ORDINANCE NO. 178

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING TITLE 8, DIVISION 4, CHAPTER 6 SECTION 84.0615 OF THE SAN BERNARDINO COUNTY CODE AS ADOPTED AND AMENDED BY THE TOWN OF YUCCA VALLEY RELATING TO HOME OCCUPATIONS (DCA-06-05)

The Town Council of the Town of Yucca Valley does ordain as follows:

SECTION 1. Development Code Amended.

1.1 Title 8, Division 4, Chapter 6 Section 84.0615 of the San Bernardino County Code as adopted and amended by the Town of Yucca Valley is hereby further amended to read in its entirety as follows:

"84.0615

Home Occupations

84.0615

(a) **PURPOSE AND INTENT:**

The purpose and intent of this Section is to establish regulations allowing for the operation of certain business activities in single and multi-family residential neighborhoods. The standards and requirements are intended to ensure that home based business operations do not alter the character of any residential neighborhood, or create impacts or activities that are not typically and commonly associated within residential neighborhoods. It is the intent of this Section to allow for commercial uses that are accessory and incidental to the primary purpose of residential homes, which is that of providing a habitable dwelling for the owner or occupant as the primary use of the residential dwelling unit. Home Occupation permits may be allowed in multi-family zoning and in multi-family units, including duplexes, tri-plexes, and apartment units.

(b) No person shall engage in a home occupation without first obtaining a special use permit from the Planning Division consistent with the requirements of this Chapter, unless otherwise exempt.

(c) The Director of the Community Development Department, or his designee, shall review all applications for a Home Occupation Permit to determine if the proposed use meets all of the standards of subsection 84.0615 (j). If all standards are met after complying with the notice provisions of this subsection, the Community Development Director shall make the following findings prior to issuance of the permit:

(1) That the proposed use is not prohibited;

(2) That the proposed use will comply with all applicable standards;

(3) That the issuance of the Home Occupation Permit will not be detrimental to the public health, safety, and general welfare;

(4) That the proposed use will be consistent with any applicable specific plan.

(5) That the proposed use will not alter the character of the neighborhood and will not induce physical or socioeconomic changes to the neighborhood that are inconsistent with the goals and objectives of the General Plan, and the development code, and that do not create characteristics more closely associated with commercial, office or industrial land use activities.

(d) (1) In accordance with Section 83.010330 *Notice of Pending land Use Decision*, notice shall be given, except that such notice will be given at least fifteen (15) days prior to the scheduled hearing date. If no response has been received by the Town five (5) days prior to the scheduled hearing date and the applicant has no objections to the conditions of approval, the Community Development Director may elect not to hold a formal hearing.

(2) Home Occupation Permits are subject to review by the Community Development Director annually, or as a result of any written complaint.

(3) Telecommuting and internet or electronic based businesses, or other similar activities that are transparent inside the residential structure, and do not involve customer to site, employees, or any structural alteration are exempt from permitting requirements.

(e) Subject to the authority and discretion of the Director, Home occupations that meet the following standards, after appropriate application and subject to a field investigation, may be permitted without notice or a hearing. Alternatively, the Director may schedule a hearing or forward the matter to the Planning Commission for action. The Director may establish any other special condition of approval for any Home Occupation Permit as necessary to carry out the intent of this subsection.

(1) There is no visible or external evidence of the home occupation. The dwelling was not built, altered, furnished or decorated for the purpose of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a home occupation is conducted;

(2) There are no displays, for sale, or advertising signs on the premises;

(3) There are no signs other than one (1) unlighted identification sign containing the name and address of the owner attached to the building not exceeding two (2) square feet in area per street frontage;

(4) All maintenance or service vehicles and equipment, or any vehicle bearing any advertisement, shall be in conformance with Town regulations regarding vehicle signs;

(5) The home occupation does not encroach into any required parking, setback, or open space area;

(6) Outside storage of stock, merchandise, scrap supplies, or other materials or equipment on the premises shall not be visible from surrounding properties or public rights of way. Any storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential uses shall be prohibited;

(7) There is complete conformity with Fire, Building, Plumbing, Electrical, and Health Codes and all applicable State and Town laws and ordinances. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises;

(8) No pedestrian or vehicular traffic is generated in excess of that customarily associated with a residential use and the neighborhood in which it is located;

(9) The Home Occupation has a current business registration certificate;

(10) If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use has been obtained prior to the submittal for a Home Occupation Permit;

(11) The garage has not and shall not be altered externally;

(12) The Home Occupation does not create or cause noise in excess of noise standards established for residential land use districts, dust, light, vibration, odor, gas, fumes, toxic or hazardous materials, smoke, glare, electrical interference, fluctuations in the line voltage outside the structure, or other hazards or nuisances;

(13) There are no sales of products on the premises.

(14) No customers or clientele may visit the residence.

(15) All employees shall be members of the resident family and shall reside on the premises.

(16) Up to twenty-five percent (25%) or two hundred fifty (250) square-feet, whichever is greater, of the total floor area of the dwelling unit and the related accessory structures may be used for storage of material and supplies related to the home occupation.

(17) No employees and no vehicle parking, other than that normally associated with a single family residential structure, is provided.

(f) Home occupation permit applications meeting the following standards shall be subject to notice and hearing. The Community Development Director is the review authority, and the Director may forward the application to the Planning Commission for consideration.

(1) There may be sales of products on the premises.

(2) Customers may visit the residence and then only by appointment. This is restricted to a single appointment at a time. The monthly average of the total trip count for business activities shall not exceed 10 trips per day in all Land use Districts.

(3) All employees of the home occupation, except one (1), shall be members of the resident family and shall reside on the premises provided all the required findings can be made, in all RS land use districts. All employees of the home occupation, except two (2), shall be members of the resident family and shall reside on the premises provided all the required findings can be made in all RL land use districts. The applicant must demonstrate that the lot can accommodate the parking of all personal and employee vehicles on-site.

(4) Up to twenty-five percent (25%) or two hundred fifty (250) square-feet, whichever is greater, of the total floor area of the dwelling unit and the related accessory structures may be used for storage of material and supplies related to the home occupation in all RS land use districts. Up to thirty-five percent (35%) or five hundred (500) square-feet, whichever is greater, of the total floor area of the dwelling unit and the related accessory structures may be used for storage of material and supplies related to the use in all RL land use districts.

(5) Operating hours of a home occupation shall be between the hours of 7:00 a.m. and 8:00 p.m.

(g) **Prohibited Home Occupations.** The following uses are not incidental to or compatible with residential activities and therefore shall not be allowed as home occupations:

(1) Animal hospitals;

(2) Automotive and other vehicle repair (body or mechanical), upholstery, painting, or storage;

(3) Junk yards;

(4) Medical and dental offices, clinics, and laboratories;

(5) Mini-storage;

(6) Storage of equipment, materials, and other accessories to the construction trades;

(7) Welding and machining.

(8) Cabinet shop.

(9) Uses which may include the storage or use of explosives or highly combustible or toxic materials beyond that permitted by the Building, Fire Code, or adopted restrictions.

(h) The Home Occupation Permit may be revoked by the Community Development Director if any one of the following findings can be made that there exists a violation of a condition; regulation or limitation of the permit and said violation is not corrected within ten (10) days after a notice of violation is served on the violator or after repeated violations. The permit shall not be revoked without notice of hearing ten days in advance of the hearing for consideration of permit revocation. The Director may schedule the revocation hearing for consideration by the Planning Commission.

