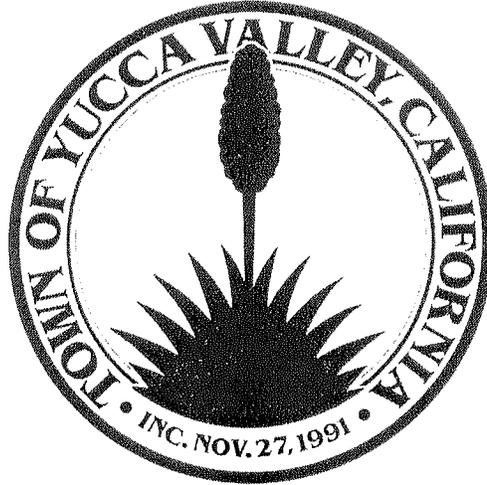


TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING



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
JANUARY 13, 2015
6:00 p.m.

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

* * * *

PLANNING COMMISSION MEMBERS

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, JANUARY 13, 2015

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: Jeff Drozd, Commissioner
 Warren Lavender, Commissioner
 Steve Whitten, Commissioner
 Vickie Bridenstine, Vice Chairman

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Moved by _____ 2nd by _____ Roll Call 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

**1. STREET VACATION, SV-01-14
CEQA EXEMPTION, SECTION 15301, Class 1**

Proposal to vacate a 10' by 132' easement along Sage Ave, at the southwest corner of Sage Ave and Hidden Gold Dr.

RECOMMENDATION: That the Planning Commission finds that the street vacation, SV-01-14, is consistent with the General Plan and General Plan Circulation Element, and recommends to the Town Council to vacate an approximate 10' x 132' easement on the southwest corner of Sage Avenue and Hidden Gold Drive, as identified on Exhibit A to this staff report, being a portion of APN 585-362-01, and forwards that recommendation to the Town Council.

Action: Moved by _____ 2nd by _____ Roll Call Vote _____

DEPARTMENT REPORT

2. PRIVATE LAND DEVELOPMENT REPORT

An update on private land development projects within the Town.

RECOMMENDATION: That the Planning Commission receive and file the report.

Action: Moved by _____ 2nd by _____ Roll Call 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 meeting held on December 02, 2014.

Action: Moved by _____ 2nd by _____ Roll Call Vote _____

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Drozd
Commissioner Lavender
Commissioner Whitten
Vice Chairman Bridenstine

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, January 27, 2015.

ADJOURN

PLANNING COMMISSION STAFF REPORT

To: Chairman & Planning Commission
From: Shane Stueckle, Deputy Town Manager
Alex Qishta, Project Engineer
Date: November 24, 2014
For Commission Meeting: January 13, 2015

Subject: Street Vacation SV-01-14, Sage Avenue
Approximately ten feet (10') by one hundred thirty-two feet (132') easement
on the southwest corner of Sage Avenue and Hidden Gold Drive
Town Council Direction for Further Evaluation

Prior Commission Review: The Planning Commission reviewed this matter at the meeting of August 12, 2014.

On August 26, 2014 the Planning Commission found that the street vacation, SV-01-14, is consistent with the General Plan and General Plan Circulation Element, and recommended to the Town Council to vacate an approximate 10' x 132' easement on the southwest corner of Sage Avenue and Hidden Gold Drive, as identified on Exhibit A to this staff report, being a portion of APN 585-362-01, and forwarded that recommendation to the Town Council. The Planning Commission also requested staff to evaluate Sage Avenue, between Golden Bee and Joshua Drive, for possible future easement vacations, if existing easements were found to be unnecessary.

Recommendation: That the Planning Commission finds that the street vacation, SV-01-14, is consistent with the General Plan and General Plan Circulation Element, and recommends to the Town Council to vacate an approximate 10' x 132' easement on the southwest corner of Sage Avenue and Hidden Gold Drive, as identified on Exhibit A to this staff report, being a portion of APN 585-362-01, and forwards that recommendation to the Town Council.

Executive Summary: The Streets and Highway Code Section 8300 et. el. permits the Town to vacate a street easement only upon a finding supported by substantial evidence that the easement is no longer needed for vehicular traffic and that the easement is unnecessary for present or prospective public use.

The Planning Commission reviews all requests for street vacations for consistency with the General Plan, Circulation Element and all other Town circulation requirements and forwards a recommendation to the Town Council for their consideration.

<input type="checkbox"/> Department Report	<input type="checkbox"/> Ordinance Action	<input checked="" type="checkbox"/> Resolution Action	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Consent	<input type="checkbox"/> Minute Action	<input type="checkbox"/> Receive and File	<input type="checkbox"/> Study Session

Order of Procedure:

- Request Staff Report
- Request Public Comment
- Council Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Roll Call Vote)

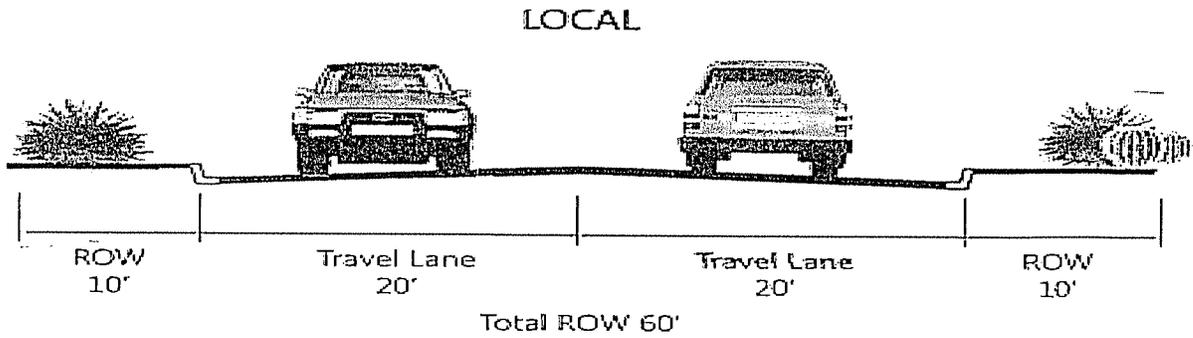
Discussion: As the Commission is aware, a proposal was submitted to the Town by Copper Hills Homes, LLC/Sage Estates, to vacate a 10 x 132' easement located adjacent to the westerly property line of APN 585-362-01. The Planning Commission reviewed this request at its meetings of August 12, 2014 and August 26, 2014. At the meeting of August 26, 2014, the Planning Commission recommended the Town Council accepts the Street Vacation.

On November 04, 2014 the Town Council considered the Planning Commission recommendation, and directed that the Planning Commission further evaluate the request for easement vacation. The Council identified two specifics. First, evaluate retaining a 66' right of way from Golden Bee South. And second, carefully evaluate the need to vacate existing easements between Golden Bee and Joshua Drive.

Sage Avenue, Golden Bee South:

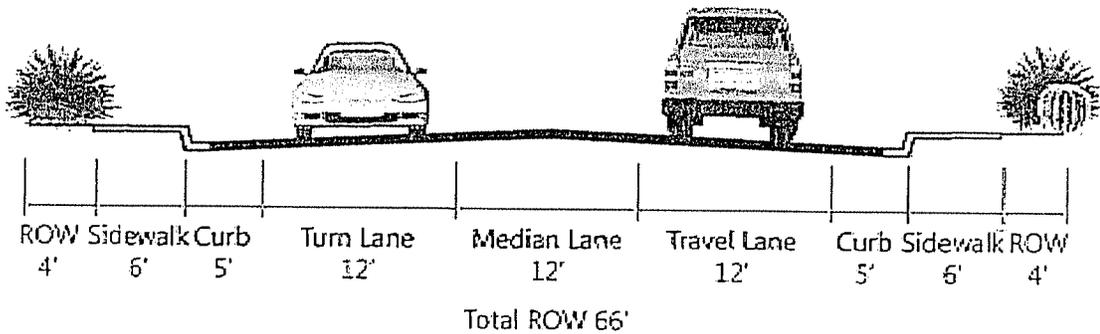
The General Plan Update refers to that segment of Sage Avenue south of Golden Bee as a Local road with 60 feet of right-of-way. Sage Estates, Tentative Tract Map 17852, shows a dedication of 40 feet as was conditioned when approved. The project will continue forward with the 40' dedication on the east side of Sage Avenue, even though the dedication could technically be reduced to 30' and be consistent with the General Plan. On the west side of Sage Avenue, the existing easements are 40' in width, providing for a total dedication of 80'. According to trip generation calculation and the expected growth in the area, a total of 1100 daily trip will be generated under build out of the development.

According to the new adopted circulation element Sage Avenue is designated as Local Road which allows for 60 feet of total right away which allows for two 20 feet travel lane and two 10 feet parkway for a total of 60 feet. This configuration allows for on street parking.



