Project will not have a significant adverse effect on the environment because the Project does not propose any changes to the previously approved site design and only involves a change-of-use and changes to the operating hours.
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, loading areas, landscaping, and other features pertaining to the application because the commercial structure is existing and this Project involves no changes to the site design.
3. The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations because the site has adequate access from Acacia Avenue, which is a City maintained road, and the Project site is on the corner of Bryant Street and Acacia Avenue. A “No Parking Here to Corner” sign will be installed to provide an adequate clear sight triangle, and additional Conditions of Approval are proposed to limit employee parking offsite.
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. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems because no new structures are proposed. New Conditions of Approval have been added that specify all repair operations shall occur entirely within the service areas.
5. The proposed use is consistent with the goals, policies, standards and maps of the General Plan because retail tire sales and installation services uses are permitted within the General Commercial Land Use District.
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 Project site has included consideration of 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.

LAND USE: GENERAL COMMERCIAL (CG)



SITE LOCATION:



SITE PHOTO:



SITE PHOTO:



OLD SITE PHOTO FROM GOOGLE MAPS:



## **ON-GOING CONDITIONS/GENERAL REQUIREMENTS:0**

### **PLANNING DIVISION (909) 797-2489 EXT. 224**

1. A Revision to Conditional Use Permit Case No. 13-132 to convert the existing automotive repair use to a retail tire and installation service and to expand the hours of operation. Hours of operation shall be Monday through Friday 9:00 ~~a.m.~~ **8:00 a.m.** to 6:00 p.m. ~~and Saturday 9:00 a.m. to 3:00 p.m.~~ **8:00 a.m. to 5:00 p.m., and Sunday 8:00 a.m. to 4:00 p.m.** 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 submission of a new application or an additional application for Revisions for review and approval.
2. The applicant shall agree to defend, indemnify, and hold harmless the City, its agents, officers, or employees against any action, claim, or proceeding brought because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers or employees may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
3. A Notice of Exemption is being issued for this project, pursuant to CEQA. The applicant/owner shall pay a \$50.00 recording fee to the Planning Division within two (2) days after the date of conditional approval. Payments shall be made with a Money Order or Check for \$50.00 made payable to the "Clerk of the Board". 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 permits.
4. 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.
5. The applicant/owner shall maintain in good condition at all times all permanent plantings as identified on the approved landscape plan.
6. All new utility lines shall be placed underground. Existing distribution lines shall be placed underground when three (3) or more utility poles are located on the project site.
7. Mail delivery shall be by neighborhood boxes or other delivery as approved by the U.S. Postal Service.
8. 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

\* NON-STANDARD CONDITION(S)

\*\*ENVIRONMENTAL MITIGATIVE MEASURE(S)

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.

9. Parking and on-site circulation requirements shall be maintained at all times.
  - A. Any occupancies which require additional parking that has not been provided for through this Conditional Use Permit, such as restaurants or places where food or refreshments are dispensed which have seating, shall not be approved until an application for revision is submitted for review and approval showing the additional parking.
  - B. 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.
  - C. Parking and site circulation surfaces (City Road Specification #39) shall be maintained in good condition at all times.
  - D. **Parking stalls shall be used for the parking of customer or employee vehicles while they are visiting the site only. No storage or services are to be provided within the provided parking stalls.**
- \*\*10. Noise levels shall not exceed City Standards as required by Development Code Section 87.0905(b).
11. 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.
12. The project site shall remain in full compliance with all City Sign Regulations at all times.
13. **All tire sales, services, and equipment storage are to be contained within the footprint of the existing structure**

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

14. 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.
15. 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).

\* NON-STANDARD CONDITION(S)

\*\*ENVIRONMENTAL MITIGATIVE MEASURE(S)

16. 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.

**ENGINEERING DIVISION (909) 797-2489 EXT. 224**

39. **Parking shall be prohibited at locations determined by the Engineering Division. All parking for customers and employees shall be provided on-site.**

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

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

16. **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.**
17. **Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks, and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warnings, signage, gates, lifts and walking surface material. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site. California Building Code (CBC) 11A and 11B.**
18. **Any change of occupancy will require submission of plans for approval to Building and Safety. It is the applicant's responsibility to contact the local Building and Safety Division for a pre-construction inspection prior to occupancy of the building(s).**
19. Commercial buildings on the site shall be accessible per California Building Code (CBC) 11B.
20. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls and storage buildings.

