



# TOWN OF YUCCA VALLEY GENERAL PLAN

## PLANNING COMMISSION & TOWN COUNCIL JOINT STUDY SESSION

### General Plan Land Use Plan

Yucca Valley Community Center  
June 26, 2012

# PURPOSE OF WORKSHOP



- Receive input from Planning Commission & Town Council regarding proposed Land Use Plan
- Confirmation of land uses and buildout assumptions needed to initiate GP Elements & technical studies associated with the EIR



# PLANNING FOR THE FUTURE: *Public Outreach*



- 12 Community Workshops
- Statistically Valid Telephone Survey:
  - *305 Residents participated*
- Open Town Hall Website
  - *6 Topics*
  - *460 Visitors*
  - *70 Participants*
- Developer Roundtables
- Town Council & Planning Commission Meetings

## PUBLIC WORKSHOPS: *What we heard*



What people like the most about Yucca Valley:

- Small town atmosphere
- Clean air and night skies
- Safe neighborhoods
- Views/open space
- Development that respects the natural setting
- Proximity to Joshua tree National Park
- Location (short drive to beach and skiing)
- Affordable cost of housing and living

## PUBLIC WORKSHOPS: *What we heard*



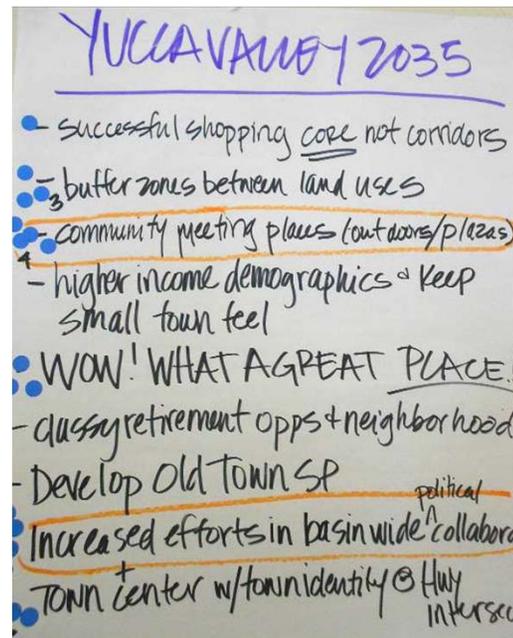
What people **do not like** about Yucca Valley:

- Lack of sewer/infrastructure
- Light pollution
- Not enough activities for youth
- Lack of bike lanes
- No centralized gathering place or downtown core
- Have to travel down the hill for more restaurants and shopping

# COMMUNITY VALUES: *Informing the Vision*



- Small town atmosphere
- Balanced growth
- Safe and established neighborhoods
- Fiscal sustainability
- Diverse range of community services
- Efficient infrastructure
- Strong economy
- Desert environment and natural resources
- Arts and culture
- Community pride and participation



## GENERAL PLAN VISION: *Yucca Valley 2035*

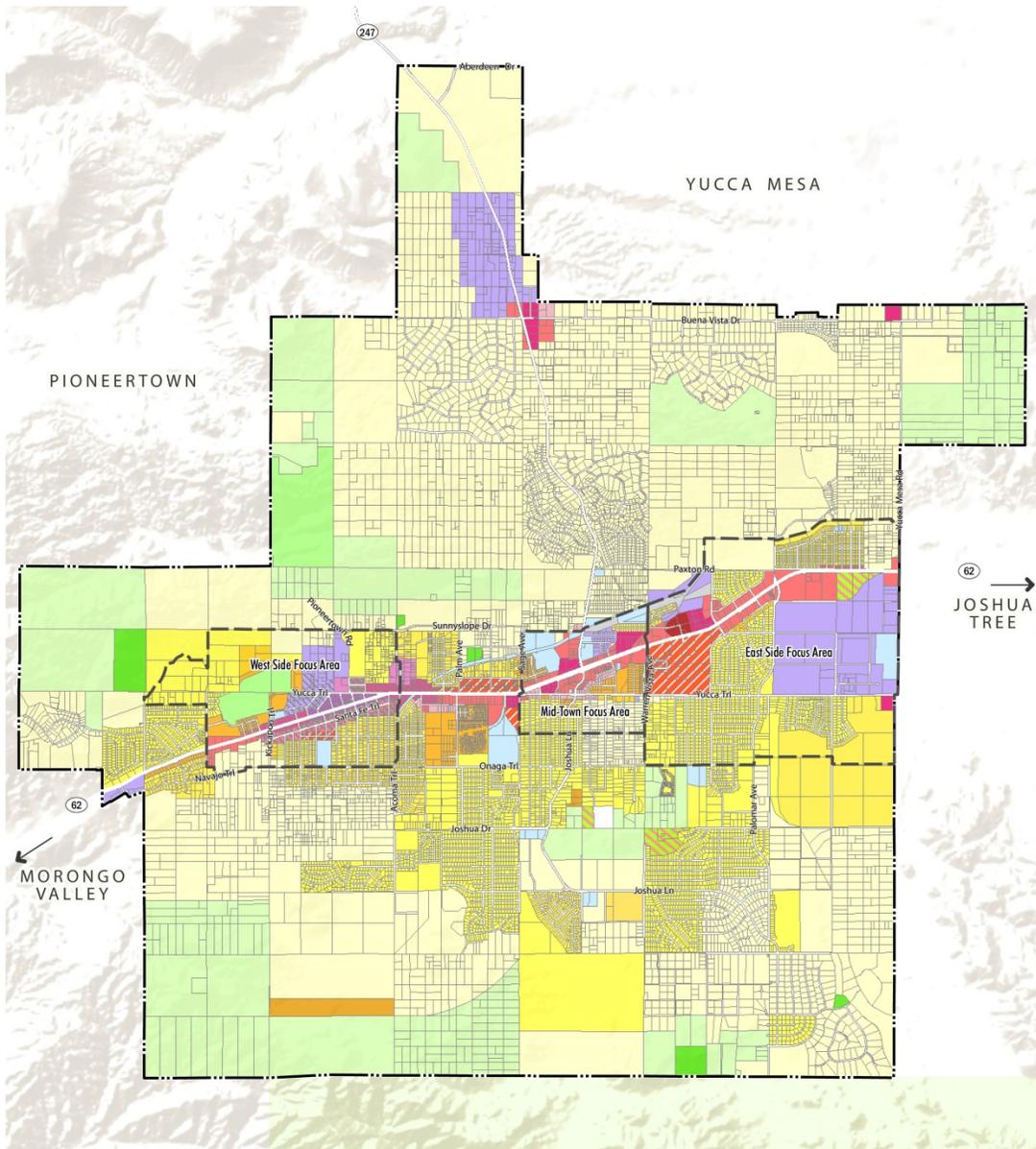
While maintaining our **small town atmosphere**, the Town of Yucca Valley is a unique, desirable place to live, the **economic hub** of the Morongo Basin, and a **sought after** place to visit.

As a destination, visitors are drawn to our **desert environment**, arts and culture, recreation, history, **night skies**, active open space, and **shopping and hospitality** opportunities.

Our range of **community services and facilities**, efficient **infrastructure**, safe and **established neighborhoods**, unique character, and diversity define our community and **quality of life**.

Our commitment to **balanced growth**, **environmental stewardship**, **fiscal sustainability**, **active citizen participation**, and **property rights** are the cornerstones of our community.

# FOCUS AREAS: *Where to change*



- Outreach efforts identified three focus areas:

## **West Side**

(including Old Town and Blue Skies Golf Course)

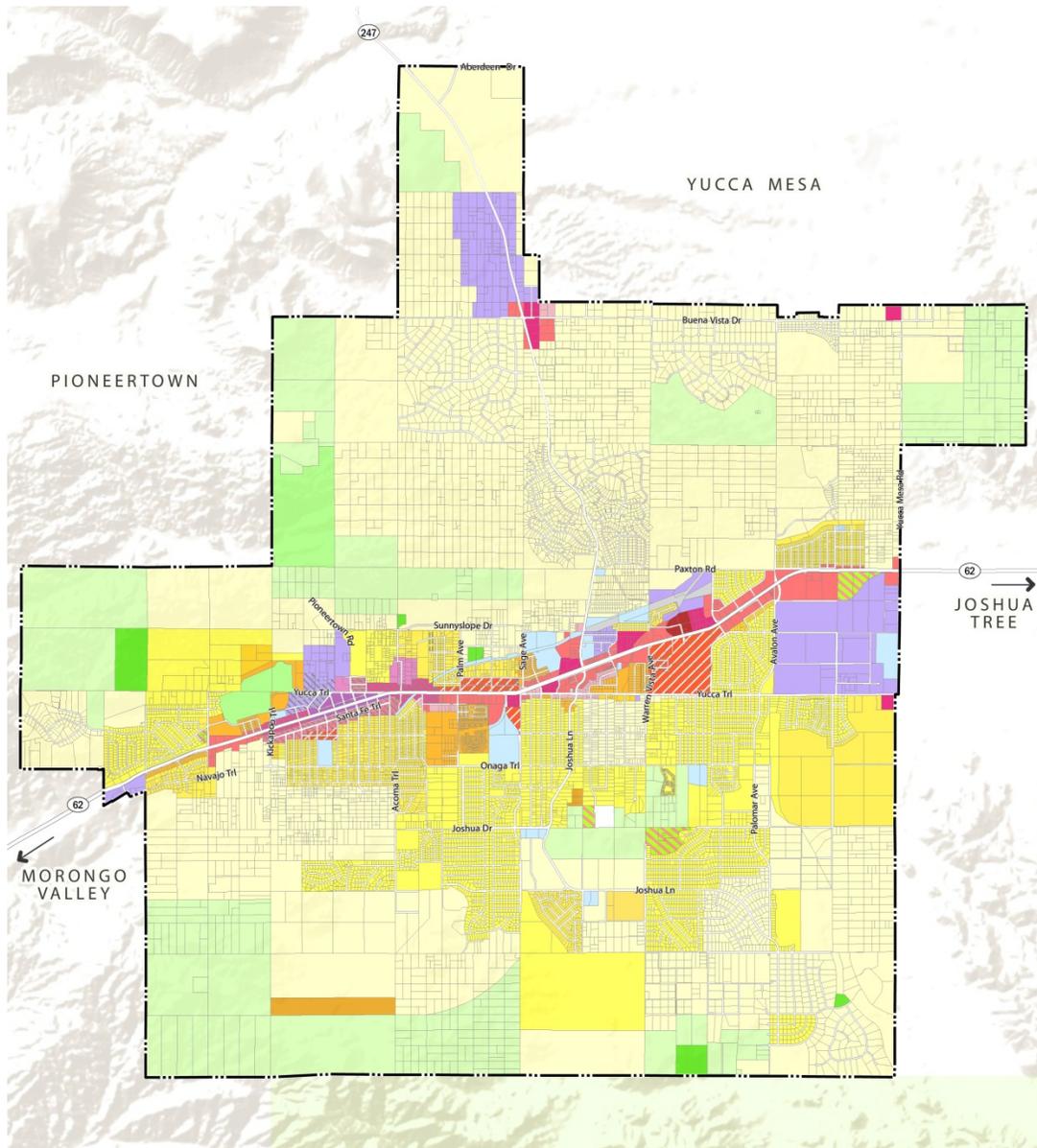
## **Mid-Town**

(SR 62 between Warren Vista and Palm Avenues )