With vacating 10' on the west side of Sage Avenue, total usable right of way available will be 60', which is not consistent with and less than the 66' right of way width designation for Sage Avenue, between Golden Bee and Joshua Drive. This configuration does not allow for on street parking. This configuration will allow for the street to be built without the cost of relocating Edison power lines that exit on the west side of Sage Avenue.

COLLECTOR - 2 LANES (WITH OPTIONAL STRIPED MEDIAN LANE)



Segment of Sage Avenue between Golden Bee and Joshua Drive:

There are number of vacant lands that have no dedication due to lack of development at this time primarily at the west side of Sage Avenue. Without a survey, it cannot determine where the street is located in regards to easements. Further investigation is required to determine. Staff will be working on that in the next year for final evaluation.

Section 8300 et. el. of the Streets and Highways Codes requires the Town Council to set

by resolution or ordinance, a public hearing date for action on the request for vacation. Adoption of a Resolution will set the date, time and place for the public hearing, and identified the location of the proposed easement vacation. The vacation is not final until Council action at the Public Hearing.

.Alternatives: Staff recommends no alternative actions.

Attachments:

- Request to Vacate Easement
- Exhibit A, Proposed Easement Vacation
- Assessor's Parcel Map
- Streets and Highways Code Section 8330
- New General Plan Roadway Classification
- Old General Plan Roadway Classification
- Notice of Exemption
- Circulation Element Map
- Sage Estate Tract Map
- August 12, 2014 P.C. Minutes
- August 26, 2014 P.C. Minutes



Street Vacation Application

Date Received	<u>09/16/14</u>
By	<u>DOLSEN</u>
Fee	<u>\$ 1340</u>
Case #	_____

Entire Street

Portion of Street

General Information

APPLICANT Copper Hills Homes, LLC / Sage Estates Phone 760.365.0649 Fax _____

Mailing Address 8514 Barberry Ave. Email edward878@cs.com or vgreengoit@aol.com

City Yucca Valley State CA Zip 92284

REPRESENTATIVE Nolte V5 / Bill Warner Phone 760.341.3101 Fax 760.341.5999

Mailing Address 42-829 Cook St., Suite 104 Email bill.warner@nv5.com

PROPERTY OWNER Shack WE Jr Family Trust Phone 760.365.0649 Fax _____

Mailing Address Same as applicant Email _____

City _____ State _____ Zip _____

Project Information

Street Name: Sage Ave.

Assessor Parcel Number(s) of adjacent parcels:
(Please provide a copy of the Assessor Parcel Map, with the portion to be vacated identified)
0585-362-01

Nearest cross street(s): Hidden Gold Drive

Length of street to be vacated: ~~± 152 feet~~ 132 feet

Width of street to be vacated: ~~± 7.00 feet~~ 10 feet

Legal description of street, alley, or public easement to be vacated (attach additional pages if needed)
See attached exhibits

Applicant Signature _____

Property Owner Signature _____

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application.

Signed: _____

Date: 4-16-14

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. I am hereby authorizing

Notte V5

to act as my agent and is further authorized to sign any and all documents on my behalf.

Signed: _____

Dated: 4-16-14

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Dr
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

EXHIBIT 'A'

LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, TOWN OF YUCCA VALLEY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 89 OF TRACT 5964, AS RECORDED IN MAP BOOK 76, PAGES 83 THROUGH 85, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE N 0° 26' 00" E ALONG THE EAST LINE OF SAID LOT 89 A DISTANCE OF 131.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 41' 06", A DISTANCE OF 31.66 FEET;

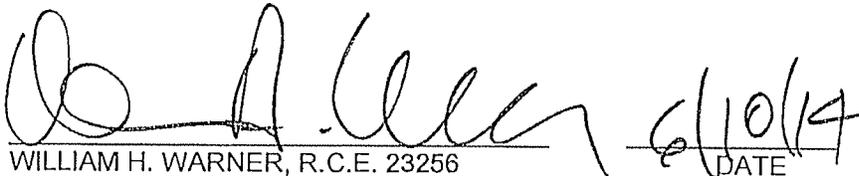
THENCE N 89° 44' 54" E A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 41' 06", A DISTANCE OF 31.66 FEET TO A LINE WHICH IS 10.00 FEET EASTERLY OF , AND PARALLEL TO SAID EAST LINE OF SAID LOT 89;

THENCE S 0° 26' 00" W, ALONG SAID PARALLEL LINE A DISTANCE OF 131.97 FEET;

THENCE N 89° 34' 00" W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

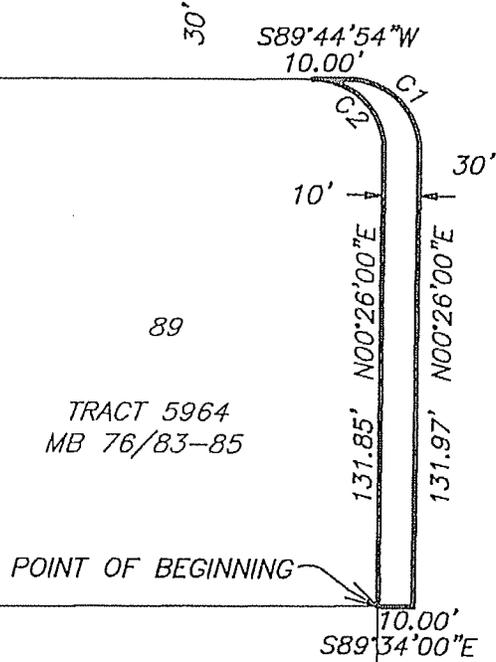
 6/10/14
DATE

WILLIAM H. WARNER, R.C.E. 23256
NOLTE ASSOCIATES, INC.