\* NON-STANDARD CONDITION(S)

\*\*ENVIRONMENTAL MITIGATIVE MEASURE(S)

**PLANNING DIVISION (909) 797-2489 EXT. 224**

21. The applicant/owner shall process a Condition Compliance Review through the City for verification of conditions prior to the issuance of building permits.
22. 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.
23. 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.

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

24. Exit required from warehouse.

**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**

25. The building(s) shall meet all handicapped requirements.
26. The building(s) shall comply with all requirements of Chapters 3 and 5, and Tables 3 and 5-A of the Uniform Building Code.
27. The building(s) shall meet all exiting requirements of Chapters 10 and 11 of the Uniform Building Code.
28. Any change of occupancy will require submission of plans for approval to Building and Safety. It is the applicant's responsibility to contact the local Building and Safety Division for a pre-construction inspection prior to occupancy of the building(s).
29. The building(s) or structure(s) shall meet all applicable requirements of the adopted model codes and amendments.

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

30. 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.
31. Address numbers shall be placed on all new and existing commercial and multi-family residential structures in such a manner as to be plainly visible and legible from the access roadway or street. Structures shall have numbers of 8" height, 3/8" stroke on contrasting background. Address numbers shall be illuminated so as to be visible and legible from access roadway or street. Industrial occupancies shall have address numbers of 12" height, 1/2" stroke and shall be illuminated so as to be visible and legible from access roadway or street. Where structure setback exceeds one hundred (100) feet from the access roadway or street, additional non-illuminated numbers 6" in height, 3/8" stroke, on contrasting background shall be displayed at property access entrance.
32. The main electrical panel and all sub-panels shall be labeled on inside cover for all circuits.

**PLANNING DIVISION (909) 797-2489 EXT. 224**

33. Prior to occupancy, the applicant must demonstrate that the facility has met or is meeting all Risk Management Plan (RMP) requirements if regulated substances are to be handled at the facility. Contact County Fire Department/Hazardous Materials Division/Emergency Response and Enforcement Section at (909) 387-4631.
34. Parking and on-site circulation requirements shall be provided for as identified on the approved site plan.
35. 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.
36. All access drives shall be a minimum of 24 feet wide to facilitate two-way traffic.
37. 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.
- \*\*38. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from

\* NON-STANDARD CONDITION(S)

\*\*ENVIRONMENTAL MITIGATIVE MEASURE(S)

adjoining properties and public thoroughfares.

39. 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.

**ENGINEERING DIVISION (909) 797-2489 EXT. 224**

39. **A “No parking here to corner” sign shall be installed at locations determined by the Engineering Division.**

## Travis Heaps

---

**From:** don mack <1donmack@gmail.com>  
**Sent:** Tuesday, April 14, 2020 12:22 PM  
**To:** Travis Heaps  
**Subject:** from don mack

This is a letter in response to case 20-003/rev 13-132 rev/cup

also known as the application of Angel Ramirez for the use of the property located 35321 Acacia Avenue (in case I have misidentified it by case number.)

Dear City Counsel and Staff,

I, Don Mack am the current owner of the subject property. I have read through comments from local property owners and would like to give a response.

Primary concerns seem to be with street congestion. Some time back in 2016 I was contacted by code enforcement (Theresa Osborne) which stated street parking concerns. As you may know the north side of Acacia across from the subject building is slightly narrow because that side is unimproved, with no curb and gutter. At that time I inspected the site and found there were vehicles parked on the north side of the street along the unimproved area. I then contacted my occupant about this and he explained "those vehicles were not his or his customers". I then stayed on site till the vehicle owners came back . We discovered that they were owned by employees and patrons of the 7-11/service station south of my building. Their management did not want them to fill up their parking so we were getting the blame for traffic flow. I then contacted the code enforcement lady (Theresa Osborne), explaining what I had discovered and she took appropriate action. After that there is/was no further parking there.