## **East Side**

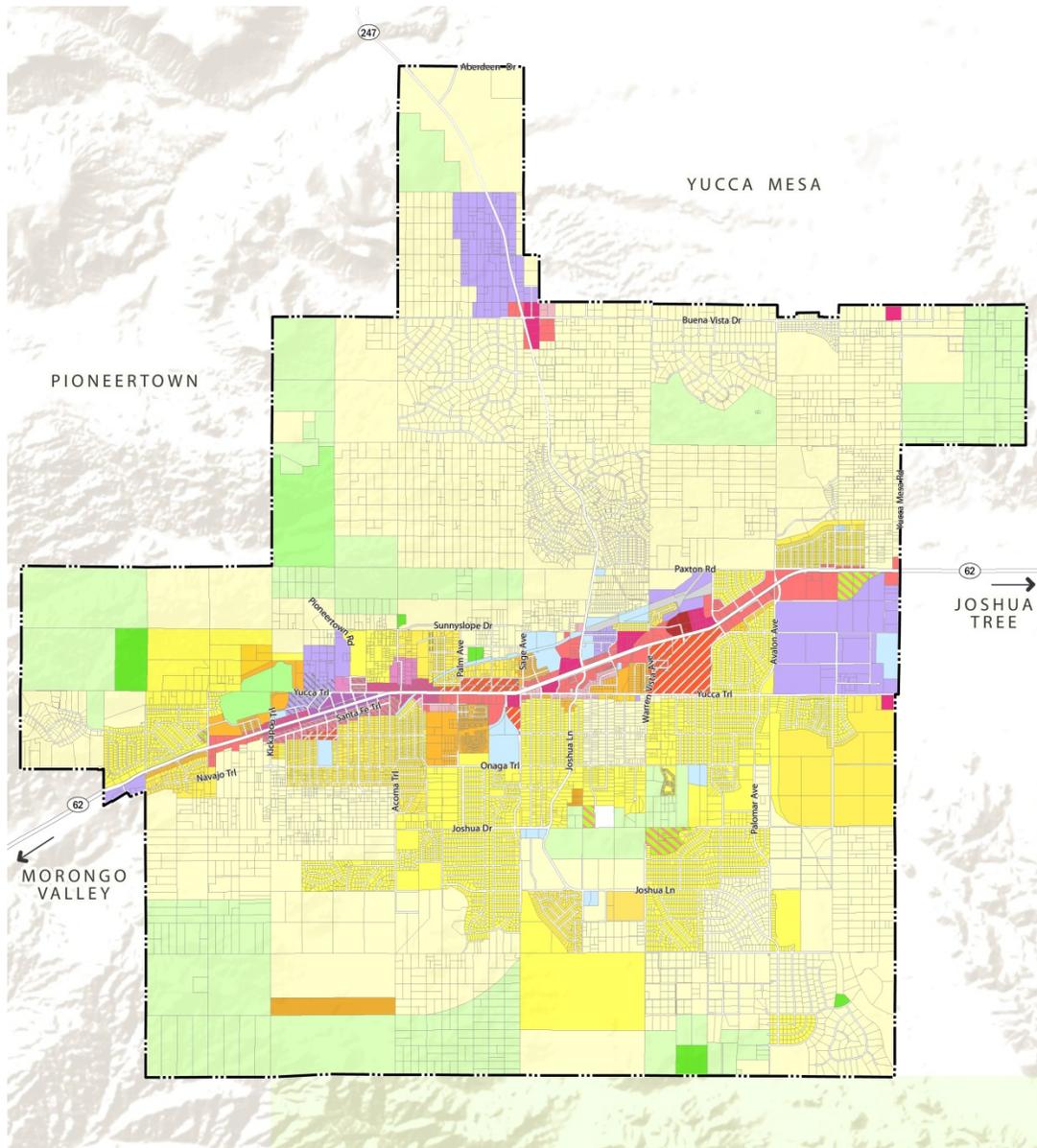
(SR 62 between Yucca Mesa Road and Warren Vista Avenue)

# OVERVIEW OF CHANGES: *Administrative*



- Current Parcel Data from County in GIS
- Mapping Corrections to reflect established uses on the ground
  - Public/Quasi Public Uses
  - Flood control
  - Residential Densities

# OVERVIEW OF CHANGES: *Land Use Categories*



- Established New Land Use Categories
  - Current categories closely mirrored those from the County
  - New categories more broad and inclusive; leaves detail to implement in Zoning Code
  - Streamlines GP, making it easier to implement (from 32 to 23 categories)

# LAND USE CATEGORIES: *Revisions & New Terms*

## Rural Residential (RR-0.5 du/ac)

- New designation for lower density, rural character
- Minimum lot size of ½ acre
- Almost 3,500 acres

## Low Density Residential (LDR)

- Current: Residential categories between 2 and 5 du/ac (R-S-2, R-S-3, R-S-4, R-S-5, R-M-4)
- Proposed: LDR 2.0-5.0 du/ac
- Traditional suburban style of development

# LAND USE CATEGORIES: *Revisions & New Terms*

## Medium Density Residential (MDR)

- Current: 0 to 8 DU/AC
- Proposed: 5.1 to 8 DU/AC

## Medium High Density Residential (MHDR)

- Current: R-M-10 and R-M-14
- Proposed: 8.1 to 14 DU/AC

# LAND USE CATEGORIES: *Revisions & New Terms*

## Commercial (C)

- Current: Commercial designations (C-S, C-N, C-G, C-C, C-O & CR-R)
- CR-R category replaced with Commercial designation on SR 62 and RR-0.5 in two remaining areas (Burnt Mountain)

## Mixed Use: Town Center Mall (MU-TC)

- Assumes 80% retail and 20% office mix (0.50 FAR)
- Requires Specific Plan

## Mixed Use: Civic Center (MU-CC)

- Assumes 60% retail, 20% office (0.50 FAR) and 20% residential (18 du/ac)

# LAND USE CATEGORIES: *Revisions & New Terms*

## Open Space Recreation (OS-R)

- Active Park Spaces

## Open Space Conservation (OS-C)

- Areas that should be used for passive recreation and preservation of natural resources

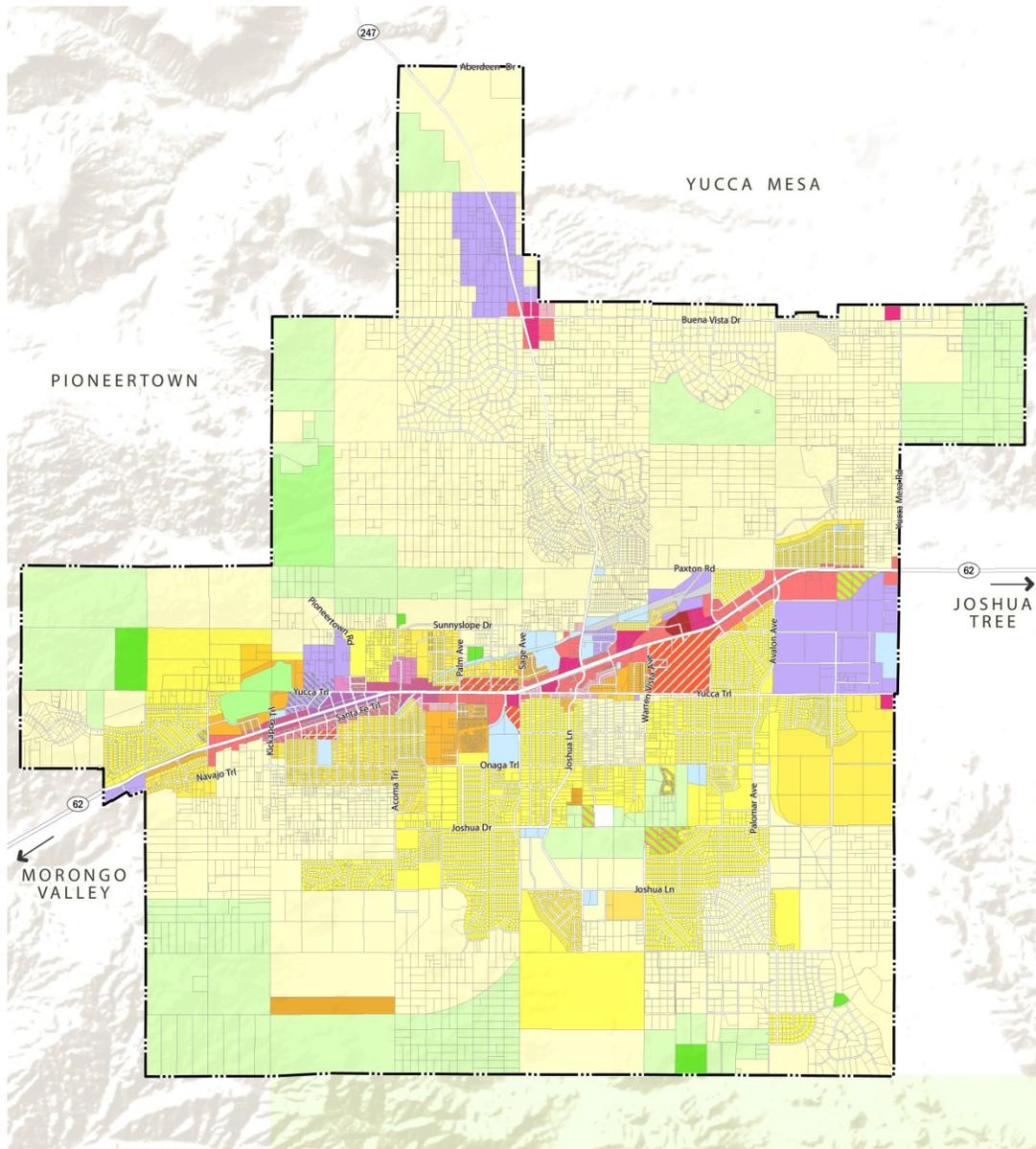
## Airport (AP)

- Separated from Public/Quasi-Public
- AP is focused on runways and airport-related uses