(1) That the permitted home occupation use has changed in kind, extent or intensity from the use which received an approved Home Occupation Permit;

(2) That the use has become detrimental to the public health, safety, welfare or traffic, or constitutes a nuisance;

(3) That the use for which the permit was granted has ceased or was suspended for six (6) or more consecutive calendar months;

(4) That the use is not being conducted in a manner consistent with applicable operating standards described in Section 84.0618 *Operating Standards*, of this Chapter;

(5) That the permit was obtained by misrepresentation or fraud;

(6) That one (1) or more of the conditions of the Home Occupation Permit have not been met;

(7) That the property owner or tenant fails to permit entry onto the premises to allow periodic inspections by representatives of the Town at any reasonable time;

(8) That the home occupation is in violation of any statute, law, ordinance, or regulation;

(9) That two (2) or more valid complaints from at least two (2) different parties have been filed against the home occupation within any six (6) month period, and it is found that the use is causing harm or unreasonable annoyance or is otherwise detrimental to other property or its use in the area.

(10) That the applicant has not obtained a current business registration certificate from the Town.

(11) That the proposed use altered the character of the neighborhood and/or induced physical or socioeconomic changes to the neighborhood that are not consistent with the goals and objectives of the General Plan, that are not consistent with the development code, and that create characteristics more closely associated with commercial, office or industrial land use activities.

(i) **Appeal.** Any affected person may appeal a decision of the Director of Community Development to the Planning Commission. Appeals shall be filed with the Community Development Department within ten (10) days following the date of the action appealed. Upon receipt of the notice of appeal, the Community Development Director shall schedule the matter on the agenda for the next possible regular Planning Commission meeting. The Planning Commission may affirm, revise or modify the action appealed from the Town staff. Any decision of the Planning Commission may be appealed to the Town Council within ten (10) days following the Commission action.

(j) **General Standards.** All home occupations shall comply with all of the following operating standards at all times:

(1) There shall be no visible or external evidence of the home occupation. No dwelling shall be built, altered, furnished or decorated for the purpose of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a home occupation is conducted;

(2) There shall be no displays, sale, or advertising signs on the premises;

(3) There shall be no signs other than one (1) unlighted identification sign containing the name and address of the owner attached to the building not exceeding two (2) square feet in area per street frontage;

(4) All maintenance or service vehicles and equipment, or any vehicle bearing any advertisement, shall be in conformance with Town regulations regarding vehicle signs;

(5) The home occupation shall not encroach into any required parking, setback, or open space area;

(6) There shall be no outside storage of stock, merchandise, scrap supplies, or other materials or equipment on the premises visible from surrounding properties or public rights of way. Any storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential uses shall be prohibited;

(7) There shall be complete conformity with Fire, Building, Plumbing, Electrical, and Health Codes and to all applicable State and Town laws and ordinances. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises;

(8) No home occupation shall generate pedestrian or vehicular traffic in excess of that customarily associated with a residential use and the neighborhood in which it is located;

(9) No home occupation shall be initiated until a current business registration certificate is obtained;

(10) A Home Occupation Permit shall not be transferable;

(11) If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a Home Occupation Permit;

(12) The garage shall not be altered externally;

(13) No use shall create or cause noise in excess of noise standards established for residential land use districts, dust, light, vibration, odor, gas, fumes, toxic or hazardous materials, smoke, glare, electrical interference, fluctuations in the line voltage outside the structure, or other hazards or nuisances;

(14) The Director may establish any other special condition of approval for any Home Occupation Permit as necessary to carry out the intent of this Chapter.

SECTION 2. NOTICE OF ADOPTION. Within fifteen (15) days after the adoption hereof, the Town Clerk shall certify to the adoption of this Ordinance and cause it to be published once in a newspaper of general circulation printed and published in the County and circulated in the Town pursuant to Section 36933 of the Government Code.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from and after the date of its adoption.

APPROVED AND ADOPTED by the Town Council and signed by the Mayor and attested by the Town Clerk this 5th day of January, 2006.

MAYOR

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

APPROVED AS TO CONTENT:

Town Manager

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Janet M. Anderson, Town Clerk of the Town of Yucca Valley, California hereby certify that the foregoing Ordinance No. 178 as duly and regularly introduced at a meeting of the Town Council on the 8th day of December, 2005, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the Town Council on the 5th day of January, 2006, by the following vote, to wit:

Ayes:	Council Members Leone, Luckino, Mayes, Neeb and Mayor Cook
Noes:	None
Abstain:	None
Absent:	None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Yucca Valley, California, this 17th day of January, 2006.

(SEAL)

Town Clerk of the Town of
Yucca Valley

PLANNING COMMISSION STAFF REPORT

To: Honorable Chairman & Planning Commission
From: Shane Stueckle, Deputy Town Manager
Date: February 26, 2014
For Commission Meeting: March 11, 2014

Subject: 2013 General Plan Annual Review
Annual Housing Element Report

Prior Commission Review: None for this specific item. The Planning Commission receives the mandated General Plan annual report in the spring of each year.

Recommendation: That the Planning Commission receives and files the 2013 General Plan Annual Report and forwards the report to the Town Council.

Executive Summary Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress on its implementation. The report must then be filed with the State's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This annual review addresses the January 1, 2013 through December 31, 2013 time period

Order of Procedure:

Request Staff Report
Request Public Comment
Commission Discussion/Questions of Staff
Motion/Second
Discussion on Motion
Call the Question (Roll Call Vote/Consent Agenda)

Discussion:

The General Plan in affect during this reporting period was adopted by the Town on December 14, 1995. The Town adopted a comprehensive General Plan Update on February 04, 2014. The implementation section of the General Plan recommends the Town review the General Plan on an annual basis to evaluate implementation progress and to determine if changing conditions make minor adjustments to the Plan desirable.

The attached Annual Report addresses the Land Use and Housing Elements. In each section, there is a discussion that explains the progress the Town has made on its implementation of the General Plan over the past year. In accordance with State requirements, Housing Element implementation is quantified.

___ Department Report ___ Ordinance Action ___ Resolution Action ___ Public Hearing
X Consent ___ Minute Action X Receive and File ___ Study Session

Included with the report is the Annual Element Progress Report. There are several tables (Table A, A2, A3, B and C) required to be completed and submitted to the State. Table A2 does not apply for this review period as there were no units, rehabilitated, preserved or acquired which restricted the units to specific income levels Due to the absence of the restrictions on all units constructed no including the CORE senior housing project, those other 18 units constructed are required by the state to be counted towards the "above moderate" income range and are reported in table A3. Table B demonstrates the number of units constructed during the current Regional Housing Needs Allocation (RHNA) Planning period. Table C is an evaluation of each Program in the Housing element and the status of the implementation of that program.

Alternatives: N/A

Fiscal impact: None

Attachments:

1. Annual Report
2. Tables A,B, C as required by the State
3. General Plan Land Uses Table

2013 GENERAL PLAN ANNUAL REVIEW

BACKGROUND:

Each year, the Town of Yucca Valley reviews the development activity during the prior year and other programs that worked toward implementing the Town's General Plan. As a major component of this review, residential development activity is reviewed to determine the number and type of dwelling units completed during the year in order to comply with the State of California mandate to monitor the implementation of the Town's housing goals.