HIDDEN GOLD DRIVE

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	31.66	20.00
C2	31.66	20.00



SAGE AVENUE

IVANHOE DRIVE

NOLTE
BEYOND ENGINEERING

EXHIBIT B

SHEET NUMBER

1

42-829 COOK STREET, SUITE 104
760.341.3101 TEL. 760.341.5999 FAX

PALM DESERT, CA 92211
WWW.NOLTE.COM

PREPARED FOR: COPPER HILLS HOMES

DATE SUBMITTED: 05/08/14

OF 1 SHEETS

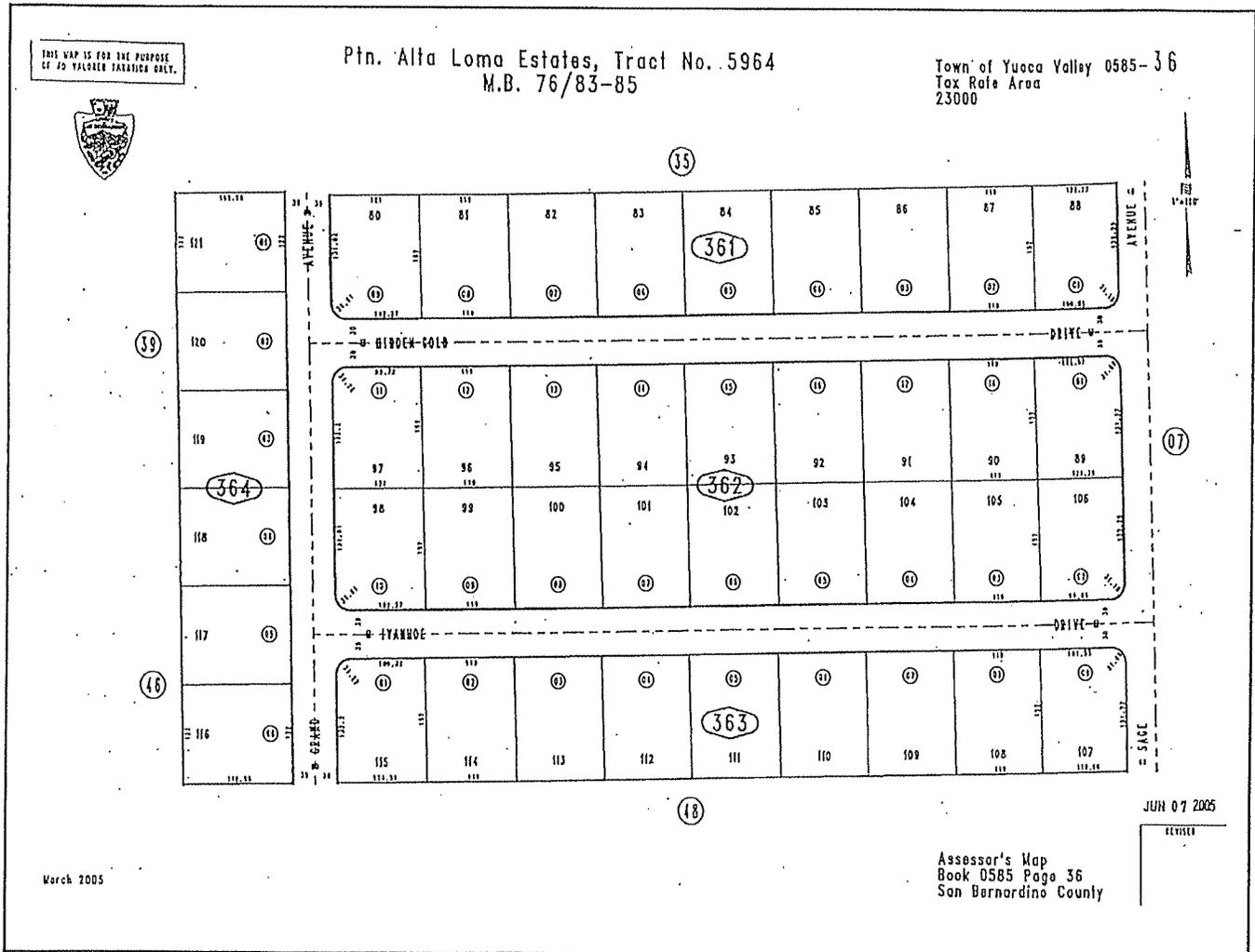
JOB NUMBER
YVB021300



First American

myFirstAm™ Tax Map

, , CA



Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

STREETS AND HIGHWAYS CODE

SECTION 8330-8334.5

8330. (a) The legislative body of a local agency may summarily vacate a street or highway that has been superseded by relocation.

(b) A street or highway shall not be summarily vacated pursuant to this section if vacation would do either of the following:

(1) Cut off all access to a person's property which, prior to relocation, adjoined the street or highway.

(2) Terminate a public service easement, unless the easement satisfies the requirements of Section 8333.

8330.5. (a) Subject to subdivisions (b) and (c), the commission may retain, relinquish to a local agency pursuant to Section 73, or summarily vacate a state highway that has been superseded by relocation.

(b) The commission shall not vacate a state highway unless the commission has first given a notice of relinquishment pursuant to Section 73 and the legislative body of the local agency has protested within the prescribed 90-day period that the highway is not needed for public use and should be vacated by the commission.

(c) If vacation of a state highway would cut off all access to the property of any person which, prior to relocation, adjoined the highway, the commission shall either retain the highway or relinquish it pursuant to Section 73.

8331. The legislative body of a local agency may summarily vacate a street or highway if both of the following conditions exist:

(a) For a period of five consecutive years, the street or highway has been impassable for vehicular travel.

(b) No public money was expended for maintenance on the street or highway during such period.

8332. The legislative body of a local agency may summarily vacate a street or highway pursuant to an agreement entered into with the department pursuant to Section 100.2 to close the street or highway at or near the point of its interception with a state freeway.

8333. The legislative body of a local agency may summarily vacate a public service easement in any of the following cases:

(a) The easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation.

(b) The date of dedication or acquisition is less than five years, and more than one year, immediately preceding the proposed vacation, and the easement was not used continuously since that date.

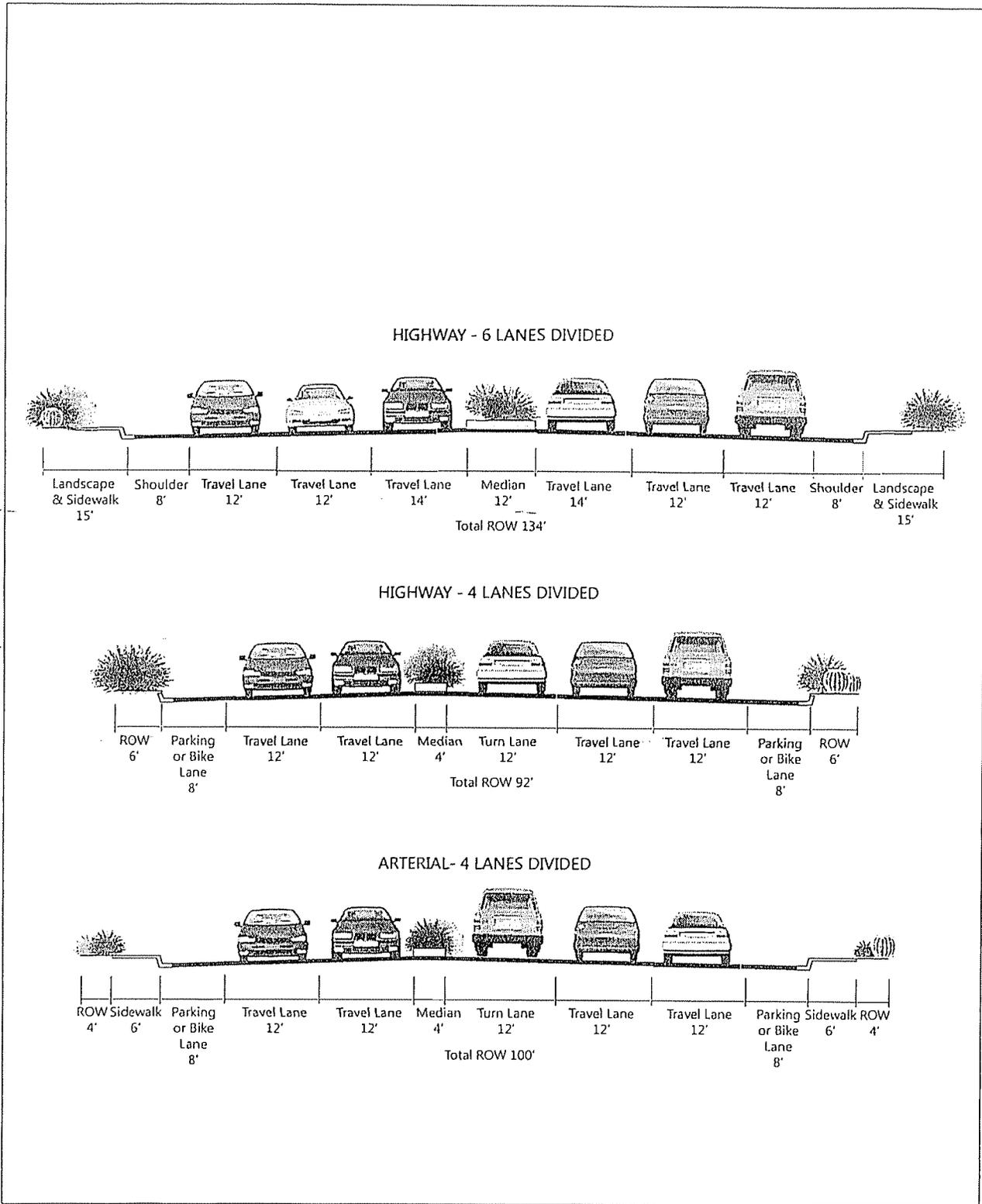
(c) The easement has been superseded by relocation, or determined to be excess by the easement holder, and there are no other public facilities located within the easement.

8334. The legislative body of a local agency may summarily vacate any of the following:

(a) An excess right-of-way of a street or highway not required for street or highway purposes.

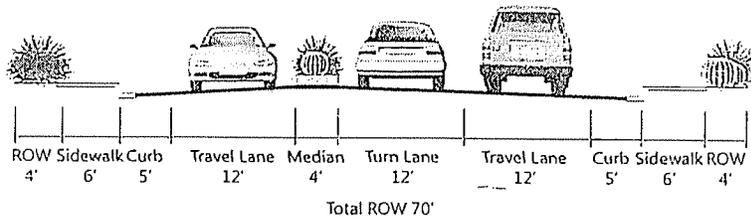
(b) A portion of a street or highway that lies within property under one ownership and that does not continue through such ownership or end touching property of another.

8334.5. Notwithstanding any other provision of this article, a street, highway, or public service easement may not be summarily vacated if there are in-place public utility facilities that are in use and would be affected by the vacation.