## Special Policy Areas

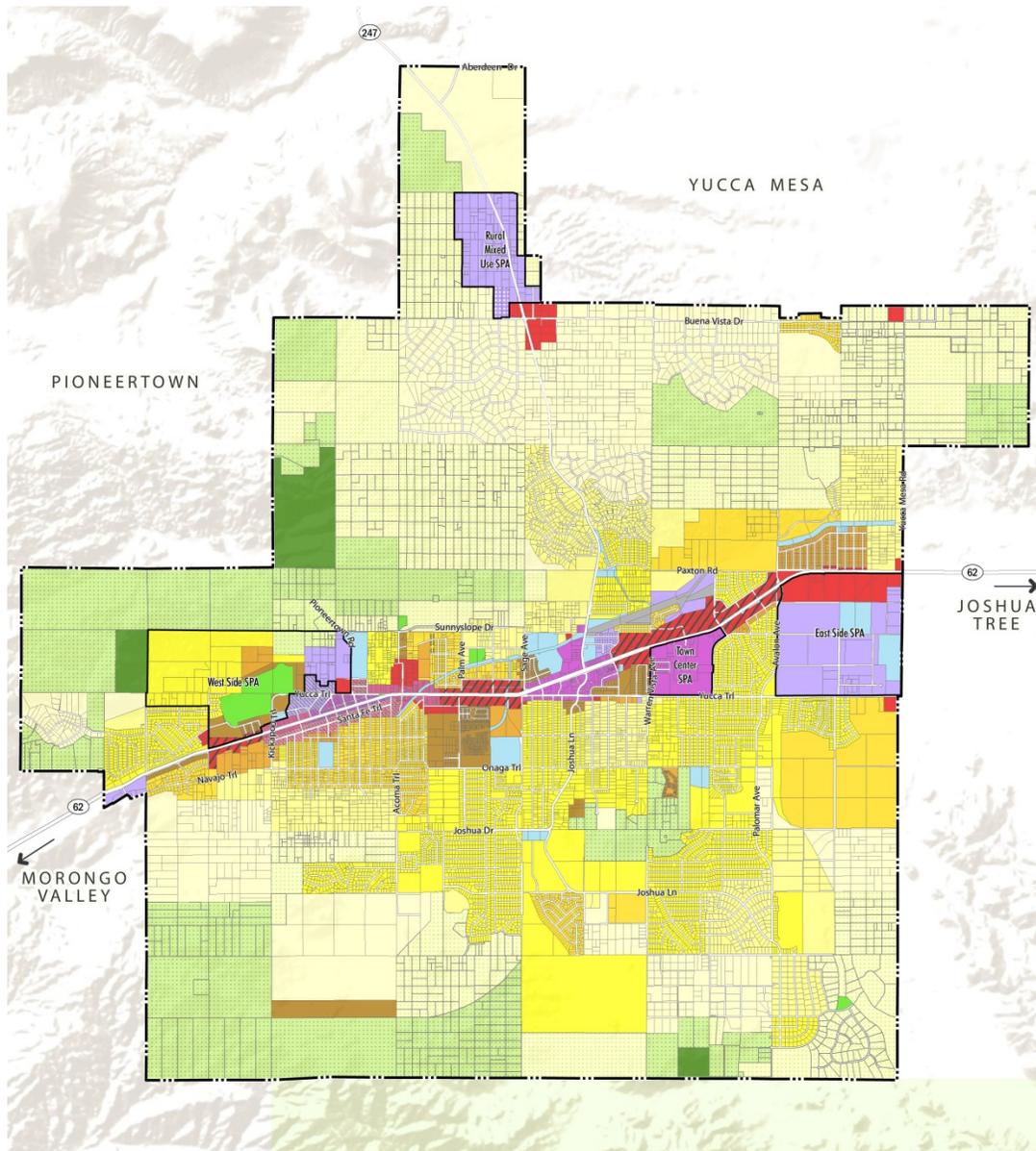
## Corridor Residential Overlay

# EXISTING GENERAL PLAN



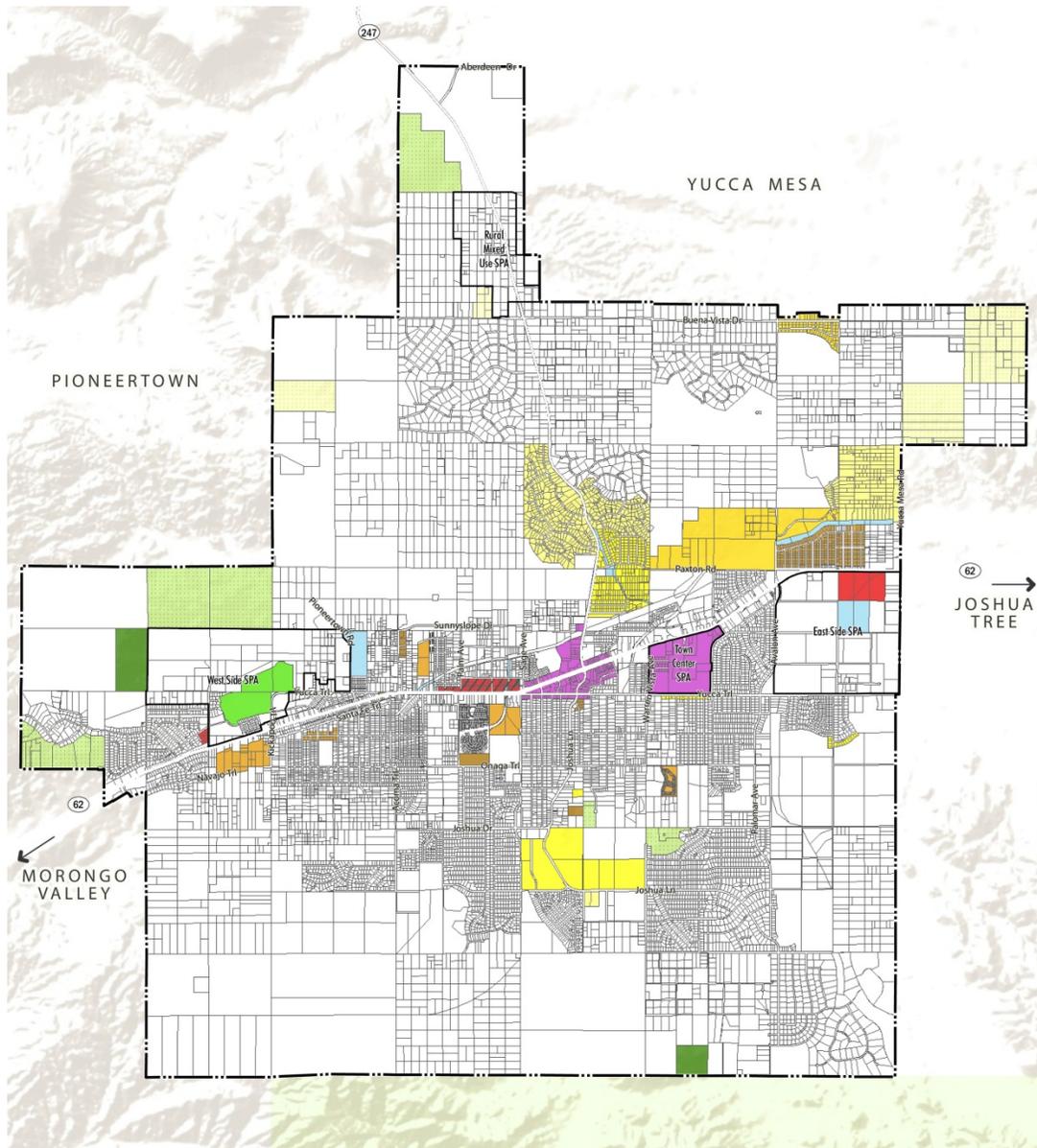
- Total acres: 24,916
- Residential: 22,027 acres
  - Units: 24,401
  - Buildout Population: 62,223
- Commercial: 1,133 acres
- Industrial: 860 acres
- Public Services & Facilities: 896 acres

# PROPOSED GENERAL PLAN



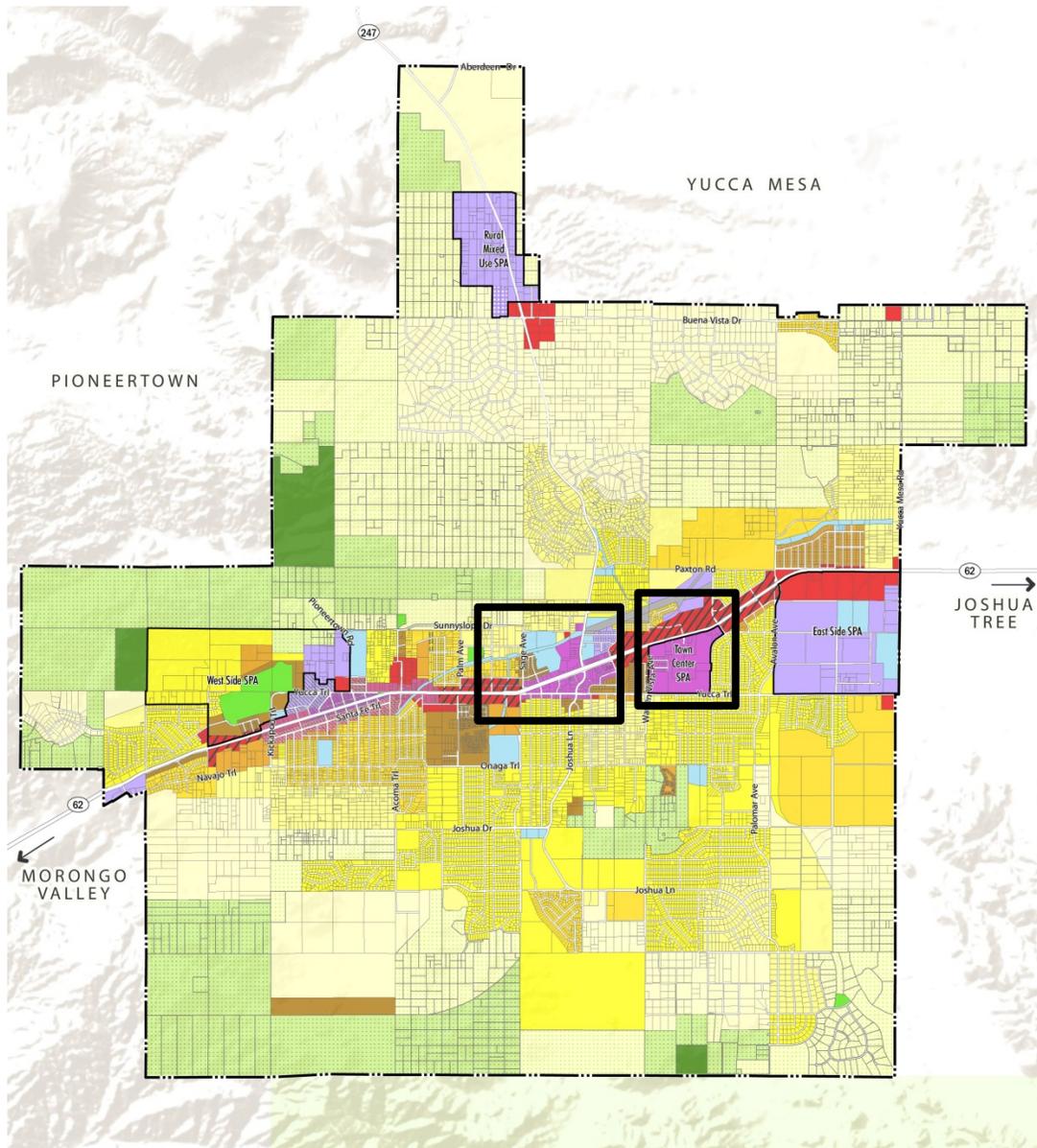
- Total acres: 25,492
- Residential: 21,403 acres
  - Units: 26,556
  - Buildout Population: 62,966
- Commercial and Mixed Use: 748 acres
- Industrial: 805 acres
- Public Services & Facilities: 381 acres
- Open Space: 504 acres
- Rights of way: 1,471 acres