As we know zoning there is commercial, that being said, all vehicle movement will always be accessed from the very busy Bryant street not from the east of Acacia. There was a stated concern of children playing in the street. Children don't play anywhere near the intersection of Bryant and Acacia.

The applicant, a tire shop is by far a lower intensity usage than the prior occupant.

As for sound, Bryant is a very noisy street which many emergency vehicles pass by daily.

Again there is a considerable difference in operation and function between the prior occupant and the current applicant in that all patrons come, obtain service and leave within a very short time. All operations with this applicant are confined to actions within the building itself. What this means is I have done a demonstration my self to verify sound. The only nearby adjacent home to us is east of our side and that property is at an elevation 12-15 feet above ours, it's fenced and abuts our back side with our service bay facing west. I placed a sound decibel meter on the east side of the adjacent property fence then briefly operated a typical power tool inside the subject building. The results were recorded at db level of 54. To compare, 60 db is normal conversation at a distance of 3 ft. 70 is normal traffic. Bryant street registered 72 to 81.

Both the subject property and adjacent property to the north are commercially zoned which means there will always be patrons that will come and go.

thanks you for your time and understanding.

Donald Mack

4/12/20

To Whom This may concern;

Expressway Tires is a professional tire sales and service center. We strive to achieve our professional service and appearance standards. Any previous neighboring concerns directed to the previous tenant will be strongly acknowledged and addressed immediately. We will be taking extra precautions to lower noise levels and parking on the public streets. No visual pollution will be visible. Disposable tires will be placed in an appropriate location and be disposed of immediately. We provided a couple of pictures of our current operation tire center in Perris CA. We are excited to be part of and serve the city of Yucaipa.

Thank you for your time,  
Sincerely Expressway Tires.

RECEIVED

APR 20 2020

CITY  
OF  
YUCAIPA



**CITY OF YUCAIPA PLANNING DIVISION  
PROJECT NOTICE**

**DATE:** January 28, 2020

**CASE NUMBER:** PL20200000003

**APPLICANT:** Angel Ramirez

**PROPOSAL:** This application is for Revisions to the approved Conditional Use Permit (Case No. 13-132/REV to 05-081/CUP), which include the change-of use from automotive repair to a retail tire shop, and to expand the approved hours of operation to be open Monday through Saturday 8:00 A.M to 6:00 P.M. and Sunday from 8:00 A.M. to 4:00 P.M. (Condition of Approval #1).

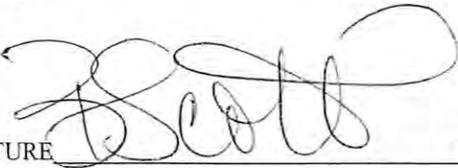
**LOCATION:** 35321 ACACIA AVE., APN 032202131;

**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 February 11, 2020. 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 Travis Heaps at (909) 797-2489, ext. 250. 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):

Would it be possible to have the curb painted red in front of mine and my neighbors mail box. That would help a lot!  
Thank you!

SIGNATURE  DATE 2/1/2020 AGENCY \_\_\_\_\_

PRINT NAME Bonnie Scott ADDRESS 35339 Acacia Ave.

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  
Fire Department  
Engineering Division  
Building & Safety Division

RECEIVED

FEB 06 2020

CITY  
OF  
YUCAIPA

*Handwritten initials and date:*  
2/6/20  


**CITY OF YUCAIPA PLANNING DIVISION  
PROJECT NOTICE**

**DATE:** January 28, 2020

**CASE NUMBER:** PL20200000003

**APPLICANT:** Angel Ramirez

**PROPOSAL:** This application is for Revisions to the approved Conditional Use Permit (Case No. 13-132/REV to 05-081/CUP), which include the change-of use from automotive repair to a retail tire shop, and to expand the approved hours of operation to be open Monday through Saturday 8:00 A.M to 6:00 P.M. and Sunday from 8:00 A.M. to 4:00 P.M. (Condition of Approval #1).