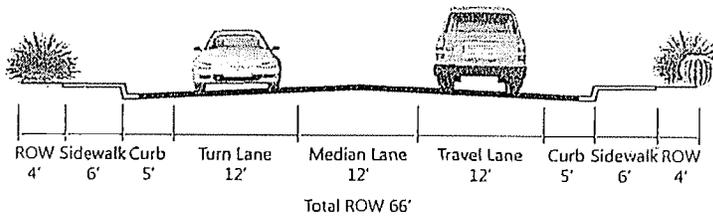


Yucca Valley Circulation Element - Transportation Impact Study

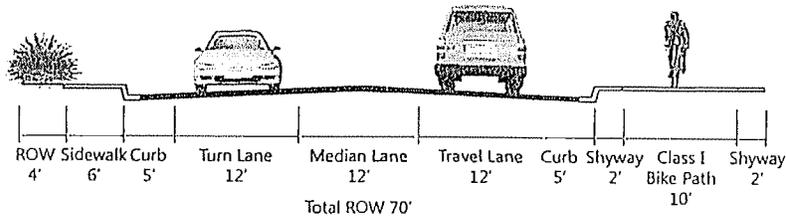
ARTERIAL - 2 LANES DIVIDED



COLLECTOR - 2 LANES (WITH OPTIONAL STRIPED MEDIAN LANE)

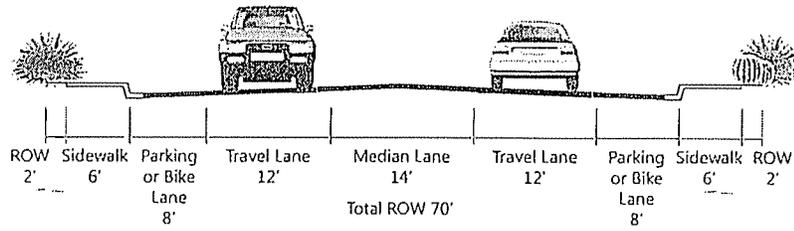


COLLECTOR WITH CLASS I BIKE PATH - 2 LANES (WITH OPTIONAL STRIPED MEDIAN LANE)

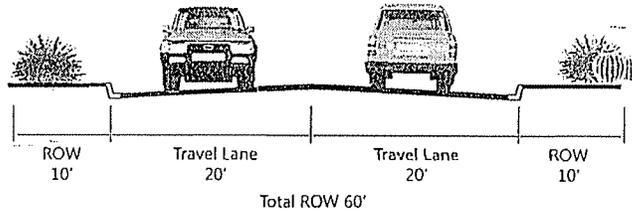


Yucca Valley Circulation Element - Transportation Impact Study

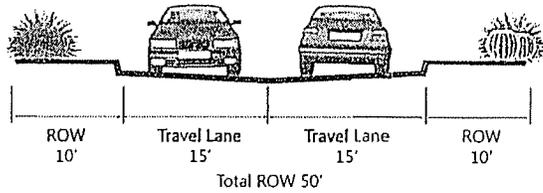
INDUSTRIAL - 2 LANES (WITH STRIPED MEDIAN LANE)



LOCAL



RURAL LOCAL



Yucca Valley Circulation Element - Transportation Impact Study

Notice of Exemption

Form D

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

From: (Public Agency) Town of Yucca Valley

58928 Business Center Drive

Yucca Valley, CA 92284

(Address)

County Clerk
County of San Bernardino

385 N. Arrowhead, 2nd Flr.

San Bernardino, CA. 92415

Project Title: Street Vacation, SV-01-14 Sage Avenue

Project Location - Specific:

The project is at the southwest corner of Sage Avenue and Hidden Gold Drive and is identified as APN:585-362-01.

Project Location – City: Yucca Valley

Project Location – County: San Bernardino

Description of Project:

A proposal to vacate a 10' by 132' easement along Sage Ave, at the southwest corner of Sage Ave and Hidden Gold Dr.

Name of Public Agency Approving Project: Town of Yucca Valley

Name of Person or Agency Carrying Out Project: Copper Hills Homes, LLC

Exempt Status: (check one)

Ministerial (Sec. 21080(b)(1); 15268);

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: Section 15301, Class 1 Existing Facilities

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is an existing roadway and involves no expansion

Lead Agency

Contact Person: Shane Stueckle

Area Code/Telephone/Extension: (760) 369-6575 X305

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

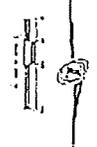
Signature: _____ Date: _____ Title: _____

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

Revised May 1999

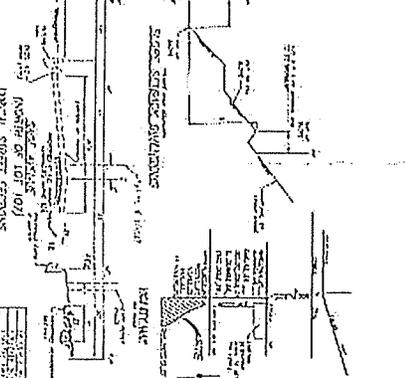
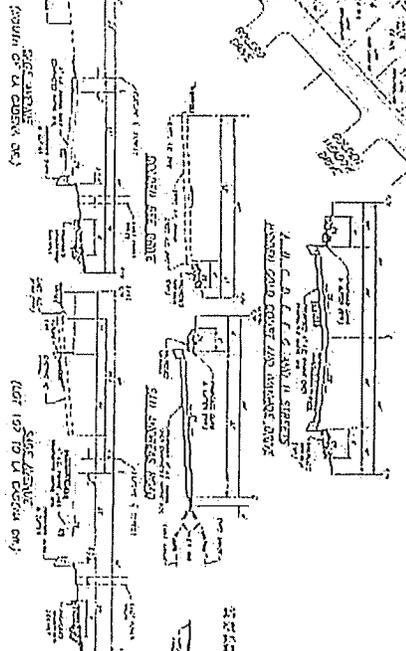
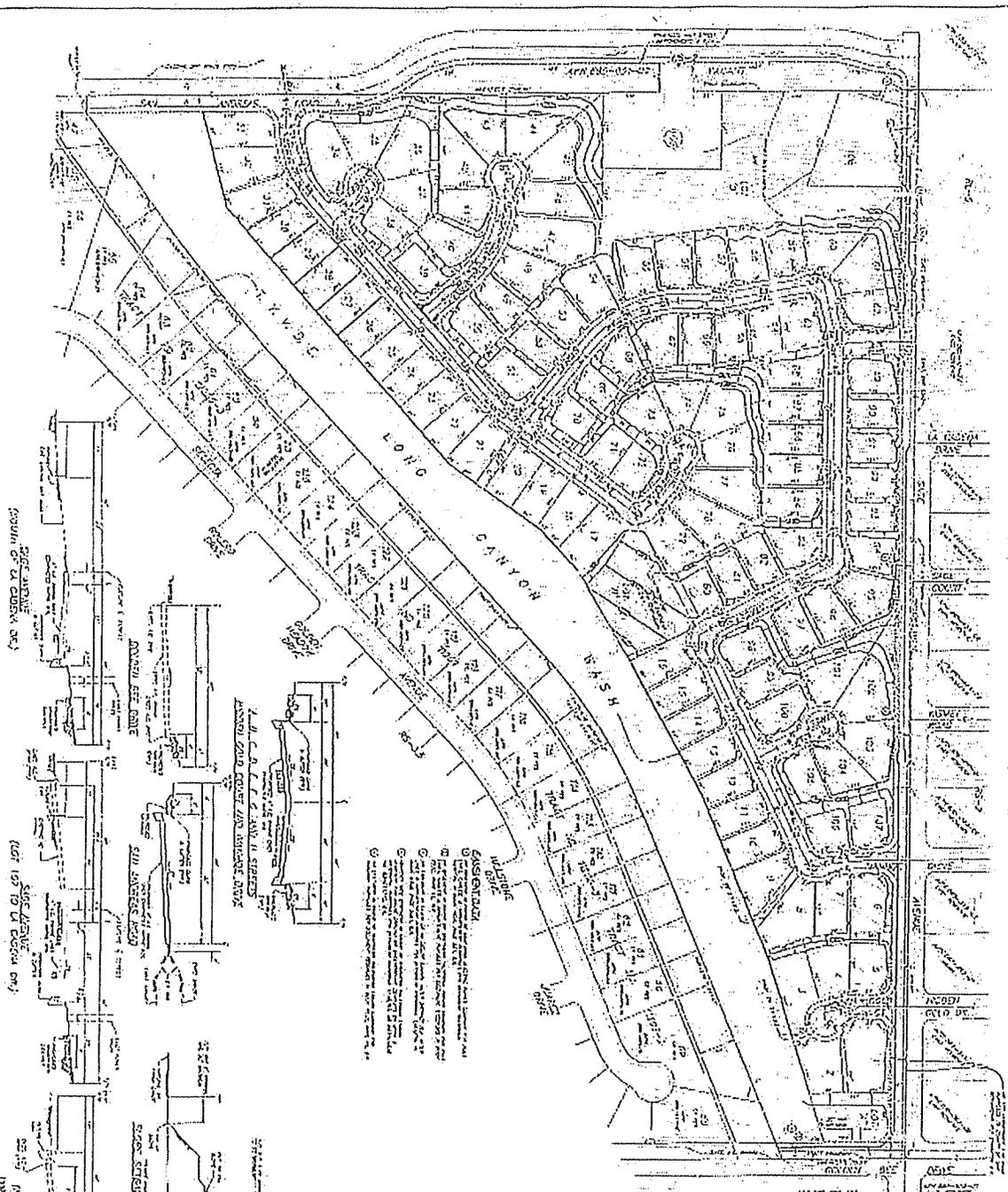


IN THE TOWN OF FUGCA, WILLY, CA.
TENTATIVE TRACT NO. 17862
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, T.1S., R.5E., S.P.M.
 JULY 2007
 REVISED FEBRUARY 20, 2008

PLANNING AND ENGINEERING
 1000 S. GARDEN ST.
 SUITE 100
 SAN ANTONIO, TEXAS 78205
 TEL: 214.541.1111
 FAX: 214.541.1112
 WWW.PAENGINEERING.COM



REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 No. 12345
 EXPIRES 12/31/2010
 JOHN D. SMITH
 ENGINEER



LOT NO.	ACRES	OWNER
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96	0.12	...
97	0.12	...
98	0.12	...
99	0.12	...
100	0.12	...