The Town of Yucca Valley Comprehensive General Plan is an official document that is adopted by the Town Council after significant public input and based upon a recommendation from the Planning Commission. The General Plan provides goals, policies, programs, and implementation strategies to guide development and redevelopment, and to preserve valued assets and resources.

Land Use Planning is mandated by the State of California, and has multiple components including long-range or comprehensive planning, current planning or development review, and environmental compliance with the California Environmental Quality Act. Land Use Planning processes are regulated by California law.

State law mandates that specific components are addressed within any comprehensive plan. These are termed "Plan Elements". The required Plan elements include:

Land Use
Circulation
Housing
Conservation
Open Space
Noise
Safety

The Town's 1995 General Plan addresses all of these components and other local considerations. It should be noted that the Housing Element must be updated every eight years. The Housing Element in place for the Town during this review period was approved by the Town Council on September 15, 2009, and the new Housing Element was adopted by the Town Council with the General Plan Update on February 04, 2014. The Housing Element update is included in the overall General Plan Update discussed below.

State Law permits the General Plan mandated elements to be amended up to four times annually. The Town approved fifteen General Plan Amendments to the 1995 General Plan. Two general plan amendments to the County General Plan were approved following incorporation and prior to the adoption of the 1995 General Plan. There were no General Plan Amendments during this reporting period.

This report does not discuss every component of each Element, but it gives insight into general land use activity and overall General Plan implementation.

GENERAL PLAN UPDATE:

General Plans are dynamic documents, and need to be evaluated in terms of changing views, desires, strategies, and overall effectiveness on a regular basis.

The Town Council authorized a comprehensive General Plan update in February of 2011. The Town and the selected consultant (The Planning Center) initiated the Update in August 2011. Twelve public outreach meetings were held soliciting input from the community. "Open Town Hall" was launched to help engage and communicate with residents and interest groups that may not be able to attend public meetings. A community profile was created and is available for viewing and purchase on the Town's website at: http://www.yucca-valley.org/departments/gpu.html;

The following outreach meetings solicited public participation and input into the formulation of the General Plan Update Project.

Concert in the Park, August 2011
Youth Commission Visioning, October 17, 2011
Community Workshops, August 25 and 26 2012
Community Workshop-East End Focus, May 4, 2012
Community Workshop-Mid Town Focus, May 5, 2012
Planning Commission-Parks, Recreation, & Cultural Commission Workshop May 8, 2012
Planning Commission-Council Land Use Plan Review June 26, 2012
GPAC Meeting-Safety Element November 14, 2012
GPAC Meeting-Housing Element, December 12, 2012
Planning Commission-Council Housing Element, December 12, 2012
GPAC Meeting-Open Space and Conservation, February 13, 2013

A General Plan Advisory Committee (GPAC) was formed to assist in the preparation and review of General Plan goals, policies and implementation actions for each of the General Plan Elements. The GPAC reviewed the Draft Safety Element on November 14, 2012, the Draft Housing Element on December 12, 2012, the Draft Open Space and Conservation Element on February 13, 2012, the draft Land Use Element on March 13, 2013 and the draft Circulation and Noise Element and the draft Introduction and Administration Element on July 17, 2013.

Planning Commission and Town Council public hearings were held on the following dates:
November 19, 2013
December 17, 2013
January 07, 2014
February 04, 2014

The Housing Element was determined to be in compliance by State Housing and Community Development on September 25, 2013. The comprehensive General Plan Update was adopted by the Planning Commission and the Town Council on February 04, 2014.

DEVELOPMENT CODE UPDATE:

The Development Code and other regulations play a critical role in implementing the goals, policies, and programs of the General Plan; Specific Plans provide more detailed goals, policies and programs for a more limited, specifically-defined area within the Town's corporate limits.

A complete update of the Development Code is currently underway, and it is anticipated that the updated Development Code will be completed in the summer of 2014.

GENERAL LAND USE ACTIVITY

The following were major projects submitted and approved during 2013 calendar year:

CUP 01-13 Prescott Center – Submitted on May 21, 2013, this project consists of a 3,000 square foot fast food restaurant and 17,642 square feet of retail space. The project was approved by the Planning Commission on July 09, 2013.

CUP 02-13 Peter Ng –Submitted on August 20, 2013, this project is for the expansion of an existing residential care facility located on Joshua Lane. The project was approved by the Planning Commission on November 12, 2013.

CUP 03-13 Tractor Supply – Submitted on October 02, 2013, this project consists of 3,495 square feet of outdoor storage area at an existing retail location. The project was approved by the Planning Commission on November 12, 2013.

Marshalls/Petco – Submitted on August, 26, 2013, the projects consists of a 24,650 square foot Marshalls retail building and a 10,000 square foot Petco retail building. The project was approved by the Planning Commission on October 08, 2013.

There were no General Plan amendments requested or approved during 2013.The chart below lists the General Plan Amendments that have been requested since incorporation:

General Plan Amendments Since Incorporation				
DATE	**CASE NO.**	**APPLICANT**	**PROJECT DESCRIPTION**	**STATUS**
8/23/1993	GPA-01-93	KenLar Construction	Rezone from 4MRM to CO,	Approved
11/3/1993	GPA 02-93	Town of Yucca Valley	Rezone from RS18m to IN	withdrawn
11/3/1993	GPA 03-93		Rezone from RM4M to CO,	Approved
10/24/1996	GPA-01-96	Town of Yucca Valley	Section 11 Annexation	Approved
2/16/1999	GP-01-99	Banks Vaughn		Denied
2/15/2000	GPA 01-00	Town of Yucca Valley	Housing Element Update	Approved
05/30/2001	GPA 01-01	Leon Strand	Rezone R-HR to RL-5	Approved
06/14/2001	GPA 02-01	Barton Pedersen	Rezone R-HR to RL2.5	Approved
09/06/2001	GPA 03-01	Town of Yucca Valley	State Annual Report	Accept and file
03/07/2002	GPA 01-02	Tim Humphreville	RS -RM10 (RZ 01-02)	Denied
04/24/2002	GPA 02-02	Town of Yucca Valley	2001 Annual Report	Accept and file
02/28/2003	GPA 01-03	Bill Scholar	Rezone CG to RM	Approved
05/07/2003	GPA 02-03	Cole Stillwell	Rezone RL to CG	Approved
02/25/2004	GPA-01-04	Danmark Dev	Rezone RS-2 to RS-3.5	Approved
	GPA 02-04	Town of Yucca Valley	Rezone RL-1 to RS-3.5	Approved
12/08/2004	GPA-01-05	TYV	Land use designation changes	Approved
04/07/2005	GPA 02-05	Neighborhood Housing Group	Rezone RL-1 to RM-8	Approved
07/11/2005	GPA 03-05	Century Homes		withdrawn
08/10/2005	GPA-04-05	Randy Werner	Rezone R-HR to RL-5	Approved
03/10/2006	GPA-01-06	Bill Shack	Rezone RL-5 to RS-3.5	Approved
12/07/2006	GPA-02-06	Specialty Homes	Rezone	Approved
12/13/2006	GPA-03-06	Nickolas Ventures	Rezone to RM -10	withdrawn
	GPA 01-07	TYV	Old Town Specific Plan	Approved
12/18/2007	GPA 02-07	Chris Paolini	Rezone RL-1 to RS-2	Approved
03/20/2008	GPA 01-08	Curtis McGrew	Rezone R-HR to RL	Approved
01/19/2009	GPA 01-09	Town of Yucca Valley	Housing Element Update	Approved

Coinciding with the national housing market conditions, the Town did not receive any tentative tract map applications in 2013.

