

City of Yucaipa
PLANNING COMMISSION MINUTES
Regular Meeting of November 17, 2021

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, on November 17, 2021, at 6:30 PM.

PRESENT: J.R. Allgower, Chair
Christopher Markarian, Vice Chair
Lloyd Rekstad, Commissioner
Richard Beck, Commissioner
Aron Wolfe, Commissioner
Bart Brizzee, Commissioner

City Staff:
Benjamin Matlock, Planning Manager/City Planner
Katrina Kunkel, Associate Engineer
Madeline Jordan, Assistant Planner
Christian Farmer, Assistant Planner
Chris Mee, Planning Commission Assistant

ABSENT: Tony Hicks, Commissioner

CONVENE PLANNING COMMISSION

The meeting was called to order at 6:31p.m., with the Pledge of Allegiance led by Vice Chair Markarian.

ROLL CALL

PUBLIC COMMENT:

No emails 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 from October 20, 2021

RECOMMENDATION: That the Commission approve the minutes from October 20, 2021.

ACTION: Minutes were tabled until next meeting due to lack of a quorum.

NEW BUSINESS:

2. **SUBJECT: SUBJECT: RB Ruxton, LLC.** (Case No. 21-155/ARC/LUCR): An Architectural Review for a 70-unit detached condominium project, associated with Tract Map 18174, located at 12373 17th Street; APN: 0301-061-03, 0301-072-13 & 17.

RECOMMENDATION: That the Planning Commission review the proposed colors, materials, architectural designs, and conceptual landscaping for the 70-unit detached condominium associated with Tract 18174, and approve the proposed monument signs, and approve Case No. 21-155/ARC/LUCR

DISCUSSION: Assistant Planner, Christian Farmer presented the New Business item. The applicants, Brian Berkson and George Alvarez, noted that they are excited to be doing another project in Yucaipa and informed the Commission they are a family-run business and have been building homes for over 40 years. They described the project to the Commission. The Commission asked a few questions about the fencing and sidewalks and noted that the project was attractive.

ACTION: MOTION BY COMMISSIONER REKSTAD, SECOND BY VICE CHAIR MARKARIAN TO APPROVE ITEM NUMBER 2. MOTION CARRIED 6-0-0-1.

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: Chuck Colton** (Case No. 21-141/MJV): A Major Variance to allow an encroachment of nine (9) feet into the required single-residential ten (10) foot interior side yard setback to permit an existing unpermitted 12-foot-tall Alumawood RV cover that is located one (1) foot from the interior property line at 35843 Rebecca Rd; APN: 1242-241-46.

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

- A) Deny the request for Major Variance No. 21-141, based on the Findings of Fact as contained in the Agenda Report.
- B) Find the Project is Statutorily Exempt pursuant to Section 15270(a) of the California Environmental Quality Act of 1970 and the CEQA Guidelines, as amended.

DISCUSSION: Assistant Planner, Madeline Jordan presented the project. There were no public comments. Chair Allgower noted that he had met with the property owner before this meeting took place. The applicant Chuck Colton noted that the RV cover could not move back any further in his yard and noted that it is difficult to back the RV into the existing space. He also noted he has installed two rain gutters on either side of this cover to assist with rain runoff. After a very long discussion about the major variance, Commissioner Wolfe provided findings as summarized below and motioned that the Commission approve the project:

