

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
February 10, 2015**

Chair Bridenstine called the regular meeting of the Yucca Valley Planning Commission to order at 6:00p.m.

Commissioners present were Drozd, Evans, McHenry, Vice Chair Whitten and Chair Bridenstine.

The Pledge of Allegiance was led by Chair Bridenstine.

Commissioner Whitten moved to approve the agenda, and Commissioner Evans seconded, and the motion passed unanimously.

Vice Chair Bridenstine opened the floor to public comments.

**PUBLIC COMMENTS**

None

**CLOSE PUBLIC COMMENTS**

**DEPARTMENT REPORT**

**1. SITE PLAN REVIEW, SPR 02-08 YUCCA PLAZA**

**RECOMMENDATION:** That the Planning Commission approves the request for an extension, expiring on November 18, 2016.

Planning Technician Olsen provided the staff report, including an overview of the project, which was a request for a time extension for Site Plan Review SPR 02-08 Yucca Plaza. Staff stated that zoning designations for the location had not changed with the adoption of the new General Plan or New Development Code, and the project's previous extension expired in 2013, so the proposed extension would expire on November 18, 2016, three years from the previous expiration date. The Conditions of Approval had been updated to conform to current standards, but no additional infrastructure requirements were added. There was one correction to Condition of Approval as presented in the staff report. Conditions of Approval P6 should have required 79 parking spaces rather than 92.

**PUBLIC COMMENTS**

- Mike Ali, applicant, spoke in support of the project.

**END PUBLIC COMMENTS**

Commissioner Evans asked staff for clarification on the status item on the original application and staff explained that the original application forms are not changed unless something in the review process requires that change.

Commissioner Whitten said if the change in the parking requirement was due to a change in the footprint size from the original application. Staff clarified that the overall footprint had not changed from the 23,056 sq. ft. stated in the original staff report, but that the leasable commercial portion was only 19,794 sq. ft. which accounted for the change in the parking requirement.

Commissioner Whitten asked about the time gap between the expiration of the prior extension and the application for a new extension, and also asked if the approval would be transferable with the sale of the property. Staff stated that it was the applicant’s responsibility to track expiration dates, but that the expiration of an approval did not automatically revoke approval. Because the approval wasn’t revoked, the applicant could still apply for an extension rather than reapply. Historically the town had done this to attempt to reduce unnecessary applicant processes. Staff also confirmed that the approval would transfer with the property if it was sold.

Commissioner Whitten expressed concern over noise from the commercial development encroaching on nearby residential areas. Staff stated that in this case the existing noise from the highway would exceed what would be created by the proposed development. Commissioner Whitten also commented that he hopes there will be more projects constructed rather than extended with the current upswing in the economy. The applicant stated that they intend to start the project within the next 18 months. Commissioner Whitten spoke in support of the project.

Commissioner Drozd spoke in support of the project.

Chair Bridenstine asked about the variance included in the original appeal. Staff said that the variance stood and did not require a time extension. Chair Bridenstine spoke in support of the project.

**MOTION**

Commissioner Whitten moved that the Planning Commission approve the Extension of Time for Site Plan Review, SPR 02-08 for an additional three (3) years, expiring on November 18, 2016. Commissioner McHenry seconded.

AYES: Commissioners Drozd, Evans, McHenry, Whitten and Chair Bridenstine  
NOES: None  
ABSTAIN: None

**2. OVERVIEW OF THE GENERAL PLAN AND DEVELOPMENT CODE**

Deputy Town Manager Stueckle provided the staff report. Staff provided a report outlining the purpose and contents of the General Plan and Development Code.

Commissioner Whitten asked staff if a phase map of the sewer project could be included on the Town website. Commissioner Whitten also asked about the General Plan Annual report. Staff said that it was a State mandated report and would probably appearing before the Planning Commission in March. Commissioner Whitten also asked about the work that still needed to be done on the Development Code. Staff confirmed that the Planning Commission would still need to work on drafting an updated sign code, and that they were waiting for direction from the Town Council on the Adult Oriented Business ordinance.

Chair Bridenstine suggested that they go into additional detail on the Development Code at a future meeting. Staff agreed.

**PUBLIC COMMENTS**

- None

**END PUBLIC COMMENTS**

**MOTION**

Commissioner Whitten moved that the Planning Commission receive and file the presentation.

AYES: Commissioners Drozd, Evans, McHenry, Whitten and Chair Bridenstine  
 NOES: None  
 ABSTAIN: None

**CONSENT AGENDA**

**1. MINUTES**

A request that the Planning Commission approves as submitted the minutes of the meetings held on January 13, 2015.

**PUBLIC COMMENTS**

None

**END PUBLIC COMMENTS**

**MOTION**

Commissioner Whitten moved that the Planning Commission approve the minutes of the meeting held on January 13, 2015. Commissioner Evans seconded.

AYES: Commissioners Drozd, Evans, McHenry, Whitten and Chair Bridenstine  
 NOES: None  
 ABSTAIN: None

**COMMISSIONER REPORTS AND REQUEST:**

Commissioner Drozd noted that the head of security at the high school had recently passed away and asked to keep her family in our thoughts.

Commissioner Evans thanked the veteran members of the Commission for their expertise and guidance, and thanked staff for their work.

Commissioner McHenry thanked staff for their work and diligence.

Commissioner Whitten thanked staff for their work, brought a graffiti incident to the attention of staff and noted that February is black history month.

Chair Bridenstine thanked staff and said she is looking forward to the review of the Old Town Specific Plan. She thanked the public for attending and welcomed the new Commissioners.

**ANNOUNCEMENTS:**

The next regular meeting of the Planning Commission is scheduled for February 24, 2015 at 6:00pm.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:24.

Respectfully submitted,



Allison Brucker  
Secretary

Approved by the Planning Commission on March 10, 2015.