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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):

*To Whom it may concern: We are asking  
Please do not let another automotive  
business move in this building. We have  
children on the streets and sidewalk it makes it  
very hard for people to get to their homes with all the  
cars on the street it is hard for emergency vehicles to  
get through, its loud, its just not safe.*

SIGNATURE *Julie Martin* DATE 2-1-2020 AGENCY \_\_\_\_\_

PRINT NAME *Julie Martin* ADDRESS *12040 Auburn Ave*

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  
Fire Department  
Engineering Division  
Building & Safety Division

RECEIVED

FEB 11 2020

CITY  
OF  
YUCAIPA

**CITY OF YUCAIPA PLANNING DIVISION  
PROJECT NOTICE**

**DATE:** January 28, 2020

**CASE NUMBER:** PL20200000003

**APPLICANT:** Angel Ramirez

**PROPOSAL:** This application is for Revisions to the approved Conditional Use Permit (Case No. 13-132/REV to 05-081/CUP), which include the change-of use from automotive repair to a retail tire shop, and to expand the approved hours of operation to be open Monday through Saturday 8:00 A.M to 6:00 P.M. and Sunday from 8:00 A.M. to 4:00 P.M. (Condition of Approval #1).

**LOCATION:** 35321 ACACIA AVE., APN 032202131;

**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 February 11, 2020. 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 Travis Heaps at (909) 797-2489, ext. 250. 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):

Please consider my opinion in this matter. The previous auto business was not only inconvenient, but UNSAFE, many of us have complained to the city and the police. Because of the nature of the business, it is too loud, cars consistently blocked the narrow road of Acacia. There are near miss accidents, there is no room for emergency vehicles.

SIGNATURE Deborah Miller DATE 2-6-20 AGENCY Venichas  
PRINT NAME Deborah Miller ADDRESS 12020 Auburn Ave Yuc. CA 92399

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- cc: Surrounding Property Owners
- Fire Department
- Engineering Division
- Building & Safety Division

Thank you for your consideration  
RECEIVED

FEB 11 2020

CITY OF YUCAIPA PLANNING DIVISION  
PROJECT NOTICE

RECEIVED  
FEB 03 2020  
CITY OF YUCAIPA

DATE: January 28, 2020

CASE NUMBER: PL20200000003

APPLICANT: Angel Ramirez

PROPOSAL: This application is for Revisions to the approved Conditional Use Permit (Case No. 13-192/REV to 05-081/CUP), which include the change-of use from automotive repair to a retail tire shop, and to expand the approved hours of operation to be open Monday through Saturday 8:00 A.M to 6:00 P.M. and Sunday from 8:00 A.M. to 4:00 P.M. (Condition of Approval #1).

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

My husband and I "STRONGLY" oppose, we have owned our home on Acacia for over 20yrs we liked this neighborhood for its quite low key historic setting. The auto business that was at the above mentioned location made a terrible traffic conjection problem and brought far too much unwanted NOISE and traffic

SIGNATURE [Signature] DATE 2-3-2020 AGENCY \_\_\_\_\_

PRINT NAME K. Kristin Perez ADDRESS 35396 Acacia Ave. Yucaipa

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### CITY OF YUCAIPA PLANNING DIVISION PROJECT NOTICE

DATE: January 28, 2020

CASE NUMBER: PL20200000003

APPLICANT: Angel Ramirez

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

*This will cause TOO MUCH traffic + congestion as the previous Business did before + There were several near collisions due to space + traffic on a side street -*

I Disapprove this Permit!

SIGNATURE *Anna Gonzales* DATE 2-1-20 AGENCY None

PRINT NAME Anna Gonzales ADDRESS 35435 Beech ave Yucaipa CA 92399

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RECEIVED

FEB 03 2020

CITY OF YUCAIPA

# LAND USE COMPLIANCE REVIEW

OCTOBER 2013

**DESIGNER/ CONTRACTOR**

OakRidge Design & Development, Inc.  
300 E. State St. #360  
Redlands, Ca 92373  
TEL: 951-634-4590