1. The granting of such variance will not substantially interfere with the present or future ability to use solar energy systems because the cover is not taller than the existing residence or proposed two-story residence which will be built on the adjacent property, and therefore will not disrupt either property's maximum solar capacity. The visual impact of the RV cover is also minimized because the elevation of the subject property is approximately four (4) feet lower than the adjoining property to the east. With a 6-foot-high solid vinyl fence located at the elevation of the adjoining lot, the cover only extends 3 feet above the vinyl fence on the adjacent property line. Further, drains are incorporated along the top of the RV cover to ensure that water runoff is maintained on site.
2. There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity because not all 10,000 square foot minimum lots within the RS Land Use District have designated RV parking areas. Due to the driveway location being at the end of the cul-de-sac, relocating the cover posts outside of the required side yard setback would cause the RV entry angle to align directly with the cover posts. This would make a backing up maneuver dangerous and thus jeopardize the existing single-family structure on site, specifically the roof eaves which have already been hit by the vehicle. Ultimately, if the residential structure was positioned in such a way as to maximize the side yard setback to 5 feet on the western side of the property, it would have provided more available space to fit the structure within the side yard setback requirement.
3. The strict application of the land use district deprives such property of privileges enjoyed by other properties in the vicinity or in the same land use district, because while not all properties in the RS Land Use district are of sufficient size to allow RV parking, those that are have the privilege of installing an RV cover if their primary residence is located in such a position as to allow for adequate space for the accessory structure. Due to the configuration of the primary residence being on a site at the end of a cul-de-sac, the subject site is deprived of the privilege of having an RV cover to property his personal property within the designated RV parking area. The structure is attractive, painted to match the home, and is located behind a screening gate.
4. The granting of the variance is compatible with the objectives, policies, general land uses, and programs specified in the General Plan, and any applicable plan, because variance procedures are available to allow flexibility for development standards on a case-by-case basis where unique limitations apply. Being that the subject site is located at the end of a cul-de-sac, there is greater difficulty in safely and efficiently maneuvering an RV within the RV parking area. The vehicle must be driven at an angle along the curvature of the driveway in order to access the existing structure. Furthermore, the existing single-family residence, specifically the eaves of the home, would be compromised by potential damage from maneuvering of the vehicle if the cover were moved within the appropriate setback area.

Commissioner Brizzee and Commissioner Rekstad voted no on the approval of this project and explained their reasons to the applicant, summarizing why they felt the project did not meet the Development Code requirements, nor were there unique circumstances for the property.

ACTION: MOTION BY COMMISSIONER WOLFE, SECOND BY VICE CHAIR MARKARIAN TO REJECT STAFF RECOMMENDATIONS, MOTION CARRIED 4-2-0-1.

4. **SUBJECT: Yucaipa Auto Collision, LLC** (Case No. 21-153/PUP/ARC): Planning Use Permit and Architecture Review for an eight (8) bay automotive repair facility on 0.44 acres within two metal buildings totaling 5,120 square feet located at 12442 California Street; APN: 0319-092-16.

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

- A) Approve the Planning Use Permit, Architectural Design, and conceptual landscaping subject to the Conditions of Approval as contained in the Agenda Report; and
- B) Adopt the Findings for the Planning Use Permit 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: Assistant Planner, Christian Farmer presented the project. There were no public comments. The Commission noted they were excited for their project and wished them luck.

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

5. **SUBJECT: Mark Francisco** (Case No. 21-156/SUP/ARC): A Special Use Permit for the Architectural Review of a proposed 3,000 square foot and 27.3-foot-tall, detached garage located on a single-family residential property at 35678 Avenue G; APN: 1242-121-12.

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

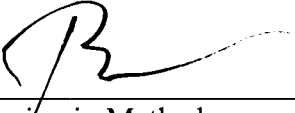
- A) Review the architectural design of the proposed garage, and if it is acceptable, approve the design subject to the Conditions of Approval; and
- B) Adopt the Special Use Permit Findings as contained in the Agenda Report; and
- C) Adopt a Categorical Exemption pursuant to the California Environmental 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: Assistant Planner, Madeline Jordan presented the project. There were no public comments.

ACTION: MOTION BY COMMISSIONER WOLFE, SECOND BY COMMISSIONER BECK TO APPROVE STAFF RECOMMENDATIONS, MOTION CARRIED 6-0-0-1.

ANNOUNCEMENTS: There will be no Planning Commission meeting on December 1 but possibly on December 15. Possibly on December 13, there will be a study session on the Yucaipa Valley Wine Country progress.

PLANNING COMMISSION ADJOURNED: 8:30 pm



Benjamin Matlock
Planning Manager/City Planner



JR Allgower
Chair of the Planning Commission