

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING



The Mission of the Town of Yucca Valley is to provide a government that is responsive to the needs and concerns of its diverse citizenry and ensures a safe and secure environment while maintaining the highest quality of life.

**TUESDAY
JUNE 10, 2014
6:00 p.m.**

**YUCCA VALLEY COMMUNITY CENTER, YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284**

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PLANNING COMMISSION MEMBERS

*Tim Humphreville, Chairman
Vickie Bridenstine, Vice Chairman
Jeff Drozd, Commissioner
Warren Lavender, Commissioner
Steve Whitten, Commissioner*

AGENDA

MEETING OF THE TOWN OF YUCCA VALLEY PLANNING COMMISSION 6:00 P.M., TUESDAY, JUNE 10, 2014

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's office at (760) 369-7209 at least 48 hours prior to the meeting.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Planning Commission secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

CALL TO ORDER:

ROLL CALL: Vickie Bridenstine, Vice Chairman
Jeff Drozd, Commissioner
Warren Lavender, Commissioner
Steve Whitten, Commissioner
Tim Humphreville, Chairman

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move by _____ 2nd by _____ Voice Vote _____.

PUBLIC COMMENTS

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern, which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior, which disrupts or otherwise impedes the orderly conduct of the meeting, will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

PUBLIC HEARINGS

**HOME OCCUPATION PERMIT, REQUEST FOR RENEWAL/APPROVAL, HOP 01-11
HOP 02-14, ZORAWICKI
EXEMPT FROM CEQA UNDER SECTION 15301, CLASS 1, EXISTING FACILITIES
84.0635 (b) SPECIAL USE PERMITS MAY BE ISSUED FOR LIMITED TIME
PERIODS. NEW APPLICATIONS MAY BE REQUIRED FOR SPEICAL USE PERMIT
RENEWAL.**

Applicants request is for the renewal/approval of a home occupation permit for the purpose of assembling firearms that are purchased in kit form and for the buying and selling of firearms to the public from an existing single family.

RECOMMENDATION: That the Planning Commission:

- A) Finds the project exempt from CEQA pursuant to Section 15301 Class 1, existing facilities.
- B) Approves Home Occupation Permit, HOP 02-14 based upon the information contained within the staff report, all evidence presented at the public hearing, and the required findings for a period of one year, expiring on June 10, 2015, unless a request for renewal and related approval are obtained prior to that date.

Alternative recommendations:

- C) Approves continued operation of the Home Occupation Permit until such time as the Town Council acts upon the draft Home Occupation Permit regulations, and directs staff to return the project to the Planning Commission following Town Council action on the draft regulations.
- D) Continue the public hearing based upon the need for additional information and analysis.

Action: Moved by _____ 2nd by _____ Voice Vote _____

**1. HOME OCCUPATION PERMIT REQUEST FOR RENEWAL/APPROVAL, HOP 11-06
HOP 01-14, FALOSI
EXEMPT FROM CEQA UNDER SECTION 15301, CLASS 1, EXISTING FACILITIES
84.0635 (b) SPECIAL USE PERMITS MAY BE ISSUED FOR LIMITED TIME
PERIODS. NEW APPLICATIONS MAY BE REQUIRED FOR SPEICAL USE PERMIT
RENEWAL**

Applicants request for the renewal/approval of a home occupation permit for an artist studio within an accessory structure at an existing single family residence to include outdoor activity within a 53' x 58' screened area that also encompasses the workshop building.

RECOMMENDATION: That the Planning Commission:

- A. Finds the project exempt from CEQA pursuant to Section 15301 Class 1, existing facilities.
- B. Approves Home Occupation Permit, HOP 01-14 based upon the information contained within the staff report, all evidence presented at the public hearing and the required findings for a period of one year, expiring on June 10, 2015, unless a request for renewal and related approval are obtained prior to that date.

Alternative recommendations:

- C. Approves the continued operation of the Home Occupation Permit until such time as the Town Council acts upon the draft Home Occupation Permit regulations, and directs staff to return the project to the Planning Commission following Town Council action on the draft regulations
- D. Continues the public hearing based upon the need for additional information and analysis

Action: Moved by _____ 2nd by _____ Voice Vote _____

**2. DEVELOPMENT CODE AMENDMENT, DCA 02-14
HOME OCCUPATION REGULATIONS**

Proposed amendment to Title 9, adding Section 9.08.050 of Article 2, and adding Chapter 9.75, Sections 9.75.010 thru 9.75.080 of Article 4, of the Yucca Valley Development Code, establishing development regulations and permitting procedures for the operation of Home Occupation Permits and repealing Section 84.0615 thru 84.0622, Chapter 6, Division 4 OF Title 8

The project is exempt from CEQA in accordance with Section 15061 (b)(3) of the California Environmental Quality Act. The proposed amendment to revise the Town's Home Occupation Permit Regulations has no potential to impact the environment. The proposed amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Development Code Amendment, DCA 02-14 meets the exemption criteria which states "that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA"

RECOMMENDATION: That the Planning Commission:

Reviews the draft regulations, takes public testimony, provides direction to staff and continues the public hearing to the Commission meeting of June 24, 2014.

Action: Moved by _____ 2nd by _____ Voice Vote _____

CONSENT AGENDA: All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Planning Commission Secretary before the consent calendar is called

1. MINUTES

A request that the Planning Commission approves as submitted the minutes of the meetings held on May 13, 2014 and May 27, 2014

Action: Moved by _____ 2nd by _____ Voice Vote _____

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Drozd
Commissioner Lavender
Commissioner Whitten
Vice Chairman Bridenstine
Chairman Humphreville

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, June 24, 2014

ADJOURN