**OWNER**

*Expressway Tires  
Angel Ramirez  
(951) 486-1287*

*"No Parking here to corner"  
sign to be installed.*

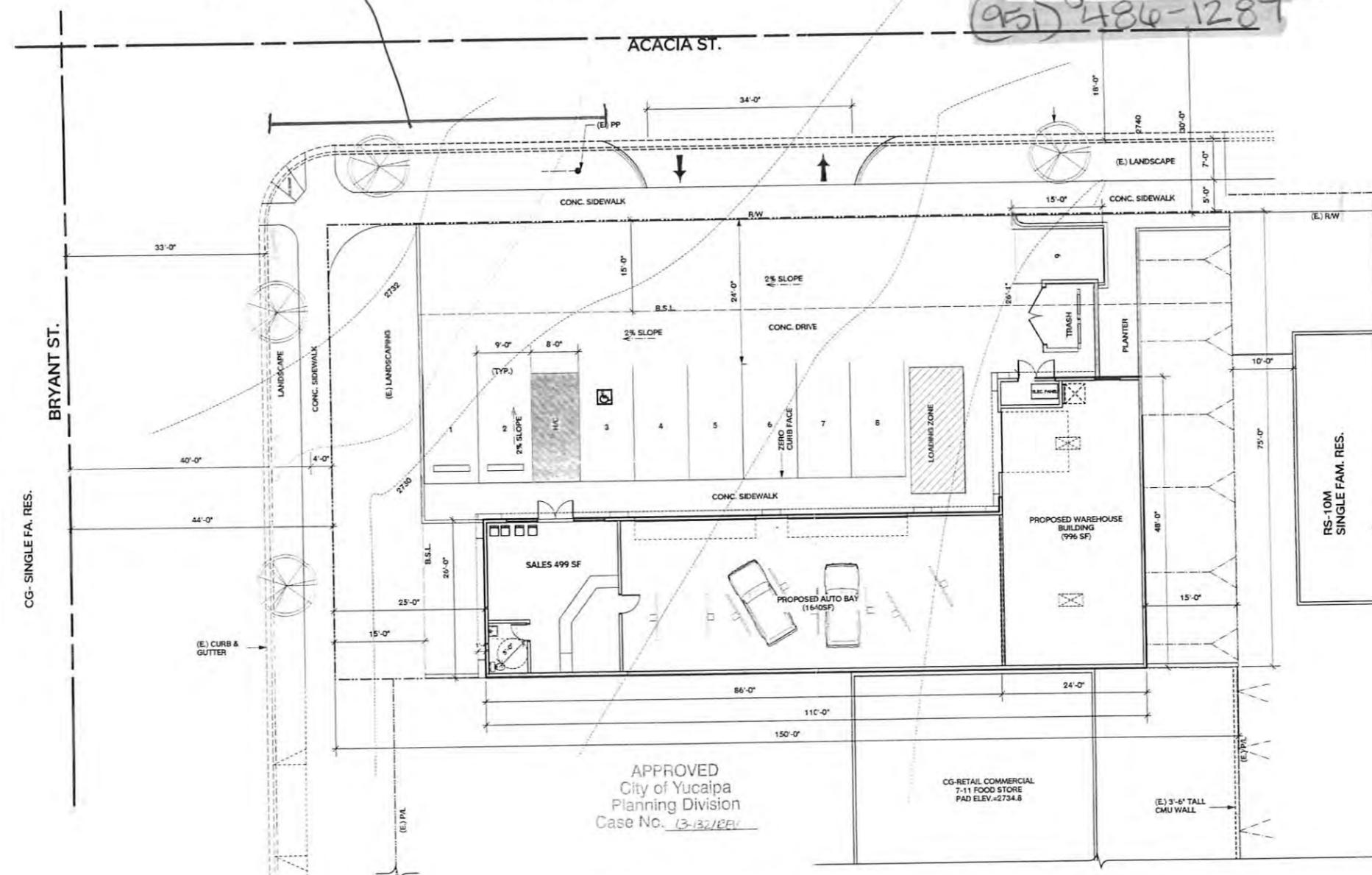
**SHEET INDEX:**

A-1.0	Architectural
A-1.0	Title Sheet/Site Plan
A-2.0	First Floor Plan

**GENERAL INFORMATION:**  
TOTAL SITE AREA: 11,250 SF  
NEW BUILDING CONSTRUCTION: TYPE V N  
OCCUPANCY: GROUP M  
ZONING: CG  
PROPOSED LAND USE: NO CHANGE  
APN: 0322-021-31  
BUILDING SF:  
(P.) AUTO COMMERCIAL/ OFFICE 2236 SF  
(P.) WAREHOUSE STRUCTURE 996 SF  
TOTAL SF 3232 SF  
PARKING REQUIREMENTS:  
REQUIRED PROVIDED FORMULA  
AUTO: 12 13 3232/250 = 12  
TOTAL: 12 13 3232 SQUARE FEET  
HANDICAPPED: 1 SPACE PER 40 PARKING SPACES= 1 SPACE  
HANDICAPPED PARKING AND ACCESS MUST COMPLY WITH TITLE 24.  
LOT COVERAGE  
(E.) LANDSCAPED AREA- 2215 SF= 20% COVERAGE  
(E.) HARDSCAPE AREA- 5803 SF= 51 % COVERAGE  
(E.) BLDG. COVERAGE- 3232 SF= 29 % COVERAGE

**LEGAL DESCRIPTION** A.P.N. 0322-021-31  
REVISED MAP OF YUCAIPA CITY N 75 FT LOTS 1, 2, 3 AND WLY 10 FT N 75 FT LOT 4 BLK 71 EX THEREFROM WLY 10 FT LOT 1 AND EX MNL RTS RESERVATION OF RECORD

*Authorization to  
Open and Close.  
Operating hrs on  