The following chart shows the tentative tract maps that have been approved since incorporation. Those with an asterisk have proceeded through the final map process and been recorded.

SYNOPSIS OF TENTATIVE TRACT MAPS

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	TOTAL# OF LOTS	# OF VACANT LOTS
APPROVED PROJECTS					
02/28/2003	TM 16471*	Bill Scholar	Desert Vista Village E. of Palm, S of Pine	106	68
09/05/2003	TM 16649	40 Villas LP	NE corner of Camino del Cielo and Martinez	34	34
02/25/2004	TM 16587*	Danmark Development	S of Mountain View between Acoma and Church	57	41
04/01/2004	TM 16786*	De Silva	Vera Lane west of Joshua Lane	4	4
04/16/2004	TM 16957*	Bob Stadum	E side of Acoma 1 parcel N of Joshua Drive	34	34
09/13/2004	TM 16787	Rondel Ent.	W of SR247 S of Castro	54	54
09/13/2004	TM 16733	Arthur Schultz	S of Santa Barbara E & W of Indio	17	17
10/29/2004	TM 17240*	Leon Strand	Santa Barbara between Balsa and Emerson	4	3
12/13/2004	TM 17328*	Yucca Estates	SW corner of Yucca Tr. And Emerson	17	17
06/14/2005	TM 17633	Burnt Mtn Haciendas	SW corner of Palomar and Onaga	61	61
01/27/2006	TM 17476	SILVATEX,INC	N of Paxton 1 parcel E of Imperial	43	43
08/22/2006	TM 18011	Specialty Homes	SE Corner of Cholla Ave. and Joshua Dr.	8 1 remain	8
03/10/2006	TM 17862	Copper Hills Homes	NE corner of Sage Ave and San Andreas	107	107
06/15/2007	TM 17985	Fred Golestani	NE corner of Palomar Ave and Juarez Dr	20	20
12/18/2007	TM 18418	Pueblo Mesa	NE corner of Sage Ave and Golden Bee Drive	142	142
12/23/2009	TM18773	Beverly Lucas	SW corner of Cholla Ave and Carlyle Dr.	60	60
		TOTAL # OF APPROVED LOTS		768	
		TOTAL # OF VACANT LOTS			713

Since incorporation there have been six tract maps that have recorded. They are:

1. Tract Map 16471 Desert Vista Village
2. Tract Map 16587 Mesquite 55
3. Tract Map 16786 Da Silva
4. Tract Map 16957 Living Space
5. Tract Map 17240 Strand
6. Tract Map 17328 Yucca Valley Estates

The following chart shows all of the Tentative Parcel Maps that have been approved since incorporation:

SYNOPSIS OF TENTATIVE PARCEL MAPS

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	TOTAL # OF LOTS	# OF VACANT LOTS
APPROVED PROJECTS					
08/24/1992	PM 14325	Leonard Malin	SW corner Sunnyslope Dr and Warren Vista Ave	2	1
10/26/1993	PM 14602	Robert Smith	SE corner of Yucca Tr and Valley Vista Ave	3	2
08/24/1994	PM 14722	Alan Petty	SW corner Dulce Ave and Santa Barbara Dr	4	4
10/27/1998	PM 15202	Tom Humphreville	NW corner Country Club Rd and Quemada Tr	2	0
05/30/2001	PM 15708	Leon Strand	SE corner Balsa Ave & Terbush	4	2
04/05/2004	PM 16561	Copper Hill Homes	W side of Selecta Ave N of Juarez Dr	2	0
12/10/2004	PM 17012	Andora Sprecher	SW corner Jemez Tr and Mountain View Tr	4	4
03/24/2005	PM 17093	Paul Cook/Jean Smith	SW corn Cortez and Dulce	4	4
06/28/2005	PM 17221	Ted Philips/Janet Grace	NE corner Warren Vista and Santa Barbara	4	4
06/20/2006	PM 18056	Mark Melby	NE corner of Cholla Ave and Buena Vista Dr	4	4
08/15/2006	PM 18321	Marcos Ocequeda	Borrego Tr and Papago Tr	2	2
09/25/2006	PM 18009	Robert & Amelia Smith	SW corner Yucca Tr and Valley Vista	2	2
10/06/2006	PM 17784	Phyllis Haley	corner of Balsa Ave and Vaduz Ave	2	2
03/06/2007	PM 18349	Dawn Rowe	NE corner Emerson Ave and Vera Lane	2	2
04/20/2007	PM 18472	Steve Inverno	NW corner Camino Del Cielo and Onaga Tr	2	2
06/01/2007	PM 18759	Helen Holloway	S of Griffis Rd, east and west of SR 247	2	2
09/27/2007	PM 18818	Curtis McGrew	7953 Valley Vista	2	1
03/20/2008	PM 18967	Curtis McGrew	south end of Valley Vista, east side of street	4	3
07/07/2011	PM19288	Mark Stevens	7090, 7110, 7140 Plasse	3	0
			TOTAL # OF APPROVED LOTS	54	
			TOTAL # OF VACANT LOTS		41

COMPREHENSIVE GENERAL PLAN
LAND USE ELEMENT

The Land Use Element is interconnected to all other elements of the General Plan, affecting the need for resources, infrastructure, jobs, housing, and public services and facilities. The purpose of the Land Use Element is to provide a comprehensive depiction of land use allocation and distribution throughout Town. The Land Use Element is commonly emphasized, due to its ties with all other Elements of the General Plan.

One program of the Land Use Element of the original General Plan was to have the zoning map consistent with the General Plan Land Use map and updating simultaneously with each General Plan land use Amendment. As part of the General Plan Update, the Town has changed has to a two map system.

During the last reporting period, there were no General Plan Amendments. As indicated under the General Land Use Activity section, there have been only seventeen General Plan Amendments since incorporation; two of these were made to the County General Plan prior to the adoption of the 1995 General Plan. The requests were received in 1993, 1996, 2001, 2003, 2004, and 2005, 2006, 2007, 2008 and 2009.

Yucca Valley does not typically experience a high level of development from large-scale projects and continues to have a slower growth rate in comparison to other southern California communities. This fact is highlighted by the fact that approximately 1,775 single-family residential dwellings have been permitted in the Town over a 21 year period (June 1992 to December 31, 2013). In addition the California Department of Finance estimates the population change between January 1 2012 and January 1, 2013 at 0.8%. This slow growth rate is due to the national and regional economies, and the fact that Yucca Valley is a bedroom community to the Coachella Valley as well as a retirement community. Only during 2002-2006 was there a substantial increase in single family residential construction.

For Calendar year 2013, 18 new single family homes were permitted. Additionally, building permits were issued for the 75 unit CORE Senior Housing Project. The Southern California Association of Governments (SCAG) through their RHNA process is projecting a one percent grown rate for the Town of Yucca Valley over the next 22 years.