GENERAL NOTES:

1. THIS TRACT PLAN IS A TENTATIVE PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE ENGINEERING BOARD.
2. THE TRACT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE ENGINEERING BOARD.
3. THE TRACT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE ENGINEERING BOARD.
4. THE TRACT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE ENGINEERING BOARD.
5. THE TRACT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE ENGINEERING BOARD.
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9. THE TRACT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE ENGINEERING BOARD.
10. THE TRACT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE ENGINEERING BOARD.

required findings and Conditions of Approval, with the following modifications: that condition P4 be modified to remove the requirement for irrigation, provided that red yuccas be replaced, and that P8 be modified to remove the requirement to slat the chain link fence. Commissioner Drozd seconded the motion and it passes unanimously.

**7. STREET VACATION, SV-01-14
CEQA EXEMPTION, SECTION 15301, Class 1**

Project Engineer Alex Qishta presented the staff report. He provided an overview of the item which was a proposal to vacate a 10ft by 132ft easement along Sage Ave, at the southwest corner of Sage Ave and Hidden Gold Dr. Staff had found that the vacation was consistent with the new General Plan.

PUBLIC COMMENTS

None

END PUBLIC COMMENTS

Commissioner Lavender recused himself because he had drawn the plans.

Commissioner Whitten said that the vacation could only be granted with substantial evidence that the easement was no longer needed for vehicular traffic or perspective public use. He felt that the development of Sage Estates was perspective public use, given the number of perspective residents. He said that if they were going to vacate one lot, they should vacate the whole street.

Commissioner Drozd asked about vacating one lot, and asked if each property owner would have to apply separately. Staff said that they would work on contacting the property owners along the rest of the street to make it consistent with the new General Plan. He asked if there was currently a house on that property, and was told that there is a house under construction.

Commissioner Whitten asked about improvements to Sage Avenue. Staff said that the project will improve the road on the east side in that section.

Commissioner Bridenstine asked what the existing edge of pavement to centerline was currently. Staff did not have that information on hand. Commissioner Bridenstine said that she doubts that the edge of pavement is at the 20 ft mark. She also pointed out that there was a traffic study in the new general plan, and that road was shown as a local road. She doesn't think there is a reason to deny the request.

Chair Humphreville asked if the road was currently paved in the easement. Staff said that it was not. He didn't see a reason to deny the request.

Staff said that the Commission had questions about the issue, but aid that unfortunately the representatives of the applicant were not able to be present at the meeting. The applicant had

requested that the Planning Commission continue the item if they had any questions. Staff recommended that the Commission continue the item.

MOTION

Commissioner Whitten moved that the Planning Commission continue this issue to the meeting of August 26th, 2014. The motion was seconded by Commissioner Drozd and passed unanimously.

CONSENT AGENDA

1. MINUTES

A request that the Planning Commission approves as submitted the minutes of the meetings held on June 24, 2014 and July 8, 2014.

PUBLIC COMMENTS

None

END PUBLIC COMMENTS

MOTION

Commissioner Whitten moved that the Commission approve as submitted the minutes of the meetings held on June 24, 2014 and July 8, 2014. Chair Humphreville seconded the motion and it passed unanimously.

COMMISSIONER REPORTS AND REQUEST:

Commissioner Whitten said that he had met with the senior housing committee and CORE and toured the senior housing site. He said that there are some negatives about the project but the positives outweigh them, and he thinks this will be a good thing for the community. He requested staff look into a posted fictitious business name for a Second Amendment Sales posted in the paper. He requested staff look into a different naming convention for the senior housing buildings. He also said that recording the Planning Commission was an issue to speak with the Town Council about, as the Planning Commission has no control over that.

Commissioner Bridenstine asked if the signal was going to be in place before the senior housing development was going to open for occupancy. Staff said that the signal would be going in shortly after occupancy. Commissioner Bridenstine expressed concern over the increase in traffic in that intersection without a signal.

Chair Humphreville asked staff to confirm details regarding the street behind the building not being vacated so that it would allow access to the signal at Sage. Staff said that was correct, and provided details.

CEQA EXEMPTION, SECTION 15061(b)(3)

Deputy Town Manager Stueckle provided the staff report. He provided an overview of the item, and stated that staff was recommending that the Commission continue the item to the next two meetings.

Chair Humphreville opened the floor to public comments.

PUBLIC COMMENTS

- Susan Simmons, Yucca Valley, spoke about the native plant ordinance. She said the commission had previously discussed adding junipers and pinyon pine if they could be transplanted. She said that it was her understanding that those trees could only be transplanted when they were less than 3 ft tall. She said that they should be included on the list even if they could not be transplanted.

With no further individuals wishing to speak, Chair Humphreville closed public comments.

CLOSE PUBLIC COMMENTS

Chair Humphreville asked staff to make some recommendations regarding lot coverage.

Commissioner Whitten asked if the staff would providing additional information on the juniper and pinyon pine. Staff said that they would. Commissioner Whitten also asked if Article 2 contained the information about the Home Occupation Permits. Staff said that it did.

MOTION

Chair Humphreville moved that the Planning Commission continue this item to the next meeting. It was seconded by Commissioner Bridenstine and passed unanimously.

**3. STREET VACATION, SV-01-14
CEQA EXEMPTION, SECTION 15301, Class 1**

Project Engineer Alex Qishta provided the staff report. He provide an overview of the project and staff's findings. Staff's recommendation was to grant the vacation. Staff said the vacation was consistent with the new General Plan.

Chair Humphreville opened the floor to public comments.

PUBLIC COMMENT

- Bill Warner, the applicant's representative, said that he was there to answer any questions that the Commission had. He said that he had reviewed the traffic studies with staff and that even if you doubled the numbers from the last traffic study it would still be well under the capacity for that intersection.

CLOSE PUBLIC COMMENT

Commissioner Whitten asked the applicant for the purpose of the request, and the applicant said that they were building a home at that location and would like that land to be available for use and enjoyment, such as landscaping. Commissioner Whitten said that he didn't see any difference between this property and the neighboring properties.

Commissioner Drozd asked the applicant where the main entrance to the development was located. Mr. Warner said that there was not a main entrance, but there were three entrances along Sage.

Staff and Commissioner Whitten asked the applicant to provide some greater detail about the Sage Estates development. Mr. Warner provided the requested information.

Commissioner Bridenstine said that she didn't see any reason not to grant the vacation, and that it met the required criteria, particularly as two traffic engineers had determined that the easement was not required.

Commissioner Drozd agreed with Commissioner Bridenstine. He also asked staff if the lots to the north and south of the property in question would have to apply individually to have their portions of the street vacated as well. Staff said that the Commission should discuss the possibility of vacating the 10 ft. easement on the west side of Sage for all of the properties.

Commissioner Whitten said that there were currently lots with block wall in the easement on Sage. He said that he approved of vacating the easement for the length of the street. Commissioner Whitten also asked staff if vacating the easement would still allow for building sidewalks along the west side of Sage. Staff said that a 60 ft. easement would allow room for sidewalks and for there to be 40 ft. of asphalt from curb to curb.

Commissioner Lavender said that he had recused himself from the issue at the last meeting.

Commissioner Drozd asked if there were any underground utilities in the easement. Staff didn't have that information at hand, but said that typically when you vacate an easement you vacate the above ground portion and not the underground portion.

MOTION

Chair Humphreville moved that the Planning Commission recommend to the Town Council that the Council approve the vacation of SV-01-14, and that the Council consider vacating 10 ft. of the easement along west side of Sage Avenue from San Andreas Road to Joshua Drive. The motion passed 4 to 0, with Commissioner Lavender recusing himself from the vote.

- 10. **Receive and file** the FY 2014-15 First Quarter Budget Report
- 11. **Receive and file** the Treasurer’s Report for the first quarter of FY 2014-15
- 12. **Receive and file** the AB1234 Reporting Requirement Schedule for the month September 2014
- 13. **Ratify** the Payroll Registers Total of \$276,354.38 for checks dated September 26 thru October 10, 2014
Ratify the Warrant Registers total of \$1,006,313.91 for checks dated October 2 thru October 16, 2014

Mayor Lombardo opened public comments for the consent agenda items with no members of the public wishing to speak, public comments were closed.