# PROPOSED GENERAL PLAN: *Changes only*



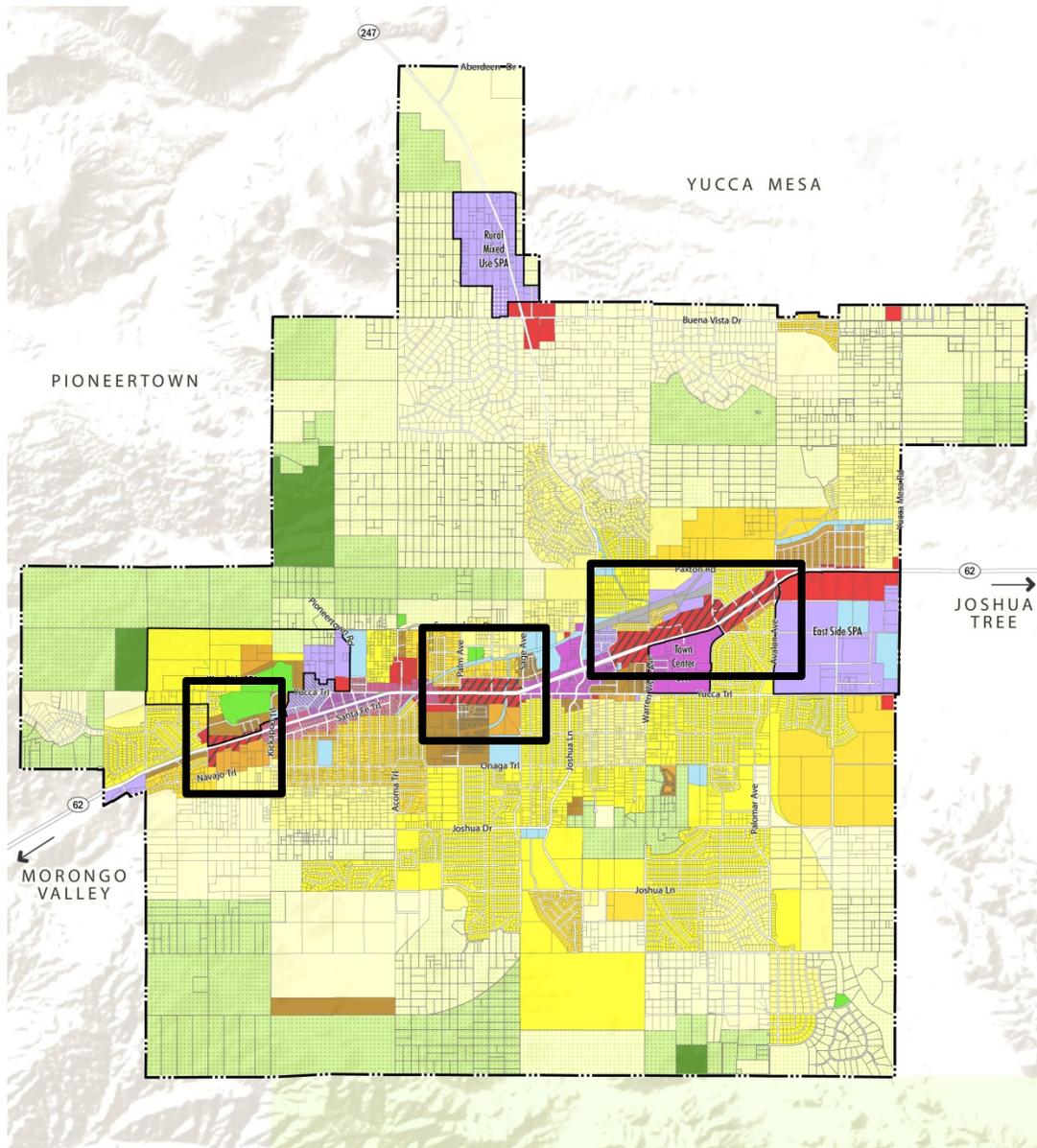
- Total acres changed: 3,264
- 13% of total acres in town
- Changes reflect community's input to preserve desert character and maintain Town as economic hub of Morongo Basin

# MIXED USE



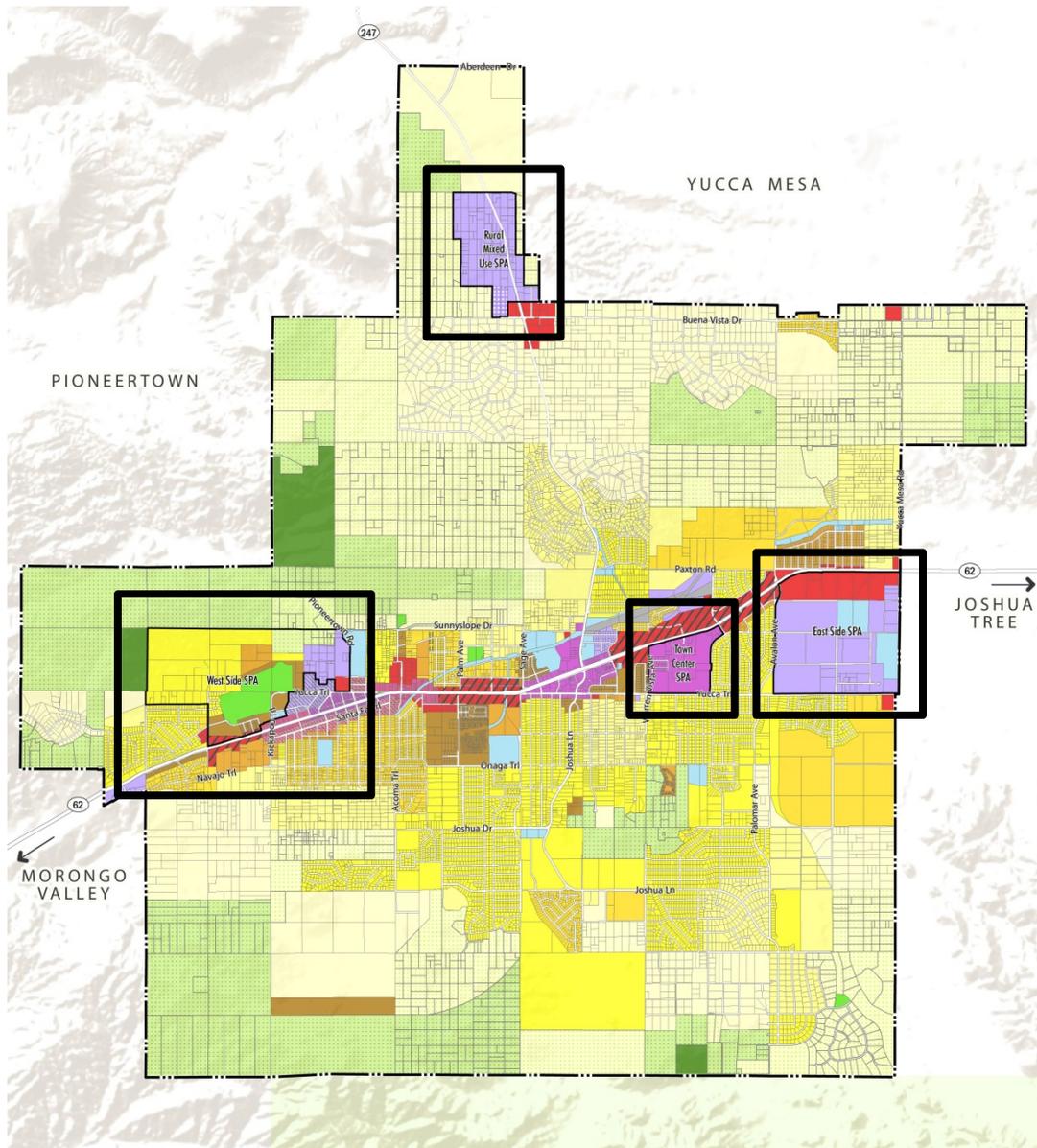
- Mixed Use Civic Center
- Mixed Use: Town Center Mall