Mon-Fri 8am-6pm  
Sat. 8am-5pm  
Sun. 8am-4pm*



APPROVED  
City of Yucaipa  
Planning Division  
Case No. 13-132/REV

- GENERAL NOTES**
1. ASSESSORS PARCEL NUMBER IS 0322-021-31
  2. THE TOTAL ACREAGE IS .25
  3. THE LAND USE DISTRICT FOR THIS PROPERTY IS CG
  4. NO RETAINING WALLS ARE PROPOSED.

**SITE PLAN**  
Scale: 1" = 10 ft

Name: \_\_\_\_\_ Date: 12/8/13  
**PROJECT DESCRIPTION:**  
*Project consist of tire sales  
and service operating hrs  
Mon-Fri 8am-6pm, Sat. 8am-5pm  
Sun 8am-4pm*

- UTILITIES**
- ELECTRIC**  
SOUTHERN CALIFORNIA EDISON CO.  
287 TENNESSEE STREET  
REDLANDS, CA 92373  
(909) 307-8731
- WATER/SEWER**  
YUCAIPA VALLEY WATER DISTRICT  
P.O. BOX 458  
YUCAIPA, CA 92399  
909.797.5118
- GAS**  
SOUTHERN CALIFORNIA GAS CO.  
1981 WEST LUGONIA AVE.  
REDLANDS, CA 92373  
909-335-7547
- TELEPHONE**  
VERIZON  
1980 ORANGE TREE LANE  
REDLANDS, CA 92374  
909.796.3588
- CABLE**  
ADELPHIA CABLE  
1722 ORANGE TREE LANE  
REDLANDS, CA 92373  
909-796-3588

**PLAN SCALE**  
1" = 10'-0"

DATE:  
OCTOBER 10, 2013

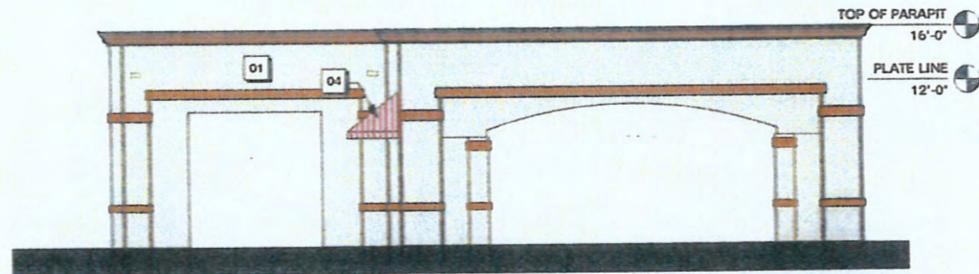
JOB NO. DRAWN BY: C.A.S. DESIGNED BY: C.A.S. CHECKED BY: C.A.S.