COMPREHENSIVE GENERAL PLAN
HOUSING ELEMENT

HISTORICAL HOUSING UNITS:

The purpose of the Housing Element is to provide a comprehensive planning approach for the housing needs and to set policies and programs that will enable the Town to reach its defined housing goals. Housing goals are based on a Regional Housing Needs Assessment (RHNA), developed by the Southern California Council of Governments (SCAG). The following identifies the RHNA allocation to the Town of Yucca Valley for the

next SCAG planning period.

2014-2021 RHNA:

Income Category	Number of Units
Lower Income:	358
Moderate Income:	172
Above Moderate Income:	400
Total	930

The following chart lists the numbers of single and multi-family building permits issued during the fiscal years listed.

	SFR	MFR
91-92	16	
92-93	31	
93-94	13	
94-95	24	
95-96	11	
96-97	6	
97-98	21	
98-99	44	
99-00	54	
00-01	82	
01-02	118	
02-03	188	
03-04	353	4
04-05	384	4
05-06	244	13
06-07	99	2
07-08	36	2
08-09	7	0
09-10	11	0
10-11	2	0
11-12	13	0
12-13	2	1
13-14	16	0

As the above chart shows, the number of new single building permits peaked in the 2004-2005 fiscal year and has been in decrease each year since. It should be noted that the numbers above are fiscal year, whereas the numbers included in the technical report to be submitted to the state are based upon calendar year.

Specific actions and expenditures during this reporting period include the following.

LEASE OF AGENCY DUPLEXES:

The Successor Agency to the former Yucca Valley Redevelopment Agency continued to lease the five duplex structures to Unity Homes. The duplexes provide housing to ten very low and low to moderate income families. Presently five units are occupied as of January 31, 2014.

SENIOR HOUSING PROJECT:

The Town approved the Yucca Valley Senior Housing project on May 17, 2011. The project received tax credits in fall of 2012. Building permits were issued on March 27, 2013 and the project is currently under construction. This project is producing 74 age and income restricted housing units.

REVIEW OF GOVERNMENTAL CONSTRAINTS ON HOUSING:

The Town of Yucca Valley has relatively low constraints on housing. This fact is exemplified by the following.

1. Single family residential development requires no architectural review, or any other governmental process, other than the standard Building & Safety Plan Check and field inspection process;
2. The building permit and plan check fees were increased in March 2005 which had not been amended since incorporation of the Town of Yucca Valley in 1991. Per square foot residential valuation remains $55.18 per square foot for living area.
3. There are no constraints that hinder the development and construction of affordable housing within the Town of Yucca Valley.
4. Repair and rehabilitation of housing units within the Town is not regulated, except through the Uniform Building Codes. There is no requirement for architectural review, design review, or any other entitlement process for the repair and/or rehabilitation of housing units within the Town.
5. Architectural/Site Review processes are included within the entitlement process for new multi-family development projects, and no additional time frames or costs are associated with review of these projects
6. Standard building plans are reviewed within ten business days. Engineered plans may take up to 15 business days to review.
7. The Town Council has reduced the impact fee for all new Infill Single Family Residences to $2,569.

During the reporting period, issues remained regarding the continued use of septic systems and their impact on water quality. Discussions have continued to take place between the Hi-Desert Water District, Regional Water Quality Board, and the Town. The Regional Water Quality Board has required that Phase One of the HDWD sewer system be operational by 2016. The Hi Desert Water District is working to meet this goal.

REGIONAL HOUSING NEEDS BY INCOME:

The Town of Yucca Valley uses Department of Housing and Urban Development income criteria for San Bernardino County area in determining eligibility for affordable housing programs.

San Bernardino County Income Limits 2013										
FY 2013 Income Limit Area	**Median Income**	**FY 2013 Income Limit Category**	**1 Person**	**2 Persons**	**3 Persons**	**4 Persons**	**5 Persons**	**6 Persons**	**7 Persons**	**8 Persons**
		Extremely Low Income	14,100	16,100	18,100	20,100	21,750	23,500	24,950	26,550
San Bernardino County	**$65,000**	Very Low Income limit	23,400	26,800	30,150	33,500	36,200	38,900	41,550	44,250
		Lower Income limit	37,550	42,900	48,250	53,600	57,900	62,200	66,500	70,800
		Median Income Limit	45,500	52,000	58,500	65,000	70,200	75,400	80,600	85,800
		Moderate Income Limit	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950

The Town of Yucca Valley's adopted and State approved Housing Element indicates the Town's share of regional housing needs is outlined as follows. The Town has updated its Housing Element, which was approved by the Town Council on September 15, 2009. As part of the updated Housing Element the RHNA numbers are listed below. The housing needs figures below reflect the figures for the current SCAG/SANBAG planning period, which expires 2014 and the RHNA figures for the period of 2014-2021.

Income Category	2006-2014 Number of Units	2014-2021 Number of Units
Extremely Low	280	-
Very low Income:	280	-
Low Income:	399	-
Lower Income	-	358
Moderate Income:	474	172
Above Moderate Income:	1,076	400
Total	2,509	

For the 2013 (calendar year) review period, 18 building permits for single family units were issued and a permit was issued for a 74 unit age restricted senior multifamily housing development.

ACTIONS TO IMPLEMENT THE GENERAL PLAN ELEMENTS:

During the reporting period, development proposals of all types have been reviewed and conditioned so they conform to applicable policies of the Comprehensive General Plan,

CONCLUSION:

The Development Code is the primary tool for implementing the General Plan. At the May 26, 2009 Town Council meeting authorization was given to begin the process of a Development Code Update. Two Articles of the Development Code Update have been adopted by the Town Council.

It is a goal of the Town to establish a safe, attractive community with appropriate infrastructure for area residents, business owners, and visitors. With proper tools, this goal is attainable.

END OF ANNUAL REPORT

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Town of Yucca Valley

Reporting Period 1/1/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
N/A			8	66			74	0	TCAC, HOME		
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	18	18				
(10) Total by income Table A/A3 ► ►			8	66		18	92				

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(11) Total **Extremely Low-Income** Units*	

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	18					18	18

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	560											560
	Non-deed restricted												
Low	Deed Restricted	399											399
	Non-deed restricted												
Moderate	Deed Restricted	474											474
	Non-deed restricted												
Above Moderate		1,076	162	73	24	4	8	28	0	18		317	759
Total RHNA by COG. Enter allocation number:		2,509	162	73	24	4	8	28	0	18		317	2,192
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Jurisdiction Town of Yucca Valley

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Program 1.A	Maintain the Home Improvement Program for low/very low income households to encourage rehab of 120 existing housing units.	Ongoing	The former Yucca Valley RDA was dissolved pursuant to State law. The Town will continue to seek new funding sources and to coordinate with the County of San Bernardino to continue the program.
Program 1.B	All Town codes, including building codes, will be enforced to keep existing units in good repair	Ongoing	This is monitored through Code Enforcement and determination is made on a case by case basis.
Program 1.C	Continue to ID neighborhoods with substandard infrastructure and quantify for improvements	Ongoing	The Town has continued to maintain a 5 year Capital Improvements program which identifies allocation of financial resources to infrastructure improvements Town wide.
Program 2.A	Maintain and update as necessary the inventory of all land suitable for residential development	Annually	The Town continues to maintain the Zoning and General Plan Maps. Further a table is maintained which has an inventory of all general plan amendments and tabulates the acreage changes. Table III-14 in the GP Housing Element lists the vacant high density land inventory within the Town Boundaries.