# CORRIDOR RESIDENTIAL OVERLAY



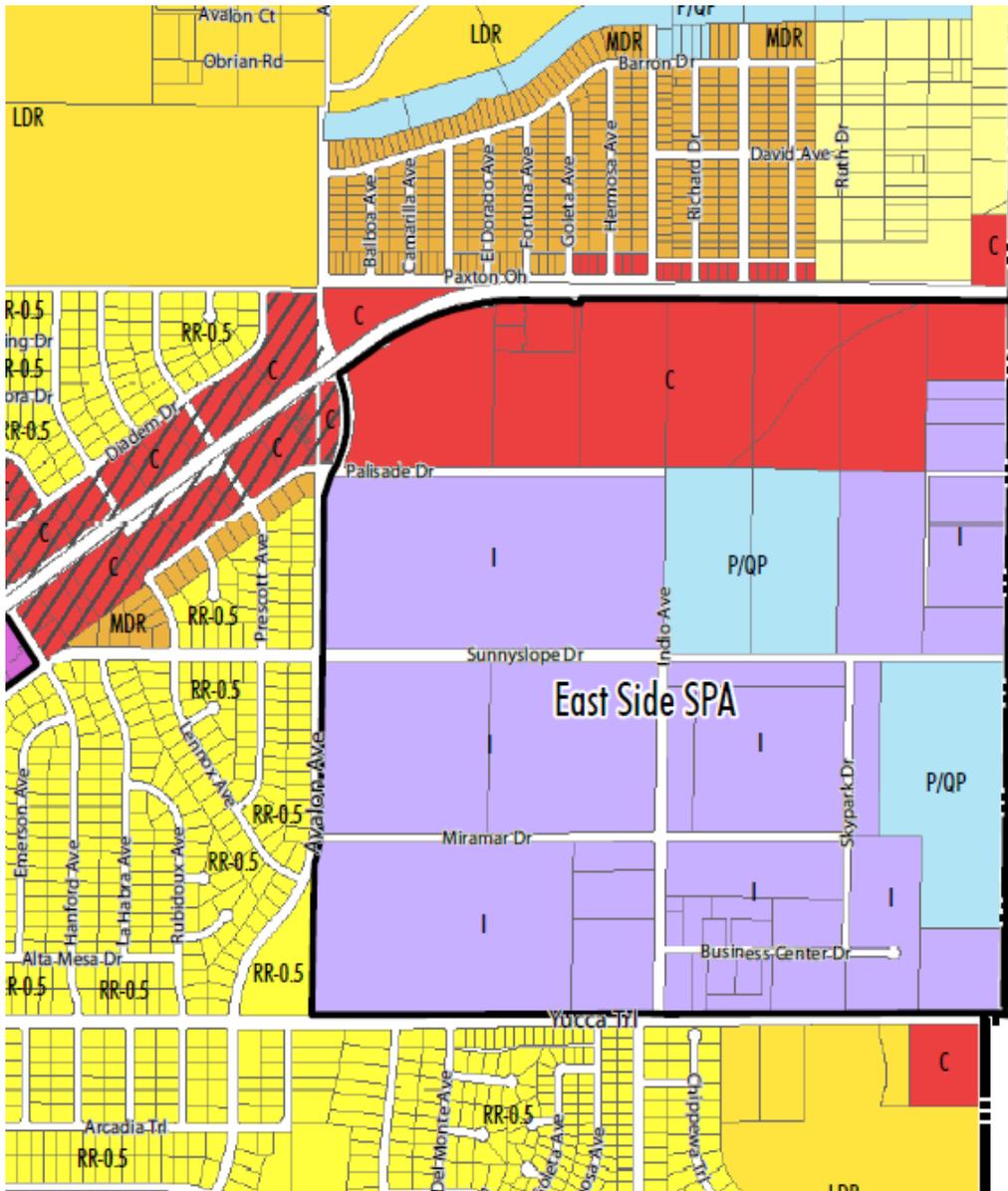
- 244 Commercial acres
- Three “transition” areas between Mixed Use or Special Policy Area Nodes on SR-62
  - West of Kickapoo (before OTSP)
  - Between Palm and Sage Aves.
  - Between Airway and Avalon Aves.
- Provides added flexibility:
  - Allows development of Commercial or Residential uses up to 25 du/ac

# SPECIAL POLICY AREAS



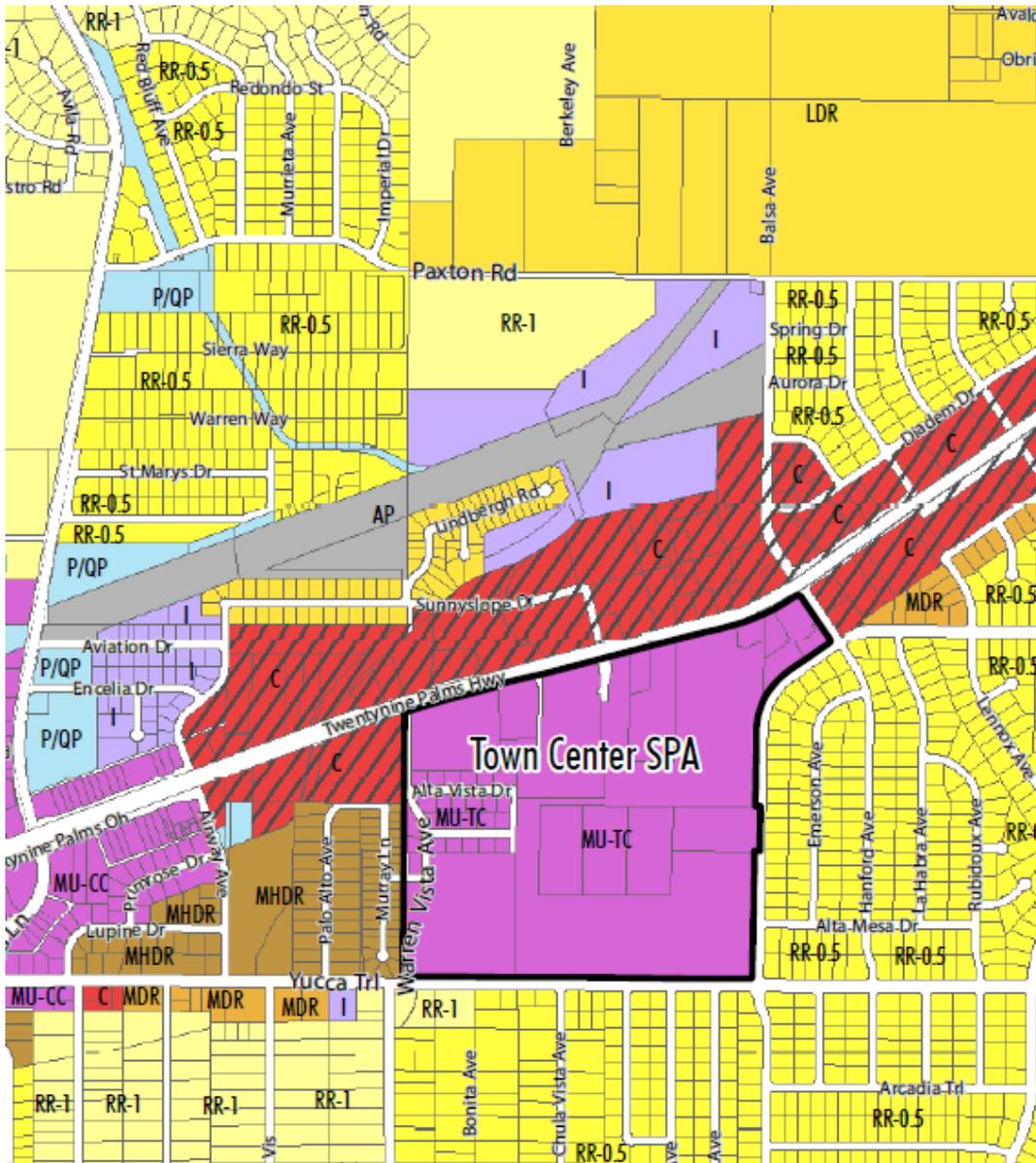
- Resulted in SPA designation in four areas
- Provides specialized policy guidance in addition to proposed land use designation
- Underlying land uses remain in place

# SPECIAL POLICY AREA: *East Side*



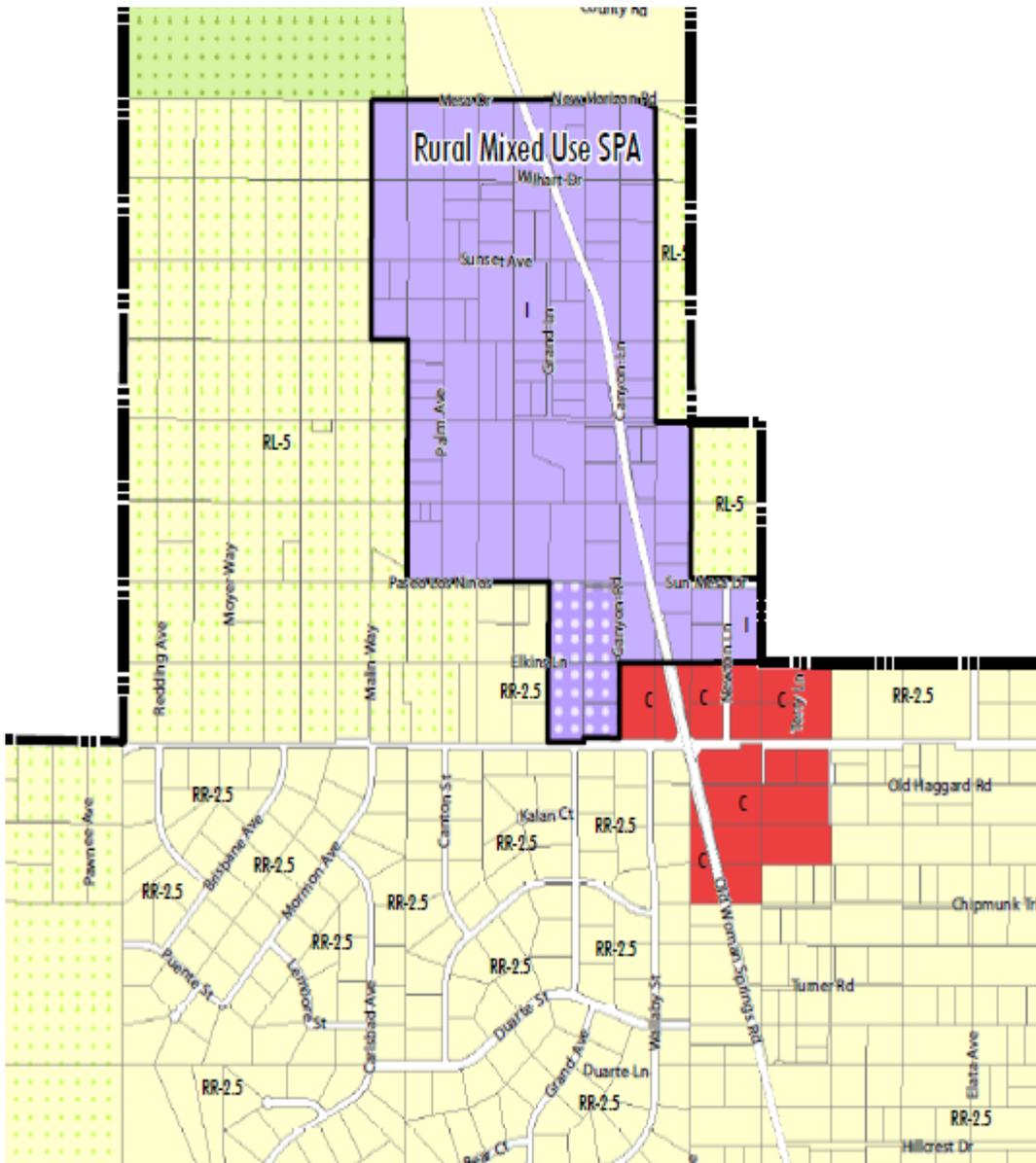
- Envisioned to be a commercial center and industrial jobs base for the Town
- Requires a Specific Plan
- Transitions in between residential and industrial uses (i.e. buffers/setbacks)

