

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of March 18, 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 March 18, 2020 at 6:30 PM.

PRESENT: J.R. Allgower, Chair
Denise Work, Vice Chair
Christopher Markarian, Commissioner – Via Teleconference
Aron Wolfe, Commissioner
Bart Brizzee, Commissioner
Kathy Fellenz, Commissioner – Via Teleconference
Lloyd Rekstad, Commissioner
Benjamin Matlock, Planning Manager/City Planner
Fermin Preciado, Director of Development Services/City Engineer
Travis Heaps, Assistant Planner
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 Commissioner Work.

ROLL CALL

PUBLIC COMMENT:

None.

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 JANUARY 15, 2020

RECOMMENDATION: That the Commission approve the minutes.

ACTION: MOTION BY CHAIR ALLGOWER, SECOND BY VICE CHAIR WORK TO APPROVE REGULAR PLANNING COMMISSION MINUTES OF JANUARY 15, 2020, WITH A MINOR AMENDMENT TO THE GENERAL PUBLIC COMMENT IN ORDER TO CORRECT THE FAMILIAR REFERENCE IN THE MINUTES. MOTION CARRIED 6-0-1-0. COMMISSIONER WOLFE ABSTAINED.

PUBLIC HEARINGS

2. **SUBJECT:** Chris & Caitlin Redden (Case No. 19-102/SUP/ARC): A Special Use Permit for the Architectural Review of a proposed 21.5-foot tall, 3,000 square-foot detached metal garage/workshop to be located on a single-family residential property at 13461 Fremont Street; APN: 1242-222-05.

RECOMMENDATION:

1. 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
2. That the Planning Commission close the public hearing, and;
 - A. Provide guidance to staff regarding the design requirements for future Special Use Permits for Architectural Review involving large metal accessory structures.

DISCUSSION: Travis Heaps, Assistant Planner, presented the project, and referenced a Public Comment letter that was received for the project. The Applicant, Chris Redden, clarified that his property was 1.26 acres in size, and that the proposed Garage would be smaller than shown on the plans, and would be only 19.5 feet tall, and iterated that he has a lot of toys, which necessitates the proposed size. He added that the garage would match the color of the house, and that there was no commercial use proposed. Commissioner Markarian asked for clarification on the second part of the recommendation, and if it meant that the size of the garage required an exception to the findings. Planning Manager Matlock clarified that the Commission can review and approve this application, but that staff was also seeking guidance on evaluating the larger garage proposals before they are provided to the Planning Commission. Vice Chair Work asked the applicant to confirm that the proposal is now for a 19.5-foot-tall garage.

Public Comment: Bruce Simpson, owner of the property next door, noting he was generally okay with the proposal, but requested that the garage be lowered in height.

ACTION: MOTION BY COMMISSIONER WORK, SECOND BY COMMISSIONER REKSTAD, TO APPROVE STAFF RECOMMENDATION FOR THE PROPOSED SPECIAL USE PERMIT (MOTION 1), WITH A REVISED HEIGHT TO BE EQUAL IN SCALE TO RESIDENCE (19.5 FT, AS NOTED BY APPLICANT AT THE HEARING) AND TO DEFER THE GUIDANCE DISCUSSION (MOTION 2) TO A FUTURE MEETING. MOTION CARRIED 7-0-0-0.

3. **SUBJECT:** Scherry LaMarche (Case No. 19-131/SUP/ARC): A Special Use Permit and Architectural Review of a proposed 17.5-foot tall, 760 square foot detached metal garage to be located on a single-family residential property within the Custom Home Overlay District at 35860 Holly Avenue; APN: 0320-211-76.

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

- A) Review the architectural design of the proposed 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

DISCUSSION: Travis Heaps, Assistant Planner, presented the project. The applicant, Sherry LaMarche, spoke that staff had addressed the Project, and responded to the project notice letter that was received, noting that the size of the garage would not block the neighbors view.

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

4. **SUBJECT:** City of Yucaipa (Case No. 19-105/CUP): A Conditional Use Permit for the development of the Five Winds Ranch – El Dorado Park facility, which includes the adaptive reuse of the existing Five Winds Ranch adobe house as an event center area, relocation of the existing barn for a youth-oriented gaming room, group and individual camping facilities, and other outdoor recreational amenities; Located at 37216 Oak Glen Road, on the north side of Oak Glen Road, east of Pendleton Avenue and south of Carter Street; APNs 0321-121-43, 0321-121-44, and 0321-111-03.

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

- A) Approve the Conditional Use Permit, subject to the Conditions of Approval as contained in the Agenda Report; and

- B) Adopt the Findings as contained in this Agenda Report; and
- C) Adopt a Mitigated Negative Declaration finding the mitigation measures and standard measures and procedures will reduce the potential level of environmental impact to less than significant; and,
- D) Direct Staff to file a Notice of Determination.

