

City of Yucaipa
PLANNING COMMISSION AMENDED MINUTES
Regular Meeting of January 15, 2020

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 January 15, 2020 at 6:30 PM.

PRESENT: Bart Brizzee, Chair
Denise Work, Commissioner
Christopher Markarian, New Commissioner
J.R. Allgower, Commissioner
Kathy Fellenz, Commissioner
Lloyd Rekstad, Commissioner
Benjamin Matlock, Associate Planner
Fermin Preciado, Director of Public Works/City Engineer
Travis Heaps, Development Services Technician
Katrina Jaimes, Assistant Engineer
Chris Mee, Planning Commission Assistant

ABSENT: Aron Wolfe, Commissioner

CONVENE PLANNING COMMISSION

The meeting was opened by Chair Brizzee, with the Pledge of Allegiance led by Commissioner Work.

ROLL CALL

1. **OATH OF OFFICE:** Planning Commission Assistant Chris Mee administered the Oath of Office to Christopher Markarian, new Commissioner to the Planning Commission.
2. **ELECTION OF OFFICERS:**
 - a. Commissioner Work made a motion to nominate JR Allgower to serve in the position of Chair. Motion was seconded by Commissioner Fellenz. Motion passed 6-0-0-1. The new Chair of the Planning Commission is JR Allgower.
 - b. Commissioner Rekstad made a motion to nominate Commissioner Work to serve in the position of Vice Chair. Motion was seconded by Commissioner Fellenz. Motion passed 6-0-0-1. The new Vice Chair of the Planning Committee is Denise Work.

PUBLIC COMMENT:

Diane Stuart of 37885 Marondi Dr, Calimesa, CA 92320 spoke. Her son, ~~Robert Stuart~~ niece, recently died in a high-speed car crash on Calimesa Blvd, just before Oak Glen Rd. She came to

voice her concerns about the high speed at which cars enter the curve just before Oak Glen Road and wondered if maybe there could be signs, lights, or speed bumps installed before the curve to warn drivers to slow down. Commissioner Work and Rekstad asked if Fermin Preciado could explore speed dots. Fermin Preciado said he would investigate.

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 DECEMBER 18, 2019

RECOMMENDATION: That the Commission approve the minutes.

ACTION: MOTION BY COMMISSIONER FELLEZ, SECOND BY CHAIR BRIZZEE TO APPROVE REGULAR PLANNING COMMISSION MINUTES OF NOVEMBER 6, 2019. MOTION CARRIED 4-0-2-1. COMMISSIONER REKSTAD AND COMMISSIONER MARKARIAN ABSTAINED (NOT PRESENT ON NOVEMBER 6). COMMISSIONER WOLFE WAS ABSENT.

PUBLIC HEARINGS

2. **SUBJECT:** AT&T Wireless (Case No. 19-156/CUP); A Conditional Use Permit to construct an unmanned telecommunications facility within a 768 square-foot fences lease area for AT&T Wireless, which consists of ground-mounted equipment cabinets and a 65-foot tall tower designed as a Eucalyptus tree to house antennas at 13700 Calimesa Boulevard; APN: 0318-212-14.

RECOMMENDATION: That the Planning Commission take the following actions:

- A) Review the design and location of the proposed telecommunications facility, and if it is acceptable, approve Conditional Use Permit No. 19-156, 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) 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, Development Services Technician, presented the project. Chris Doheny of Smart Link LLC spoke at the podium, stating that the facility will close a coverage gap in that area. He responded to Commissioner Brizzee's question stating that co-location would

enable another carrier to co-exist in that location, and they will remove the tower within 60 days of termination if the facility/tower is decommissioned, per the Conditions of Approval.

ACTION: MOTION BY COMMISSIONER WORK, SECOND BY COMMISSIONER MARKARIAN TO APPROVE STAFF RECOMMENDATIONS. MOTION CARRIED 6-0-0-1. COMMISSIONER WOLFE WAS ABSENT.

3. **SUBJECT:** City of Yucaipa (Case No. 20-001/DCA); Consideration of Ordinance No. 385, amending Divisions 3 and 4 of the Yucaipa Development Code, and to update regulations pertaining to accessory dwelling units to ensure compliance with State law (including AB 881, AB 68, and SB 13). Among other things, the proposed Ordinance will update the permitting requirements, development standards, and size restrictions for accessory dwelling units.

RECOMMENDATION: That the Planning Commission conduct a public hearing and recommend that the City Council:

- A) Approve first reading, by title only, as read by staff, of Ordinance No. 385 amending Divisions 3 and 4 of the Yucaipa Development Code, and to update regulations pertaining to accessory dwelling units to ensure compliance with State law (including AB 881, AB 68, and SB 13)
- B) Find that the ordinance is exempt from Environmental Review pursuant to Public Resources Code Section 21080.17.

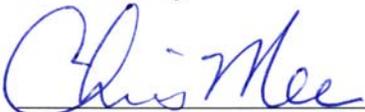
DISCUSSION: Benjamin Matlock, Associate Planner, presented the project and provided an overview of the changes to the State Law regulating Accessory Dwelling Units (ADU), and that the draft Ordinance No. 385 is consistent with new California laws. Commissioners asked if the ADUs will count towards affordable housing, and Benjamin replied in the affirmation. The Commission noted their concern over the new State mandates, and therefore did not want the Ordinance to not be more permissive than State law.

ACTION: MOTION BY COMMISSIONER WORK, SECOND BY COMMISSIONER MARKARIAN TO APPROVE STAFF RECOMMENDATIONS. MOTION CARRIED 6-0-0-1. COMMISSIONER WOLFE WAS ABSENT.

ANNOUNCEMENTS: The February 5th Planning Commission may be canceled. Commissioner Work noted she will not be in attendance on that day. Chris will send the Commissioners information about the Planning Commissioners Academy Conference.

PLANNING COMMISSION ADJOURNED: 7:33 PM

Submitted by:


Chris Mee,
Planning Commission Assistant

Approved by:


Benjamin Matlock
Planning Manager, City Planner