# SPECIAL POLICY AREA: *Town Center Mall*



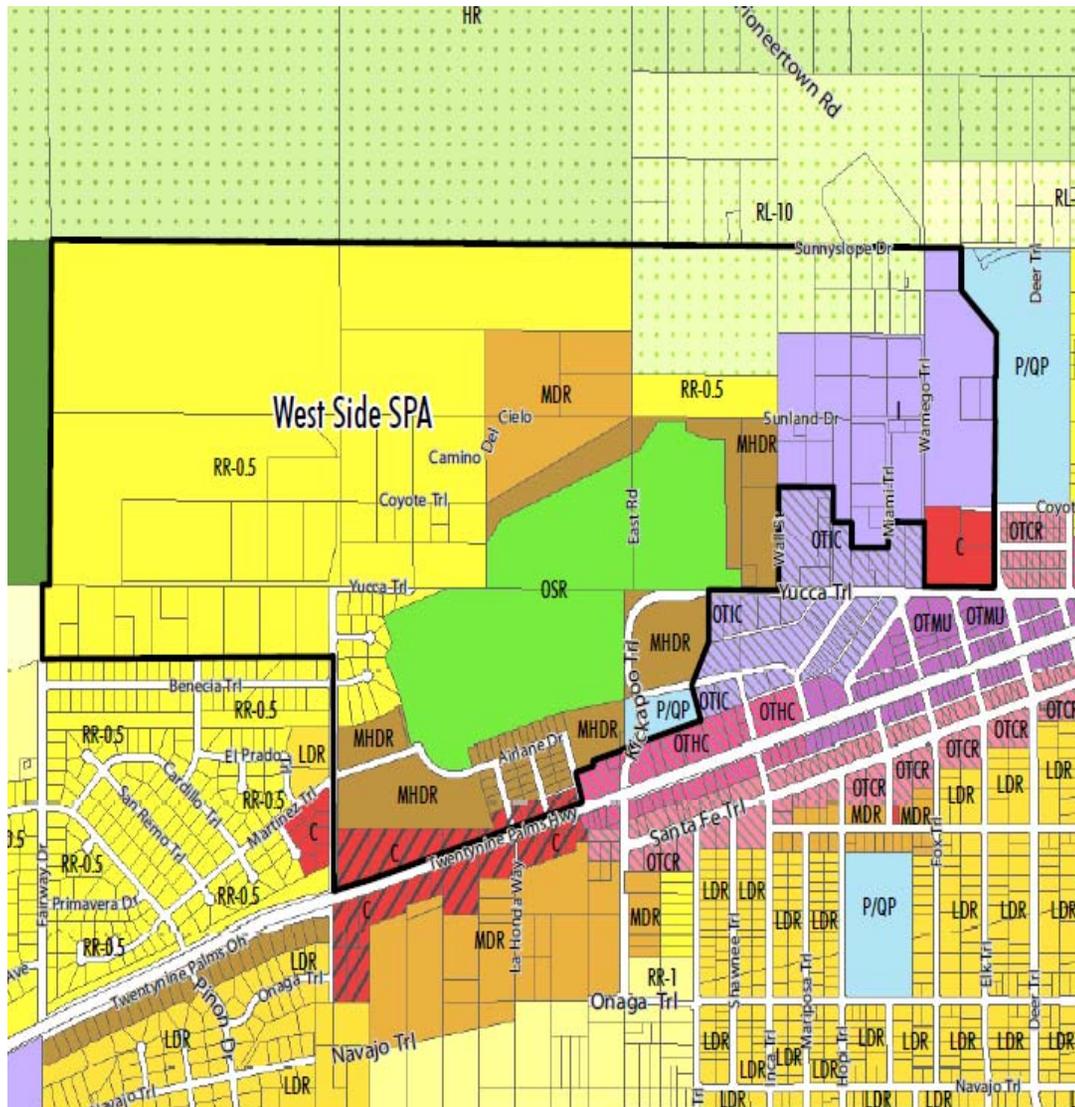
- Envisioned to be a regional commercial destination
- Requires a Specific Plan
- Transitions in between differing uses (residential and commercial)

# SPECIAL POLICY AREA: *Rural Mixed Use*



- Industrial land north of Skyline Ranch Road
- Business park uses required adjacent to Rancho Mesa neighborhood (enclosed businesses only--no outdoor storage)
- Properties adjacent to Skyline Ranch Road
- Areas north of business park area encourage home based businesses

# SPECIAL POLICY AREA: *West Side*



## FEEDBACK FROM FOCUS AREA WORKSHOP:

- Create a gathering place (Old Town or Blue Skies)
- Build upon arts culture
- Create festival/events venue (new location for concerts in the park)
- Events venue? Build off of Pappy and Harriet's musical events

# DEVELOPER INTERVIEWS: *Blue Skies Country Club*



## Participants:

- Bob Brown, President & CEO *Ontario Convention Center and Visitors Bureau*
- Nicholas Biro, Director of Land Development *Regent Properties*
- Ulrich Sauerbrey, Owner *US Land Link*
- Larry Taylor, Manager *Golf Clubs of California*
- Randall Lewis, Executive Vice President *Lewis Group of Companies*
- John Magness, Senior Vice President *Hillwood*
- Dave Bartlett, Vice President Land Entitlement *Brookfield Homes*

## DEVELOPER INTERVIEWS: *Blue Skies Country Club*



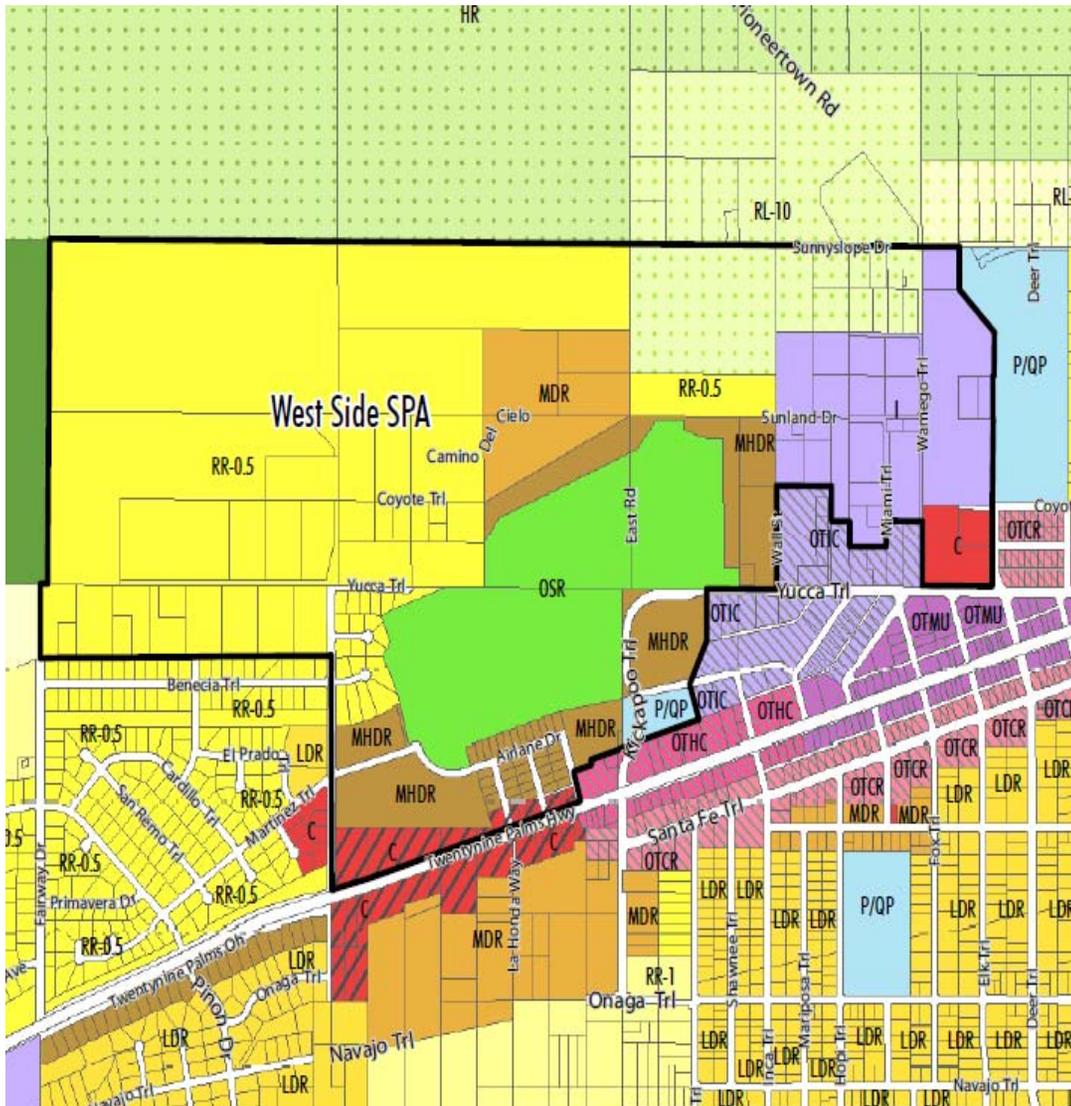
- Create branding strategy for Town – who are you and what do you want to be?
- Establish Yucca Valley as a tourist destination
- Golf course viable; must be 18 holes
- Golf course should not be more than 9 holes
- Residential around course should be lower density and allow a variety of lot sizes
- Build the golf course first, will serve as catalyst
- Create festival space; can serve as anchor for arts, culture, events