PREPARED FOR:  
*Expressway Tires  
Angel Ramirez*

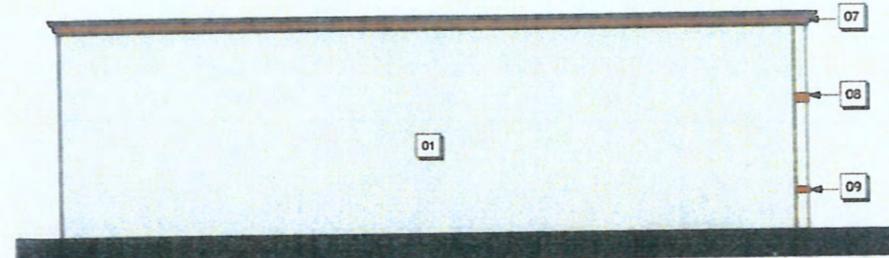
OakRidge Design & Development, Inc.  
300 E. STATE ST # 360  
REDLANDS, CA 92373  
951-634-4590

**REVISIONS**

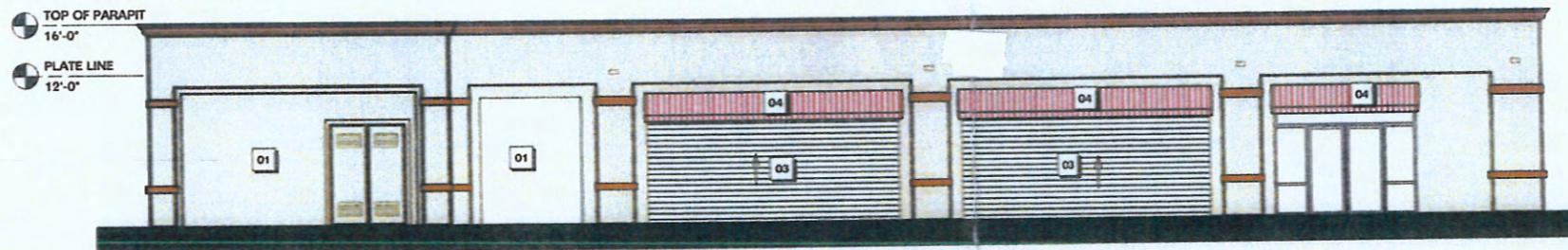

# Expressway Tires



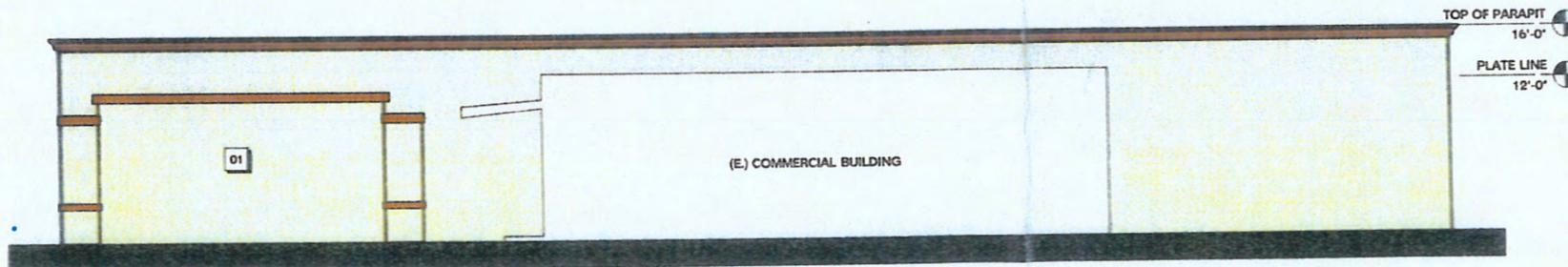
**WEST ELEVATION**  
Scale: 1/8" = 1'-0"



**EAST ELEVATION**  
Scale: 1/8" = 1'-0"



**NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

APPROVED  
City of Yucaipa  
Planning Division  
Case No. 13-1321REV

Unmore  
Name

12/18/13  
Date

KEYNOTES	
01	(E.) STUCCO
02	(N.) LIGHTED SIGN
03	(N.) ROLL-UP GARAGE DOOR- PAINTED SAME COLOR AS BLDG.
04	AWNINGS TO REMAIN