Mayor Pro Tem Huntington moved to approve consent agenda items 3-6, 8-13. Council Member Abel seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Members Abel, Huntington, Leone, Rowe and Mayor Lombardo
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

**Item No. 7- Resolution No. 14-
 Planning Commission Recommendation
 Street Vacation SV-01-14, Sage Avenue
 Approximately Ten feet (10’) by One Hundred-Thirty-Two feet (132’)
 easement on the southwest corner of Sage Avenue and Hidden Gold Drive**

Deputy Town Manager Stueckle presented the staff report for Street Vacation SV-01-14, Sage Ave.

Mayor Pro Tem Huntington questioned the measurement of the right of way and suggested reducing the requested 10 ft. right of way, to a 7 ft. right of way.

Deputy Town Manager Stueckle suggested the item be returned to the Planning Commission for further review of the item.

Mayor Lombardo opened public comments. With no members of the public wishing to speak, public comments were closed.

Mayor Pro Tem Huntington moved to return the Street Vacation, SV-01-14 to the Planning Commission for further review. Council Member Abel seconded. Motion carried 5-0 on a roll

PLANNING COMMISSION MEMO

To: Honorable Chairman & Commissioners
From: Diane Olsen, Planning Technician
Date: January 05, 2015

Subject: Private Land Development Report

Recommendation: That the Planning Commission receive and file the report.

Discussion: Town staff would like to update the Planning Commission on the progress of private land development and capital improvement projects.

Projects to be Scheduled for Future Planning Commission Hearings:

Conditional Use Permit, CUP 03-14 Ortega

A request for approval of a recycling center located at 4757 Old Woman Springs Road. The project is incomplete pending the submittal of additional information and items from the applicant.

Conditional Use Permit, CUP 01-14 Spectrum/Verizon

A request for the installation of a 65 foot cell tower located on Primrose Drive. The project is incomplete pending the submittal of additional information and items from the applicant.

Site Plan Review, SPR 02-14 Walbern Development

A request for approval for the construction of a 7,768 square foot commercial building to include retail space and quick serve restaurants. The project is located on 29 Palms Hwy, in front of the Home Depot site. The project is scheduled for the Planning Commission meeting of January 27, 2015.

Site Plan Review, SPR 02-08 Yucca Plaza

A request for an extension of time on an approval for a 23,000 square foot commercial/retail center. The property is located at the northwest corner of Hanford Ave and 29 Palms Hwy. The project is scheduled for the meeting of January 27, 2015.

Variance, V 01-14 Castillo

A request to allow an accessory structure larger than what is permitted by the Development Code. The property is located at 7018 Grand Ave. The application is currently under review.

Variance, V 01-13 Abell

A request to allow an accessory structure larger than what is permitted by the Development Code. The project is located 58272 Buena Vista Drive. The application is currently under review.

Projects approved by the Planning Commission:

Conditional Use Permit, CUP 02-14 Al Karadsheh

An approval to convert an existing restaurant to a hookah lounge/restaurant located at 57345 29 Palms Hwy. A building permit was issued for the construction of a patio cover at the rear of the building on December 23, 2014.

Site Plan Review, SPR 01-13 Billings Rock and Sand

An approval for the development of a rock and sand yard located at 55525 Yucca Trail. The project was appealed to the Town Council and was returned to the Planning Commission for further review. The project is scheduled for the meeting of January 27, 2015.

Tentative Tract Map 17862 Sage Estates

An approval for the subdivision of 63 acres into 107 residential lots. The property is located on the southeast corner of Golden Bee Drive and Sage Avenue. Street improvement plans and Grading plans are currently under review by the Engineering Division.

Projects approved by Planning Staff:

Land Use Compliance Review, LUCR 01-14 Family Chiropractic, approval for a 620 square foot conversion of an existing patio to a therapy room. The project was approved on December 01, 2014.

Sign Permit, SP 15-14 Hawks Landing

Approval for the installation of a 15 square foot monument sign, a 3 square foot directional sign, a 42 square foot wall sign and a 0.75 square foot wall sign. The project was approved on December 08, 2014.

Projects Under Construction

Yucca Valley Senior Housing Project

74 unit age restricted apartment complex. The project was issued a certificate of occupancy on December 23, 2015.

Hawks Landing at Blue Skies

Rehabilitation of an existing golf course and the construction of a clubhouse. Pending release from San Bernardino County Fire to issue a temporary certificate of occupancy on the clubhouse

99 Cent Only

Tenant Improvement at the east end of the former Wal-Mart building located at 57980 29 Palms Hwy. The project is currently under construction

Ross Department Store

Tenant Improvement of the former Rite Aid building located at 57646 29 Palms Hwy. The project is currently under construction.

Mesquite 55 Housing Development

There are currently four active building permits for the subdivision.

Desert Vista Village Housing Development

There are currently eleven active building permits for the subdivision

Panda Express

The project was issued a temporary certificate of occupancy on December 23, 2014.

Taco Bell

The project was issued a temporary certificate of occupancy on December 23, 2014

Hi Desert Medical Center Behavioral Health Clinic

A tenant improvement of a 7,481 square foot building located at 57047 29 Palms Hwy. The project is currently under construction

Joshua Springs Calvary Chapel

Parking lot expansion and construction of an 750 square foot restroom. The construction of the restroom facility is complete and the parking lot improvements have not begun.

Valley Community Chapel.

The project is for the addition of a walkway and ramp to access the second story. The project is located at 59025 Yucca Trail. Construction has not begun on the project.

Sun Meza Dr

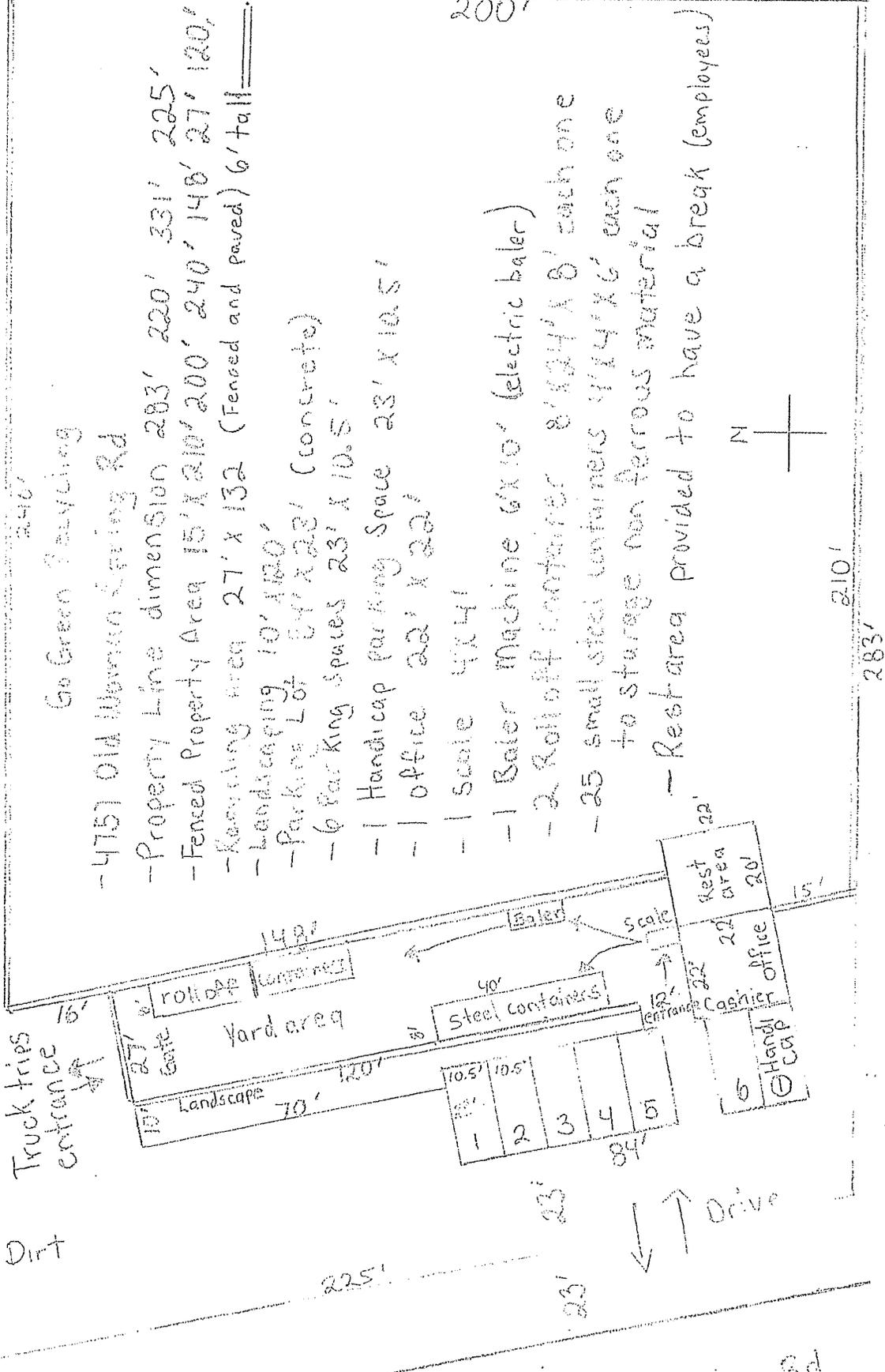
30'

