

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of May 20, 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 May 20, 2020 at 6:30 PM.

PRESENT: J.R. Allgower, Chair
Denise Work, Vice Chair
Christopher Markarian, 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
Chris Mee, Planning Commission Assistant

ABSENT: Aron Wolfe, Commissioner

CONVENE PLANNING COMMISSION

The meeting was opened by Chair J.R. Allgower at 6:31 p.m., with the Pledge of Allegiance led by Commissioner Rekstad.

ROLL CALL

PUBLIC COMMENT:

No Public Comment emails were sent to 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 APRIL 15, 2020

RECOMMENDATION: That the Commission approve the minutes.

ACTION: MOTION BY COMMISSIONER REKSTAD, SECOND BY COMMISSIONER MARKARIAN, TO APPROVE THE MINUTES OF APRIL 15, 2020. MOTION CARRIED 6-0-0-1.

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.

ACTION: MOTION BY COMMISSIONER REKSTAD, SECOND BY COMMISSIONER MARKARIAN, TO APPROVE THE ARCHITECTURAL DESIGN.

PUBLIC HEARINGS

The order of Business for the Public Hearing Shall Be:

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

DISCUSSION: Travis Heaps, Assistant Planner, presented the project to the Commission.

There was one Public Comment by Merry Westerlin who was speaking on behalf of her father, Albert Terwilliger of 35395 Beech Ave. She let the Commission know that she thought the street was dangerous due to all the cars parked on the street; and was difficult for her father to maneuver through this area with the prior use at the site. She also noted concerns with the Sunday hours and thought the neighborhood could use a reprieve from the noise and traffic on Sunday.

The applicant, Angel Ramirez, acknowledged her concerns, but said being open on Sunday is very important for the survival of his business. He said many of his customers need Sunday operation to accommodate their busy working schedules.

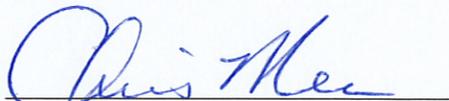
Chair Allgower asked City staff if the road was wide enough to accommodate the traffic and City Planner Matlock noted that the roadway along the site frontage has been completed to its ultimate design and meets traffic and safety requirements. Assistant Planner Heaps noted there are 13 parking spaces.

ACTION: MOTION BY COMMISSIONER REKSTAD, SECOND BY VICE CHAIR WORK, TO APPROVE STAFF RECOMMENDATIONS. MOTION CARRIED 6-0-0-1.

ANNOUNCEMENTS: City Planner Matlock extended his thanks to the Commission and informed them that the next meeting will most likely be June 17, 2020.

PLANNING COMMISSION ADJOURNED: 6:53 PM

Submitted by:



Chris Mee,
Planning Commission Assistant

Approved by:



Benjamin Matlock
Planning Manager/City Planner