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Program 2.B	Maintain land use zoning designations in General Plan and zoning maps that allow for diversity of housing types consistent with low density rural character of the Town	Ongoing	The Town continues to maintain the Zoning and General Plan Maps. The Towns development Code and General Plan provide for a wide variety of housing types. These include 1 dwelling unit per 20 acres (Rural Hillside Reserve) up to 40 units per acre in the Old Town OTSP (OTMU). These designations allow for higher densities in appropriate areas along the highway and more rural type development as you move away from the Highway.
P ɑm 2.C	RDA to establish lot consolidation for the OTSP area for the construction of low,extremely low income housing.	2010-2011, annually thereafter	The former Yucca Valley RDA was dissolved pursuant to State law. The Town will continue to use tools such as lot consolidation for the development of low/extremely low income housing opportunities.
Program 2.D	Monitor capacity of all Specific Plan lands in Inventory (table III-14) to assure sufficient capacity of the Town's lower income need remains	Annually	There has been no development within the OTSP boundaries resulting in the elimination or reduction of affordable housing.
Program 2.E	To incentivize development in the OTSP area , the RDA will consider financial participation for low income units.	Ongoing	The forner Yucca Valley RDA was dissolved pursuant to State law. The Town will continue to seek out funding sources/collaboration oppurtunities for the development of low income housing.
Program 3.A	Town's Density Bonus Ordinance shall be updated and maintained current with State Requirements	2008-2009, Ongoing	The Town has updated its Density Bonus Ordinance to be in compliance with State requirements. The ordinance was adopted by Town Council on June 18, 2013.

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Program 3.B	Continue coordination with San Bernardino County Housing Authority(SBCHA) to ensure section 8 housing assistance and HOME rental property rehabilitation programs within the Town are actively pursued.	Ongoing	The Town continues to coordinate with the SBCHA for current HOME funds that are available for construction of new affordable units.
P. 262 am 3.C	Work with private organizations in assisting with housing for handicap residents.	Ongoing	There have been no requests received for assistance with housing for handicapped residents.
Program 3.D	Continue to support and assist in enforcing the provisions of the Federal Fair Housing Act	Ongoing	Any complaints the Town receives are forwarded to the County for their consideration. Town Code enforcement also addresses service requests regarding the condition of housing units and take appropriate action to ensure the upgrade of substandard units.
Program 3.E	Continue working with SBCHA to encourage the development of 11 acres owned by the Housing Authority in Town for affordable housing.	Ongoing	There have been no applications received by the Town for the development of a County affordable housing project.
Program 3.F	Amend the Development Code to allow Homeless shelters by right, with approval of a Site Plan Review, in the Industrial or Public/Quasi Public zoning Designations	2008-2009	The Town has updated its regulations regarding emergency transitional housing. The ordinance was adopted by Town Council on June 18, 2013.

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Program 3.G	The RDA shall establish a program of incentives for the Development of housing for extremely low and very low income residents to include application fee waivers, plan check fee waivers, and financial assistance with infrastructures improvements.	2008-2009	The former Yucca Valley RDA has been dissolved pursuant to State Law. The Town will continue to seek alternate funding sources to assist low income residents.
Program 3.H	Consistent with Government Code Section 65583 the Development Code Shall be amended to define Single Room Occupancy, to allow as Conditionally Permitted in the Industrial Zone and transitional/supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone.	2008-2009	The Town has amended its regulations regarding Single Room Occupancy standards. The Ordinance was adopted by Town Council on June 18, 2013.
Program 3.I	The Development Code shall be clarified to state handicapped ramps are permitted in front, side and rear setbacks of any residential structures.	2010-2011	Handicapped ramps and other similar no habitable access improvements are allowed in setback areas pursuant to existing regulations.
Program 4.A	Expeditiously calculate and allocate Housing set-aside funds to affordable housing programs.	Annually	The Yucca Valley RDA was eliminated pursuant to state law. The Towns finance division allocates all LMI set aside funds to an account that it restricted to expenses for the preservation or construction of affordable housing units.

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Program 4.B	The RDA will develop program(s) for the development of new residential units for very low households and assign set-aside funds for these units.	2009-2010	The forner Yucca Valley RDA was dissolved pursuant to State law. The Town will continue to seek out funding sources/collaboration oppurtunities for the development of low income housing.
Program 4.C	Assist developers in preparation of applications for State and Federal housing grants and loans(HOME/LMI Tax credit) as available.	Ongoing	No developers have requested assistance with the preparation of their applications for the California Tax Credit Allocation Committee during this review period.
Program 4.D	Continue to distribute County materials for developers and low income households which contain information on assistance in the development and rehabilitation of low income housing.	Continuous	The Town provides a wide variety of handouts to assist both the citizens and development community.
Program 4.E	Should the Town be notified of intent to sell any at risk/affordable housing developments all possible funding sources including CDBG/RDA set asides should be considered for purchase.	Continuous	The Town has and will continue monitor if any such properties are proposed to be sold.

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Program 5.A	Conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure appropriate relocation plan for park residents is developed and implemented.	Ongoing	No mobile home park conversions have been proposed.
Program 6.A	Ensure that new development and rehabilitation efforts maximize energy efficiency through architectural and landscape design and the use or renewable resources and conservation.	Ongoing	New construction is required to comply with the standards set forth in the California Building Codes, which includes proper design for the use of renewable energy resources.
Program 6.B	Encourage the use of LEED deign principles in multifamily projects.	Ongoing	The Town encourages but does not mandate LEED design principles in multi-family projects.
Program 7.A	Maintain a Planned Development Ordinance(PRD) permit ordinance which allows flexibility in development standards.	Continuous	The Planned Development Ordinance provides for flexibility in design and helps to assist in the affordability of the units. No Planned Development applications were submitted during this review period.
Program 8.A	Specific Plans shall incorporate a variety of housing types and shall include senior and affordable housing within the project.	Ongoing, as Specific Plans are submitted	No Specific Plans were submitted or approved during this review period.

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Reporting Period 1/1/2013 - 12/31/2013

Program 8.B	Encourage infill and expansion of existing wherever possible to lower infrastructure costs.	Continuous	The Town has and will continue to encourage the development of infill projects. The majority of new single family residential units are in fact infill lots. Only 51 out of 1,700+ new single family residential permits issued since incorporation in 1991 were for lots in newly record tracts.
P ɑm 8.C	Ensure that infill development occurs in areas with adequate infrastructure to support neighborhood build-out.	Continuous	The Town has and will continue to encourage the development of infill projects, in areas where infrastructure can support. The majority of new single family residential units are in fact infill lots. Only 51 out of 1,700+ new single family residential permits issued since incorporation in 1991 were for lots in newly record tracts.
Program 8.D	Promote development of mixed use projects in the OTSP area . The Town shall post Table III-14 on the Towns website as part of a page dedicated to development in the OTSP.	2008-2009, ongoing	The Town has the entire OTSP posted in its website at: http://www.yucca-valley.org/departments/otyv_sp.html
Program 9.A	Encourage multi-family rental and owner-occupied projects which construct 3 and 4 bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through Town funding or bond financing.	Continuous	The CORE Senior House Project consists of 74 one bedroom age and income restricted units were permitted during this review period. The Town will continue to encourage 3 and 4 bedroom units as projects are submitted.
Program 9.B.	Amend the Development Code to allow second units on single family residential lots consistent with state law.	2008-2009	The Town has updated its regulations regarding second units. The ordinance was adopted by Town Council on June 18, 2013.