331'

20'

220'

200'



Go Green Recycling

-4757 Old Woman Spring Rd

-Property Line dimension 283' 220' 331' 225'

-Fenced Property Area 15' x 210' 200' 240' 148' 27' 120'

-Roasting area 27' x 132' (Fenced and paved) 6' tall

-Landscaping 10' x 120'

-Parking Lot 8' x 23' (concrete)

-6 Parking spaces 23' x 10.5'

-1 Handicap parking space 23' x 10.5'

-1 office 22' x 22'

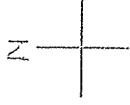
-1 scale 4' x 4'

-1 Baler Machine 6' x 10' (electric baler)

-2 Roll off containers 8' x 24' x 8' each one

-25 small steel containers 4' x 4' x 6' each one to storage non ferrous material

- Rest area provided to have a break (employees)



210'

283'

Dirt

225'

23'

23'

Drive

Old Woman Spring Rd

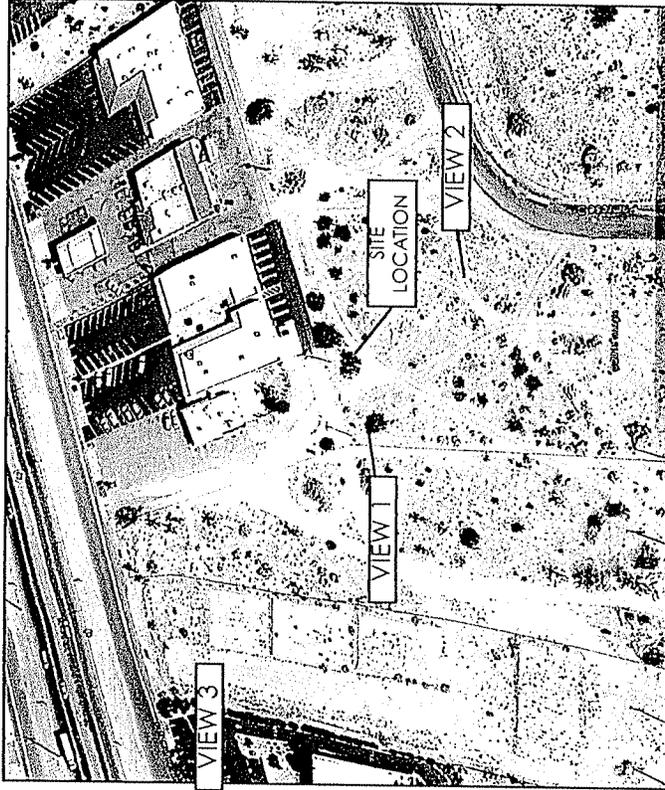
PHOTOGRAPHIC SIMULATION
PROPOSED WIRELESS COMMUNICATIONS FACILITY



SPECTRUM

SITE NAME: KARACHI (LAX-402)
SITE ADDRESS: UNADDRESSED PARCEL
YUCCA VALLEY, CA 92284
DATE: 12/23/2014
APPLICANT: VERIZON WIRELESS
15505 SAND CANYON AVE.
BUILDING D, 1ST FLOOR
IRVINE, CA 92618
(949) 286-7000
CONTACT: MICHAEL HAYES

SITE LOCATION MAP



2014 AGOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.



EXISTING -VIEW 1:
LOOKING EAST

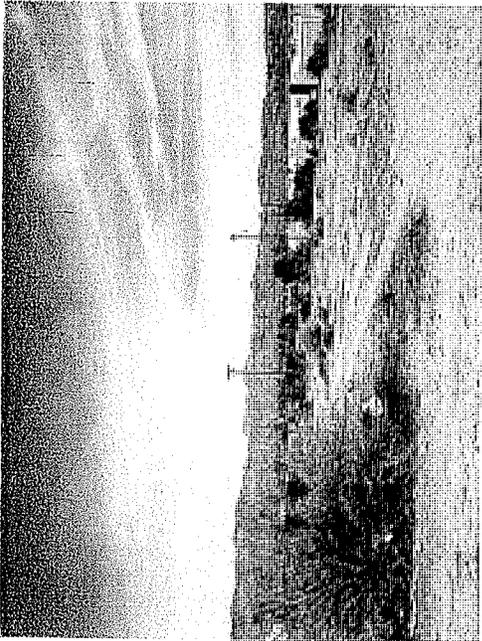
PHOTOGRAPHIC SIMULATION -
VIEW 1: LOOKING EAST



PROPOSED INSTALLATION OF '65 MONOPINE WITH ANTENNA ARRAY, ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 8' BRICK WALL, ADDITION OF FOUR (4) LIVE AFGHAN PINE TREES.

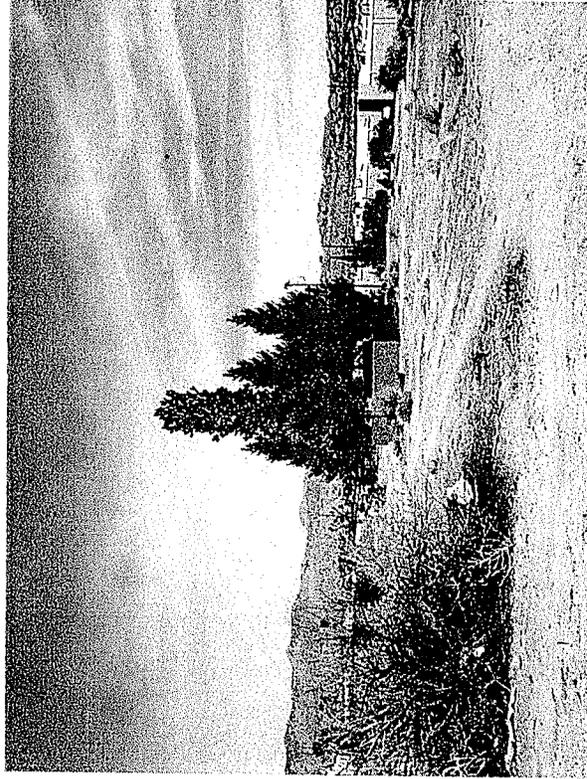
SPECTRUM

SPECTRUM SERVICES, INC. - 4405 EAST AIRPORT RD. STE 100 - ONTARIO, CA 91761 - (909) 456-8401 . EXT. 11



EXISTING -VIEW 2:
LOOKING NORTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 2: LOOKING NORTHWEST



PROPOSED INSTALLATION OF '65 MONOPINE WITH ANTENNA ARRAY, ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 8' BRICK WALL. ADDITION OF FOUR (4) LIVE AFGHAN PINE TREES.