## DEVELOPER INTERVIEWS: *Blue Skies Country Club*



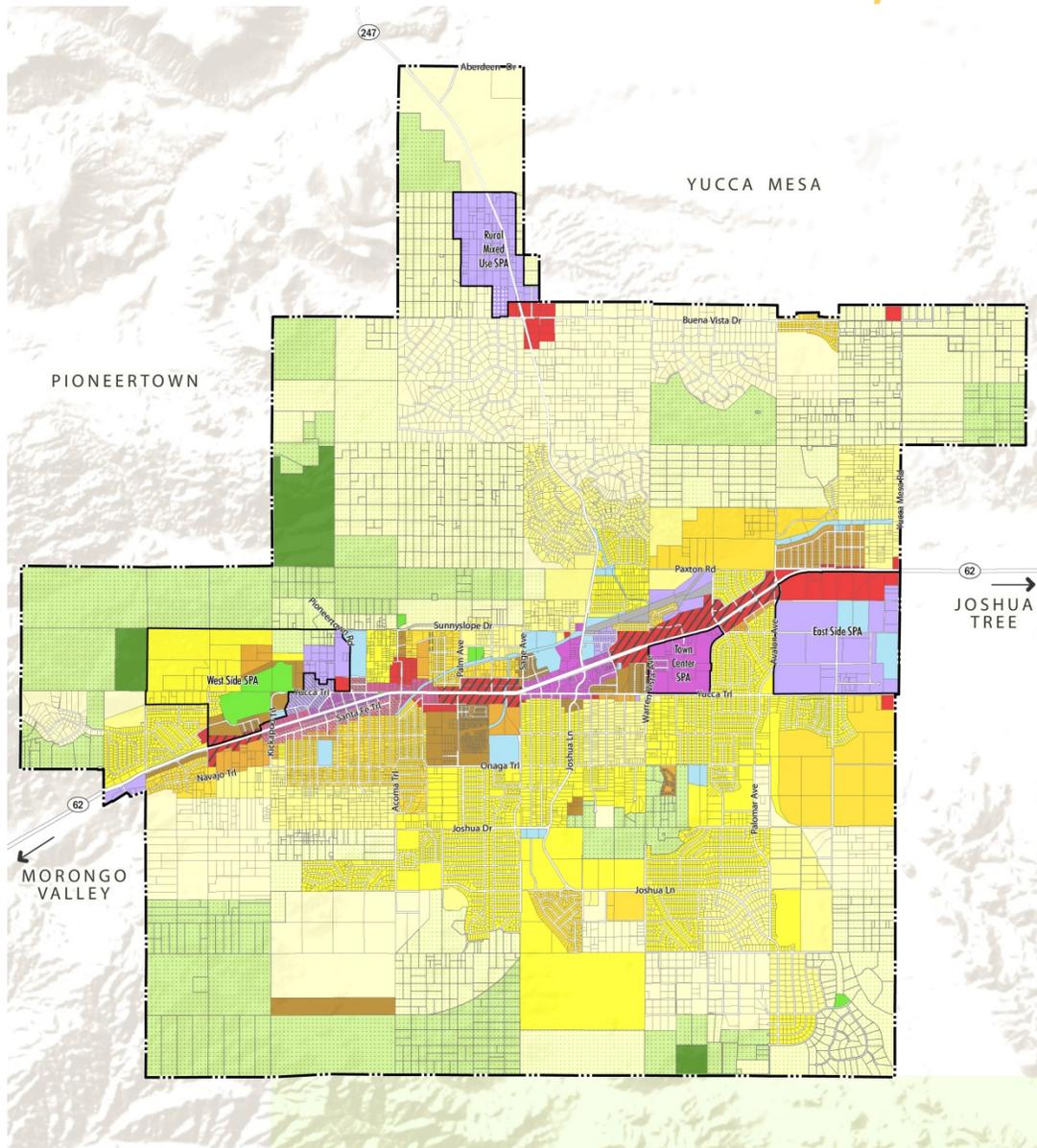
- Infrastructure matters – significant consideration prior to investment
- Market trends matter – what is driving demand? Jobs, housing, migration patterns.
- Town far off transportation routes for large industrial users.
- Attract small light manufacturing uses whose workers like lifestyle
- Build the golf course first, will serve as catalyst
- Create festival space; can serve as anchor for arts, culture, events

# SPECIAL POLICY AREA: *West Side*



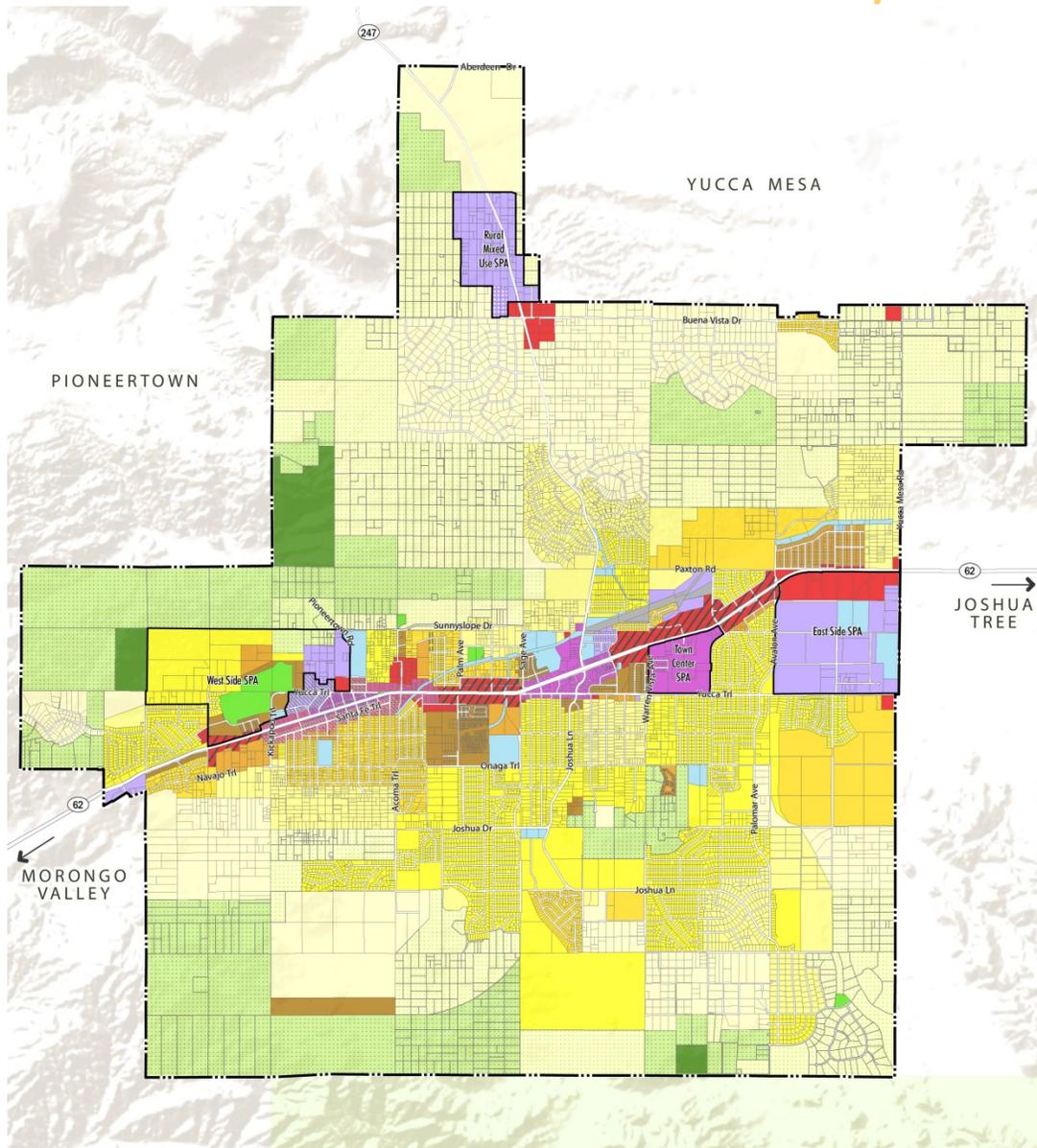
- Land uses will not change in the General Plan
- Requires preparation of a Specific Plan
- Additional alternatives will be evaluated in the EIR for the area with varying uses and residential densities

# LAND USE: *Current & Proposed General Plan*



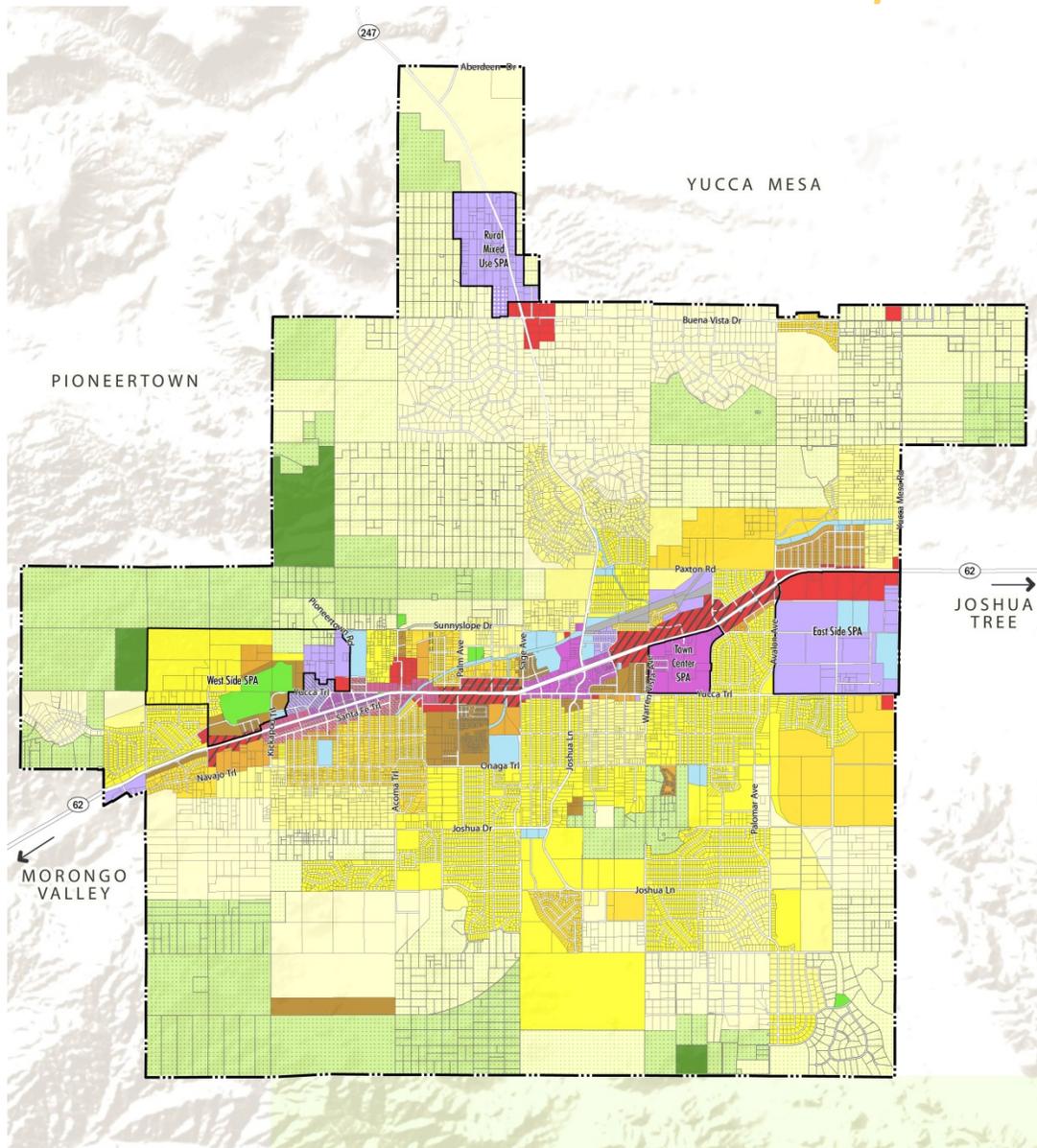
- Residential: 22,740 units
  - Hillside Residential: 217 units (1%)
  - Rural Living 10: 13 units (<1%)
  - Rural Living 5: 970 units (4%)
  - Rural Residential 2.5: units 1,799 (8%)
  - Rural Residential 1: 1,789 units (8%)
  - Rural Residential 0.5 : 7,289 units (32%)
  - Low Density 2-5 du/ac: 5,087 units (22%)
  - Medium Density 5.1-8.0 du/ac: 1,659 units (7%)
  - Medium High Density 8.1-14.0 du/ac: 3,918 units (17%)
  