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Reporting Period 1/1/2013 - 12/31/2013

Program 10.A	Maintain the Home Rehabilitation Program to enable 10 senior residents to maintain and rehabilitate their homes. Flyers advertising the program shall be posted at various locations.	Ongoing	The former Yucca Valley RDA was dissolved pursuant to State law. The Town continues to seek new funding sources for the Home Rehabilitation Program. The Town continues to provide a wide variety of handouts to assist the citizens of the community. .
Program 10.B	Provide assistance to developers of affordable senior housing through Housing set-aside funds.	Ongoing	The former Yucca Valley RDA has been dissolved pursuant to State law. The Town has partnered with NationalCORE for the construction of 74 affordable senior housing units. The project is under construction.
Program 11.A	Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, mall scale architecture and appropriate architecture.	Continuous	No Specific Plans were submitted or approved during this review period.
Program 11.B	Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space.	Continuous	No new residential projects beyond the 74 unit age and income restricted CORE project were approved during the review period.
Program 12.A	Require developers of affordable senior housing projects to confer with the public transit agency regarding the provision of service to the project.	Continuous	All development projects are sent to the Morongo Basin Transit Agency for review and comment. If the Agency has any conditions those are included with the Conditions of approval for the project.

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Program 12.B	Ensure affordable and senior housing projects are located in areas with adequate public improvements including streets and sidewalks.	Continuous	The Town has partnered with NationalCORE for the development of a senior housing project in an appropriate location. The location is in close proximity to the Senior Center, Museum facility, restaurants and shopping facilities. The project is currently under construction

General Comments:

Please see attached General Plan Annual Report.

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
OCTOBER 08, 2013

Chair Humphreville called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m. Commissioners Bridenstine, Drozd, Lavender, Whitten and Chair Humphreville was present.

The Pledge of Allegiance was led by Chair Humphreville.

APPROVAL OF AGENDA

Vice Chair Bridenstine moved to approve the agenda. Commissioner Whitten seconded. Motion carried 5-0 on a voice vote.

PUBLIC COMMENTS

None

DEPARTMENT REPORTS

1. SITE PLAN REVIEW, SPR 02-13 ENVIRONMENTAL ASSESSMENT, EA 04-13 MARSHALLS / PETCO

Deputy Town Manager Stueckle presented the staff report regarding the request for approval to develop 3.18 acres of a 5.076 acre project site and to construct a 24,650 square foot Marshalls and a 10,000 square foot Petco at the site of the Home Depot Retail Center, including a total of 224 onsite parking spaces proposed with drive aisles. Preliminary grading plan estimates indicate 2,100 cubic yards of cut and 4,400 cubic yards of fill occurring for site grading. All new utilities will be constructed below grade, and sewage disposal is proposed by connecting the buildings to an adjacent, future public sewer system when available. An interim, private on-site conventional septic system is proposed until public sewers are available. Surrounding land uses include a mix of commercial and residential. Access to the site is proposed from State Route 62. The project is located approximately 1400 feet east of the intersection of 29 Palms Hwy and Avalon Ave and is further identified as 58711 29 Palms Hwy, APN: 601-201-46.

Stueckle explained that the CEQA review for this site was conducted when the Home Depot Retail Center Specific Plan EIR was approved. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Catherine Otis, representing Greenberg Farrow, presented their intent of development with signed leases executed with Marshalls and Petco.

Planning Chair Humphreville opened public comment on the item. With no members of the public wishing to speak, Chair Humphreville closed public comments.

Commissioner Drozd questioned the use of the two lots to the west of the site.

Vice Chair Bridenstine inquired about the use compact-sized parking stalls, if the site allows parking in excess of the required number.

Commissioner Whitten inquired about the traffic study and suggested that the 3rd lane on Hwy 62 terminate as a turn-in to the site only to keep the lane from being used as a high-speed passing lane. Whitten asked for clarification on the proposed landscaping and questioned the lack of green energy use.

Catherine Otis reported that they anticipate breaking ground in January 2014, with a completion date toward the end of May 2014.

Commissioner Whitten moved:

A. To find the project exempt from further environmental review in that the review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

B. Approve Site Plan Review, SPR 02-13, based upon the findings and the Conditions of Approval

Commissioner Drozd seconded. Motion carried 5-0 on a voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle reported on items for future Planning Commission review including an upcoming joint meeting with the Town Council on November 19th.

FUTURE AGENDA ITEMS

None

COMMISSIONER REPORTS AND REQUESTS

2. Commissioner Drozd stated he was pleased to see Petco and Marshalls coming into Town and thanked staff for a job well done.

3. Commissioner Lavender commented on the project activity in the community.

4. Commissioner Whitten thanked those attending the meeting.

5. Vice Chair Bridenstine thanked staff and commented favorably on the commercial project activity and keeping the shopping local.

6. Chair Humphreville thanked the applicant for investing in Yucca Valley

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, November 12, 2013 at 6:00 p.m. in the Yucca Room of the Yucca Valley Community Center.

ADJOURNMENT

There being no further business, Chair Humphreville adjourned the meeting at 6:33 p.m.

Respectfully submitted,

Lesley Copeland, CMC
Town Clerk

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 12, 2013

Chair Humphreville called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m. Commissioners Bridenstine, Drozd, Lavender, Whitten and Chair Humphreville were present.

The Pledge of Allegiance was led by Chair Humphreville.

APPROVAL OF AGENDA

Commissioner Whitten moved to approve the agenda. Vice Chair Bridenstine seconded. Motion carried 5-0 on a voice vote.

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. ENVIRONMENTAL ASSESSMENT, EA 03-13 CONDITIONAL USE PERMIT, CUP 02-13 PETER NG

Deputy Town Manager Stueckle presented the staff report regarding the proposal to convert the garage of an existing four bedroom single family residence, currently being used as a residential care facility, into four additional bedrooms and two ADA compliant restrooms. The 24-hour residential care facility will have a maximum of 12 residents with four full time employees. Stueckle explained when an application exceeds six residents, the approval is at the discretion of the Planning Commission. Parking needs for the residential care facility may increase. Because the Town does not have any regulation on the maximum number of operating vehicles parked on a specific property, it is staff's recommendation that the Planning Commission reviews the CUP in one year.

A letter, received after the agenda packet was distributed was received opposing the project. Stueckle reminded the commission that the item before the commission was a land use issue.

Applicant, Peter Ng spoke regarding the project and the facility.

Chair Humphreville opened public comment.

Tom Fauls, Joshua Tree spoke in favor of the project.

With no other members of the public wishing to speak, Chair Humphreville closed public comment.

Commissioner Lavender stated he reviewed the site of the proposed facility.

Commissioner Whitten inquired if the nearby property owners were given notice of the proposed facility.

