

City of Yucaipa  
PLANNING COMMISSION MINUTES  
Regular Meeting of July 7, 2021

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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, on July 7, 2021, at 6:30 PM.

**PRESENT:** J.R. Allgower, Chair  
Bart Brizzee, Commissioner  
Richard Beck, Commissioner  
Tony Hicks, Commissioner  
Aron Wolfe, Commissioner

**City Staff:**

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

**ABSENT:** Lloyd Rekstad, Commissioner  
Christopher Markarian, Vice Chair

**CONVENE PLANNING COMMISSION**

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

**ROLL CALL**

**PUBLIC COMMENT:**

One email was sent to [Publiccomment@yucaipa.org](mailto:Publiccomment@yucaipa.org). Daniel Agustin of Yucaipa sent an email stating he would like us to be creative with our next projects by using a main street or a life center style instead of creating another strip mall.

**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 JUNE 16, 2021

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

**ACTION: MOTION TO APPROVE BY COMMISSIONER WOLFE, SECONDED BY COMMISSIONER BECK, MOTION CARRIED 5-0-0-2**

## **NEW BUSINESS**

2. **SUBJECT:** Case No. 21-079/ARC: An Architectural Review for Case No. 03-117/TTM 14806. 7 single-family homes at Holmes and Bella Vista. APN: 1242-171-19, 20-25

**RECOMMENDATION:** That the Planning Commission review the proposed colors, materials, architectural designs, and conceptual landscaping for the seven (7) single-family homes located at Holmes and Bella Vista and approve Case No. 21-079/ARC.

**DISCUSSION:** Assistant Planner, Christian Farmer presented the project. The Planning Commission discussed the fencing surrounding the project with the applicant, he noted that he will work with property owners on their choice in perimeter fencing.

**ACTION: MOTION BY COMMISSIONER HICKS, SECOND BY COMMISSIONER BRIZZEE TO APPROVE STAFF RECOMMENDATIONS, MOTION CARRIED 5-0-0-2.**

## **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: Steve Gauthier** (Case No. 21-039/SUP/ARC): A Special Use Permit to permit 13 dogs on a single-family residential property, which is eight (8) more than the allowable (5), as well as an Architectural Review for an existing 504 square foot unpermitted barn, a 450 square foot kennel with a metal roof, and a unpermitted 152 square foot chain link roofed kennel to support the breeding of these dogs located at 32260 Avenue E; APN: 0301-081-16.

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

- A) Review the architectural design of the existing unpermitted metal structures that will support the applicant's proposal for dog breeding on his property, and if both are acceptable, approve the design and accessory use 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. The Commission asked about the time that the dogs are to be put up from 2-4 p.m. (Condition #13). After discussion, the Commission asked for Condition #13 to be modified to remove the 2-4 pm time.

**ACTION: MOTION BY COMMISSIONER WOLFE, SECOND BY CHAIR ALLGOWER TO APPROVE STAFF RECOMMENDATIONS WITH THE CONDITION TO MODIFY CONDITION #13. MOTION CARRIED 5-0-0-2.**

4. **SUBJECT:** Steve Knight (Case No. 21-042/LUCR/SUP/ARC): A Land Use Compliance Review to construct a 1,198 square foot detached Accessory Dwelling Unit, and Special Use Permit with Architectural Review to construct a 754 square foot garage and 462 square foot garage attached to the ADU at 34931 Date Ave; APN: 0303-202-04.

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

- A) Review the architectural design of the proposed garages, and if they are 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. It was noted that the ADU complies to all required standards, and the SUP covered the total structure size.

**ACTION: MOTION BY COMMISSIONER WOLFE, SECOND BY COMMISSIONER BECK TO APPROVE STAFF RECOMMENDATIONS. MOTION CARRIED 5-0-0-2.**

5. **SUBJECT:** Elfreda Osvald (Case No. 21-050/SUP/ARC): A Special Use Permit for the Architectural Review of a 12-foot-tall, 630 square foot unpermitted detached metal RV carport which will be open on three (3) sides and is located on a single-family residential property at 12987 Columbia Ave.; APN: 0318-411-12.

**RECOMMENDATION:**

- A) Review the architectural design of the existing RV carport, 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.



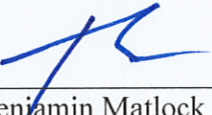
**DISCUSSION:** Assistant Planner, Madeline Jordan presented the project. It was noted that this was a Code Enforcement Case to permit a metal RV carport, and it will also be inspected by Building and Safety Department, through the building permit process.

**ACTION: MOTION BY COMMISSIONER BRIZZEE, SECOND BY COMMISSIONER WOLF TO APPROVE STAFF RECOMMENDATIONS. MOTION CARRIED 5-0-0-2.**

**ANNOUNCEMENTS:** City Planner Matlock thanked the group and let them know the next meeting will most likely be the first week in August. He let the Commissioners know the first meeting of the AVA was held and wanted to remind two of the members that are delegates from the Planning Commission. Chair Allgower reminded the group about the Yucaipa Rodeo coming up on August 6 and 7, 2021.

**PLANNING COMMISSION ADJOURNED: 7:26 P.M.**

Submitted by:

  
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Benjamin Matlock  
Planning Manager/City Planner

Approved by:

  
\_\_\_\_\_  
JR Allgower  
Chair of the Planning Commission