- Additional Units :
  - MU (du/ac varies): 922 units
  - Old Town Specific Plan (du/ac varies): 1,116 units
  - Corridor Residential Overlay: 1,756 units

# LAND USE: *Current & Proposed General Plan*



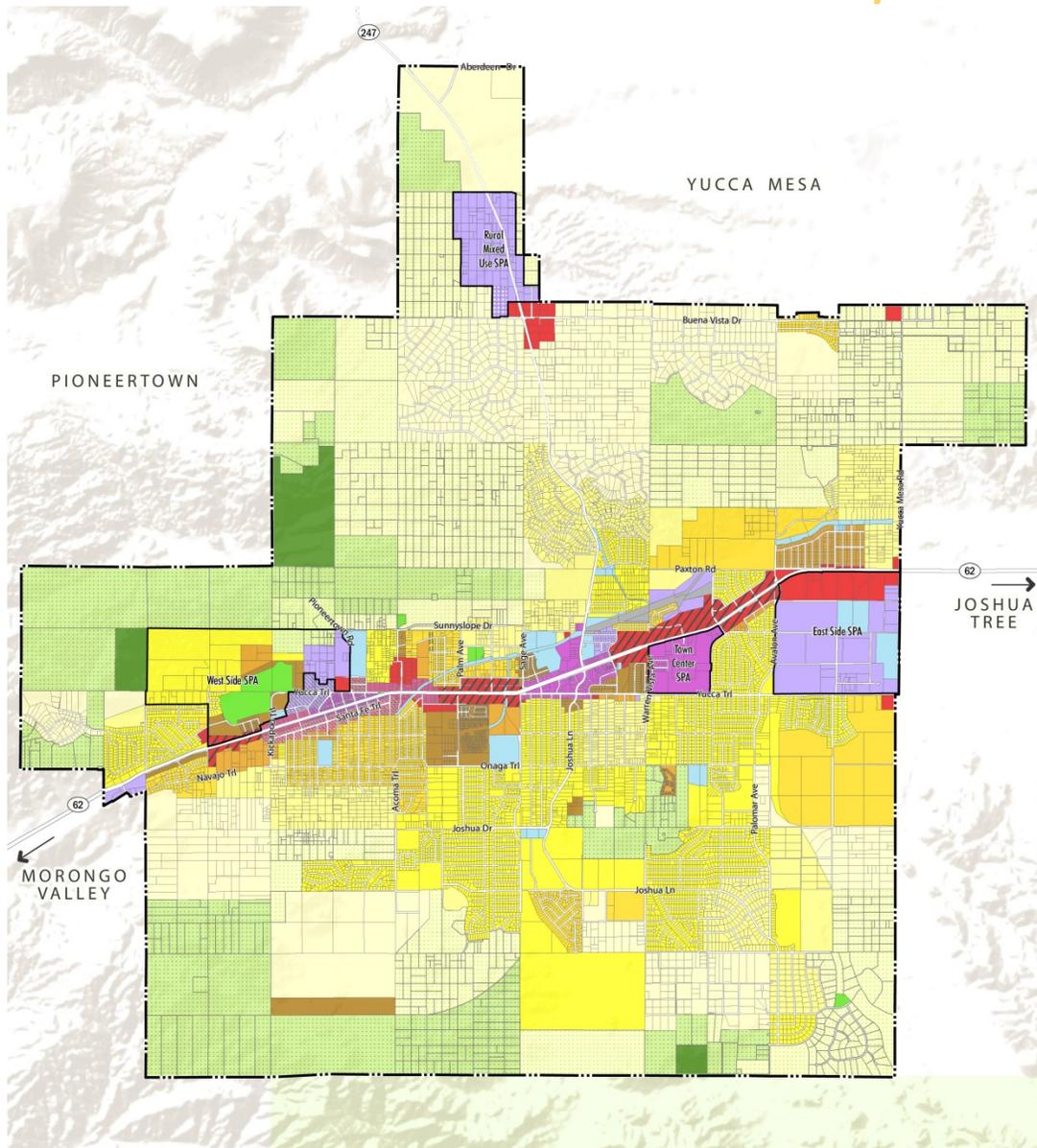
- Commercial:
  - Total: 510 acres, 6.3 mil s.f.
- Mixed Use:
  - Total: 238 acres, 4.0 mil s.f.
- Industrial:
  - Total: 805 acres, 7.4 mil s.f.
- Old Town Specific Plan:
  - Total: 181 acres, 2.9 mil s.f.

# LAND USE: *Current & Proposed General Plan*



- Public Facilities: 381 acres
  - Airport: 52 acres
  - Public/Quasi Public: 329 acres
- Open Space: 504 acres
  - OS-Recreation: 71 acres
  - OS-Conservation: 433 acres

# LAND USE: *Current & Proposed General Plan*



## PROPOSED GENERAL PLAN:

- Units: 26,556
- Population: 62,966

## 1995 GENERAL PLAN:

- Units: 24,401
- Population: 62,223

## DIFFERENCE FROM PRIOR PLAN

- Units: 2,155
- Population: 743

# NEXT STEPS



- July 2012-January 2013
  - Prepare Goals and Policies
  - Initiate Technical Studies
  - Environmental analysis
- September 2012
  - Establish GPAC (Element Review)
- January-March 2013
  - Study session/public hearings
- Spring 2013
  - Adoption of General Plan

# STAY CONNECTED

Community Development  
• Planning  
Applications  
Maps  
Planning Fees  
Land Development  
Development Docs  
Planning Commission  
FAQ



A to Z Services  
Calendar  
Directory  
Meetings



## General Plan Update

Home Sign In Help

### Should higher density housing continue to be concentrated in Old Town?

[< Back to Overview](#)

Word CloudSearchMapConnected Statements

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**24 statements**

Peter Morris Inside Yucca Valley  
May 2, 2012, 8:25 PM

It's all very well to state we don't need new buildings when so many remain empty, but if the state requires our community to set aside land and monies for high density dwellings, we have to select where they will best fit. While some of the character of the Old Town area could be enhanced by building high density dwellings, they will go empty if there is not an easy-to-access infrastructure in the form of restaurants and markets. People generally choose to live in a high density area so they don't have to drive. That doesn't work if the closest full-service market is a mile or two away or the restaurant choices are equally limited.

1 Supporter [Support this statement](#) 1 Connected Statement

sarah\_ inside Yucca Valley  
May 2, 2012, 7:58 AM

no, we dont need housing developments at all. we have a surplus of empty houses and developments. we should put the money to good use by improving local buisnesses, schools, and the local library. the junior high dosnt even have an art program but we are putting money to developments we dont even need. we should stop waisting money and time with programs that arent even contributing to the town.

1 Supporter [Support this statement](#)

Online:

[www.yucca-valley.org](http://www.yucca-valley.org)

or

Text 'subscribe' to:

(760) 904-0259

or

Use your cell phone to scan the QR code!





## TOWN OF YUCCA VALLEY GENERAL PLAN

### PLANNING COMMISSION & TOWN COUNCIL JOINT STUDY SESSION

Yucca Valley Community Center  
June 26, 2012

# RESIDENTIAL

PROPOSED GP					CURRENT GP		COMPARISON	
	Percent	Acres	Units	Pop	Percent	Acres	AC Difference	% Difference
<b>Residential</b>								
Hillside Residential (HR)	17%	4,342	217	516	18%	4,349	(7)	0%
Rural Living 10 (RL-10)	1%	132	13	31	1%	132	(0)	0%
Rural Living 5 (RL-5)	19%	4,849	970	2,302	19%	4,653	196	4%
Rural Residential 2.5 (RR-2.5)	18%	4,509	1,799	4,272	21%	5,153	(644)	-12%
Rural Residential 1 (RR-1)	7%	1,801	1,789	4,248	9%	2,113	(312)	-15%
Rural Residential 0.5 (RR-0.5)	14%	3,647	7,289	17,310	14%	3,295	352	11%
Low Density Residential (LDR)	6%	1,453	5,087	12,082	5%	1,251	202	16%
Medium Density Residential (MDR)	1%	279	1,659	3,940	0%	52	227	436%
Medium High Density Residential (MHDR)	2%	392	3,918	9,305	2%	368	24	6%
<b>Subtotal</b>	<b>84%</b>	<b>21,403</b>	<b>22,740</b>	<b>54,007</b>	<b>89%</b>	<b>21,366</b>	<b>37</b>	<b>0%</b>

# COMMERCIAL, MIXED USE & INDUSTRIAL

PROPOSED GP					CURRENT GP		COMPARISON	
	Percent	Acres	Units	Pop	Percent	Acres	AC Difference	% Difference
<b>Commercial, Mixed Use and Industrial</b>								
Commercial (C)	2%	510	1,756	4,171	3%	605	(95)	-16%
Mixed Use (MU-TC)	1%	142	510	1,210	1%	195	43	22%
Mixed Use (MU-CC)	0%	96	412	876				
Industrial (I)	3%	805	22	51	4%	897	(92)	-10%
<b>Subtotal</b>	<b>6%</b>	<b>1,553</b>	<b>2,700</b>	<b>6,309</b>	<b>7%</b>	<b>1,697</b>	<b>(144)</b>	<b>-9%</b>
<b>Old Town Specific Plan</b>								
Old Town Commercial/Residential (OTCR)	0%	57	413	981	0%	57	0	0%
Old Town Highway Commercial (OTHC)	0%	56			0%	57	-1	-2%
Old Town Industrial/Commercial (OTIC)	0%	39	238	565	0%	39	0	0%
Old Town Mixed Use (OTMU)	0%	29	465	1,104	0%	29	0	0%
<b>Subtotal</b>	<b>1%</b>	<b>181</b>	<b>1,116</b>	<b>2,651</b>	<b>1%</b>	<b>182</b>	<b>-1</b>	<b>-1%</b>

# MISCELLANEOUS & TOTALS

PROPOSED GP					CURRENT GP		COMPARISON	
	Percent	Acres	Units	Pop	Percent	Acres	AC Difference	% Difference
<b>Miscellaneous</b>								
Open Space - Conservation (OSC)	2%	433			2%	363	70	19%
Open Space - Recreation (OSR)	0%	71			1%	141	(70)	-50%
Public/Quasi-Public (P/QP)	1%	329			1%	238	91	38%
Airport (AP)	0%	52			0%	50	2	3%
ROW	6%	1,471			0%	75	1,396	1861%
<b>Subtotal</b>	<b>9%</b>	<b>2,356</b>			<b>4%</b>	<b>867</b>	<b>1,489</b>	<b>172%</b>
<b>Town Wide</b>								
<b>TOTAL</b>	<b>100%</b>	<b>25,492</b>	<b>26,556</b>	<b>62,966</b>				
Current GP		24,112	24,401	62,223	99%	24,112	1,380	6%
Difference		1,380	2,155	743				