DISCUSSION: Benjamin Matlock, Planning Manager/City Planner, presented the project. Chair Allgower asked Director Fermin to confirm the street improvements that would occur for the Park entrance. Director Fermin provided a response, and provided a background to the Park design process which involved substantial public outreach with the Advisory Committee and other members of the public. He also iterated that the conservation efforts for the site also qualify for mitigation land, which allows the City to more effectively complete public works projects and establish more open space within the Community. Vice Chair Work recommended that the future operations and procedures for the facility should address who will clean up the horse corrals, and asked about how the proposed vineyards will be managed. Commissioner Markarian asked about the timeline for the project, which was responded to by staff noting that Prop 68 and other grant opportunities will dictate the funding and project timeline for the Project to be completed. Commissioner Brizzee asked about the involvement with the conservancies for the Project. The commissioners noted that this was a great Project and that it will be another valued asset to the City.

ACTION: MOTION BY COMMISSIONER REKSTAD, SECOND BY COMMISSIONER WOLFE TO APPROVE STAFF RECOMMENDATIONS. MOTION CARRIED 7-0-0-0.

5. **SUBJECT:** City of Yucaipa (Case No. 20-031/DCA); Consideration of Ordinance No. Ordinance No. 388 regarding small wireless facilities and amending the Yucaipa Development Code regarding the same and adopting environmental findings in connection therewith.

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. 388 regarding small wireless facilities and amending the Yucaipa Development Code regarding the same and;
- B) Approve Resolution No. 2020-09 establishing the regulations and policies governing small wireless facilities, and;
- C) Find that the ordinance is exempt from Environmental Review pursuant to Public Resources Code Section 15061(b)(3)

DISCUSSION: Benjamin Matlock, Planning Manager/City Planner, presented the project. Commissioner Wolfe asked if carriers would tie into an existing pole or replace the pole, and who is responsible for the cost. Planning Manager Matlock noted the replacement would depend on the pole, and the cost is between the pole owner and the carrier. Vice Chair Work asked about the design of the small cell sites, and discussed the preferred site within the Policy, and how the City

can maintain higher visual quality as these facilities are implemented by carriers. Planning Manager Matlock responded that the City wants to encourage and maintain a high visual quality within the City, and the Policy requires applicants to validate why they chose a particular site.

ACTION: MOTION BY COMMISSIONER WOLFE, SECOND BY VICE CHAIR WORK, APPROVE STAFF RECOMMENDATION, RECOMMENDING THE ORDINANCE TO CITY COUNCIL. MOTION CARRIED 7-0-0-0.

6. **SUBJECT:** City of Yucaipa (Case No. 20-032/DCA); Consideration of Ordinance No. 389, amending Development Code Section 88.0405 of Chapter 4 of Division 8 and Section 83.041120 of Chapter 4 of Division 3 of the Yucaipa Development Code related to underground utility requirements and adopting environmental findings in connection therewith.

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. 389, amending Development Code Section 88.0405 of Chapter 4 of Division 8 and Section 83.041120 of Chapter 4 of Division 3 of the Yucaipa Development Code related to underground utility requirements, and;
- B) Find that the ordinance is exempt from Environmental Review pursuant to Public Resources Code Section 15061(b)(3).

DISCUSSION: Benjamin Matlock, Planning Manager/City Planner, presented the project.

Public Comment: Mike Moran: 35976 Oak Glen Road, described the time delays and construction costs that were associated with the undergrounding of three poles for his 4-lot parcel map, and how it makes the smaller scale projects not financially feasible, and concluded his comment noting his support of the Ordinance

Chair Allgower noted that the costs for utility underground has increased to a ridiculous amount.

ACTION: MOTION BY COMMISSIONER WOLFE, SECOND BY COMMISSIONER BRIZZEE, APPROVE STAFF RECOMMENDATION, RECOMMENDING THE ORDINANCE TO CITY COUNCIL. MOTION CARRIED 7-0-0-0.

7. **SUBJECT:** State Housing Related Legislation Update

RECOMMENDATION:

That Planning Commission conduct a study session regarding updates to State Housing Related Legislation as a precursor to the beginning of the Housing Element Update Process.

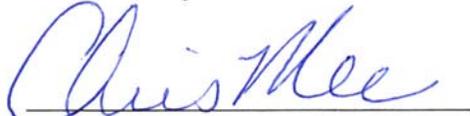
DISCUSSION: Benjamin Matlock, Planning Manager/City Planner, presented the Study Session, and tied together recent key legislation and how these laws will impact the preparation of the Housing Element. Commissioner Rekstad asked about Development Fees, and if the state was

looking to other agencies that charge fees to new development. Planning Manager Matlock described that cities are currently being evaluated for how they support or impede housing production, but that the state may assess other entities in the future. Commissioner Markarian noted that the City should find the middle ground in housing strategies and hopes that ADUs qualify for lower income units.

ANNOUNCEMENTS: Benjamin Matlock, Planning Manager/City Planner mentioned that the Planning Commissioners Academy was educational for those that went, and also expressed his appreciation for the flexibility of the Commission for the very unique meeting layout that was necessary to implement the social distancing protocols related to the COVID-19 pandemic.

PLANNING COMMISSION ADJOURNED: 8:55 PM

Submitted by:



Chris Mee,
Planning Commission Assistant

Approved by:



Benjamin Matlock
Planning Manager/City Planner

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