Drozd questioned the applicant if Alzheimers/Dementia patients would be on site. Ng replied, that no, unless they are diagnosed while already residents. Drozd stated he is in favor of the one-year review period.

Vice Chair Bridenstine inquired about the number of staff onsite at any given time for the purpose of parking issues. The discussion of septic tank capacity ensued with Stueckle explaining that the State Water Quality Control Board has inquired on this specific project and additional dialog on this topic is expected.

Chair Humphreville agrees with the one-year review period.

Commissioner Whitten moved:

ENVIRONMENTAL ASSESSMENT, EA 03-13
That the Planning Commission finds the project exempt from CEAQ under section 15301, class 1, Existing Facilities. And;

CONDITIONAL USE PERMIT, CUP 02-13:
That the Planning Commission approves Conditional Use Permit, CUP 02-13, based upon the findings and the Conditions of Approval

Vice Chair Bridenstine seconded. Motion carried 5-0 on a voice vote.

2. ENVIRONMENTAL ASSESSMENT, EA 06-13 CONDITIONAL USE PERMIT, CUP 03-13 TRACTOR SUPPLY CO

Town Planning Technician, Diane Olsen presented the staff report regarding the request from Tractor Supply Company for the approval of 4,874 square feet of outdoor storage on the west side of the property and 1,621 square feet of permanent storage on the sidewalk on the south side of the building. The project is located at 57980 29 Palms Hwy and is further identified as APN: 601-402-08 and 09.

Olsen explained that the current code allows for outdoor storage through CUP review. The storage area on the west side of the property will be for trailer display. The outdoor display area on the south side of the building will be for the display of merchandise. The applicant is

requesting that the outdoor display area is considered permanent and the merchandise can remain 24 hours per day.

Chair Humphreville opened public comments. With no members of the public wishing to speak, public comments were closed.

Commissioner Drozd inquired as to the use of the outdoor storage area, if it included hay or straw.

Vice Chair Bridenstine questioned the reduction in parking in the area slated for outdoor storage.

The Tractor Supply representative present explained the use for the outdoor area to include low style trailers and would be positioned for easy access.

Commissioner Whitten inquired about truck access and pedestrian safety.

Commissioner Lavender spoke of concern about security of items being stored outside.

Vice Chair Bridenstine moved:

ENVIRONMENTAL ASSESSMENT, EA 006-13
That the Planning Commission finds the project exempt from CEAQ under section 15301, class 1, Existing Facilities. And,

CONDITIONAL USE PERMIT, CUP 03-13:
That the Planning Commission approves Conditional Use Permit, CUP 03-13, based upon the findings and the Conditions of Approval

Commissioner Drozd seconded. Motion carried 5-0 on a voice vote.

CONSENT AGENDA

3. Minutes

Commissioner Drozd moved to approve the Planning Commission Meeting Minutes of August 13, 2013. Commissioner Whitten seconded. Motion carried 5-0 on a voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle reported on the upcoming meeting schedule and gave a brief project update for the golf course and the Marshalls/Petco project.

FUTURE AGENDA ITEMS

None

COMMISSIONER REPORTS AND REQUESTS

4. Commissioner Drozd thanked everyone for attending the meeting.

5. Commissioner Whitten thanked staff through this busy time and inquired about possibly filming and televising the Planning Commission meetings.

6. Vice Chair Bridenstine thanked staff and inquired about the completion date of the Replacement Animal Shelter.

7. Chair Humphreville inquired about details on the upcoming General Plan Hearing and stated he is not in favor of filming the Planning Commission meetings.

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, November 26, 2013 at 6:00 p.m. in the Yucca Room of the Yucca Valley Community Center.

ADJOURNMENT

There being no further business, Chair Humphreville adjourned the meeting at 7:01 p.m.

Respectfully submitted,

Lesley Copeland, CMC
Town Clerk

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 11, 2014

Vice Chair Bridenstine called the regular meeting of the Yucca Valley Planning Commission to order at 6:00pm. Commissioners Drozd, Whitten, Lavender and Vice Chair Bridenstine were present. Chair Humphreville was excused.

The Pledge of Allegiance was led by Vice Chair Bridenstine.

APPROVAL OF AGENDA

Commission Whitten moved to approve the agenda. Commissioner Lavender seconded.

Motion carried 4-0-1 on a voice vote.

PUBLIC COMMENTS

None

1. SITE PLAN REVIEW, SPR 03-08 FELIX

Town Planning Technician Diane Olsen presented the staff report regarding the request for an extension of time on Site Plan Review SPR 03-08 Felix, an approval to construct a 978 square foot commercial building on a 0.20 acre site which currently contains a single family residence located in the Commercial Mixed Use land use district. The property is located on the northeast corner of Geronimo Trail and Pueblo Trial.

The original application was for a Site Plan Review to allow the construction of a 978 square foot commercial building on a 0.20 acre site which currently contains a single family residence for the operation of a beauty salon.

Due to the current state of the economy the applicant has been unable to proceed with the project. All extension requests have been filed in a timely manner and no conditions have changed that would prohibit approval of the extension request.

Staff is recommending that the extension request be approved and the new expiration date will be December 02, 2016.

Commissioner Whitten moved to approve the extension of time for an additional three years expiring on December 02, 2016.
Commissioner Lavender seconds. Motion carried 4-0-1 on a voice vote.

2. CONDITIONAL USE PREMIT, CUP 05-07 MAGNUM STORAGE

Staff reported on a request for an extension of time on Conditional Use Permit, CUP 03-07 Magnum Storage, an approval for the construction of a mini storage facility on a 4.4 acre site on the corner of Old Woman Springs Drive and Sun Oro Drive.

The original application was for a Conditional Use Permit to allow the construction of a mini storage facility on a 4.4 acre site The property has a zoning designation of Industrial and a General Plan use designation of Rural Mixed Use.

Due to the current state of the economy the applicant has been unable to proceed with the project. All extension requests have been filed in a timely manner and no conditions have changed that would prohibit approval of the extension request.

Staff is recommending an extension of 3 years as requested by the applicant with a new expiration date of February 19, 2017.

Commissioner Whitten moved to approve the extension of time for an additional three years, expiring on February 19, 2017.
Commissioner Drozd second. Motion carried 4-0-1 on a voice vote.

CONSENT AGENDA

MINUTES

Commissioner Whitten moved to approve the Yucca Valley Planning Commission minutes of the meeting held on October 22, 2013.
Commissioner Lavender second. Motion carries 4-0-1 on a voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manage Shane Stueckle introduced Allison Brucker as the secretary to the Planning Commission. A power point presentation was shown on the Development Activity Report.

Staff gave an update power point presentation on the Capital Projects.

FUTURE AGENDA ITEMS

None

COMMISSIONER REPORTS AND REQUESTS

Commissioner Drozd: Thanked everyone one for their work.

Commissioner Lavender: Thanked everyone, nice meeting.

Commissioner Whitten: Welcomed Allison and thanked staff. Great to see Tractor Supply and the Asian Buffet open.

Vice Chair Bridenstine: Thanked staff and the public.

Chair Humphreville: Excused

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, February 25, 2014.

ADJOURNMENT

There being no further business, Vice Chair Bridenstine adjourned the meeting at 7:12 pm.

Respectfully submitted,

Maureen S. Randall
Secretary