SPECTRUM

SPECTRUM SERVICES, INC. - 4405 EAST AIRPORT RD. STE 100 - ONTARIO, CA 91761 - (909) 456-8401. EXT. 11

3/4



EXISTING -VIEW 3:
LOOKING SOUTHEAST

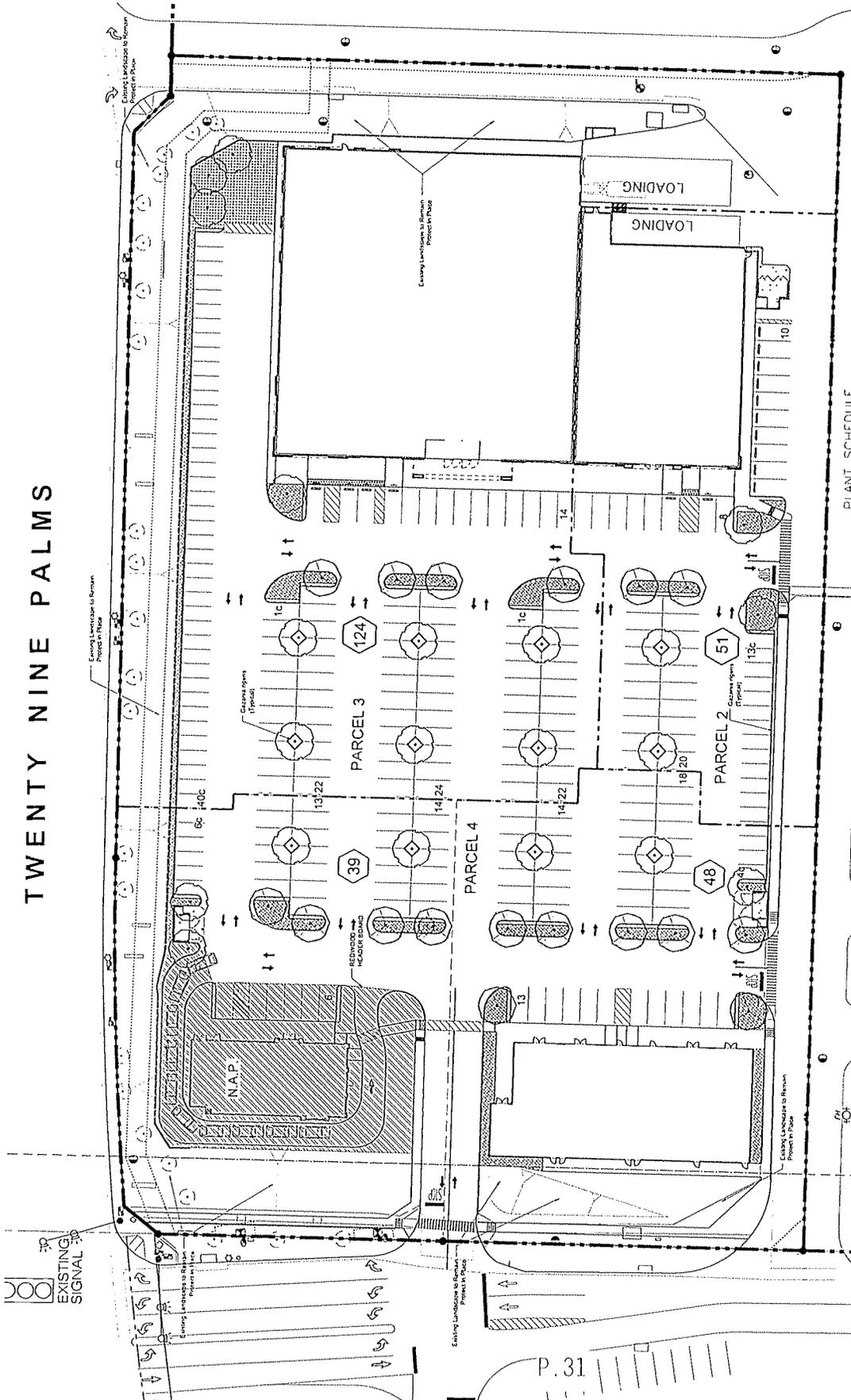
PHOTOGRAPHIC SIMULATION -
VIEW 3: LOOKING SOUTHEAST



PROPOSED INSTALLATION OF '65 MONOPINE WITH ANTENNA ARRAY, ALONG WITH INSTALLATION OF EQUIPMENT COMPOUND SCREENED BY A 8' BRICK WALL. ADDITION OF FOUR (4) LIVE AFGHAN PINE TREES.

SPECTRUM

TWENTY NINE PALMS



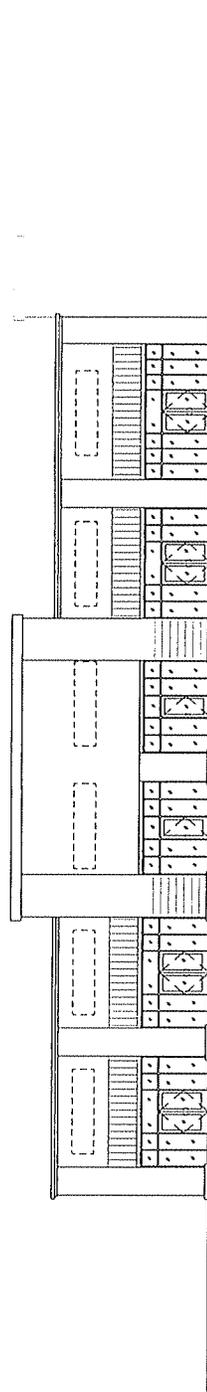
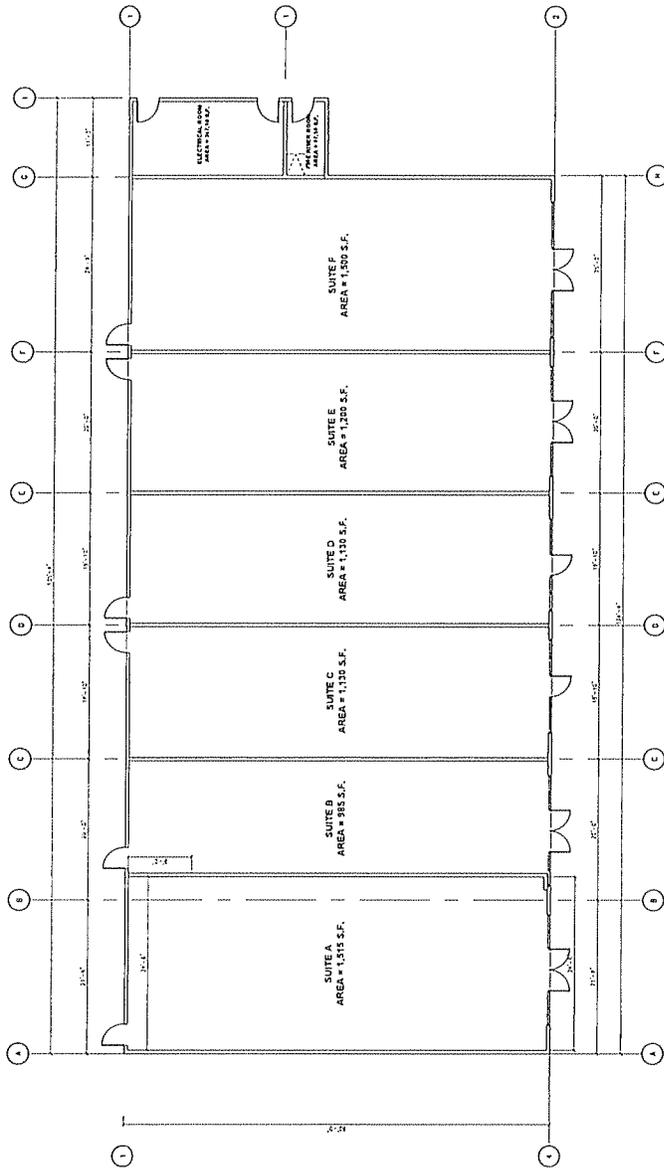
PLANT SCHEDULE

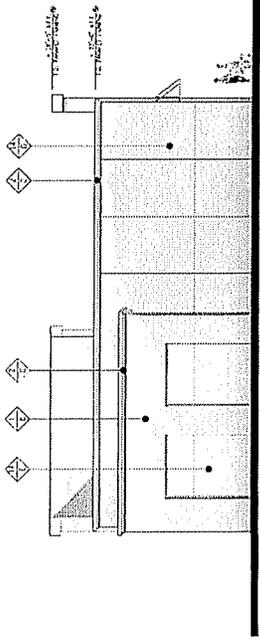
SYMBOL	PLANT NAME	QUANTITY	NOTES
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(Symbol)	21 Potted Cordoba	24	24" Dia
(Symbol)	22 Potted Cordoba	24	24" Dia
(Symbol)	23 Potted Cordoba	24	24" Dia
(Symbol)	24 Potted Cordoba	24	24" Dia
(Symbol)	25 Potted Cordoba	24	24" Dia
(Symbol)	26 Potted Cordoba	24	24" Dia
(Symbol)	27 Potted Cordoba	24	24" Dia
(Symbol)	28 Potted Cordoba	24	24" Dia
(Symbol)	29 Potted Cordoba	24	24" Dia
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(Symbol)	51 Potted Cordoba	24	24" Dia
(Symbol)	52 Potted Cordoba	24	24" Dia
(Symbol)	53 Potted Cordoba	24	24" Dia

NOTES:
 ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM WITH ANTI-FLOODING MEASURES TO PREVENT OVERWATERING.
 A LANDSCAPE MAINTENANCE SCHEDULE SHALL BE PROVIDED TO THE CITY.
 PLANT MATERIAL NOT LISTED MAY BE USED SUBJECT TO APPROVAL OF THE CITY.
 ALL LANDSCAPE PLANTING AND MAINTENANCE SHALL BE DONE TO CITY STANDARDS.
 ALL LANDSCAPE PLANTING SHALL BE INSTALLED / ON-PALMS SUBJECT TO CITY STANDARDS.
 ON-SITE LANDSCAPE SHALL BE MAINTAINED BY BUSINESS OWNER.

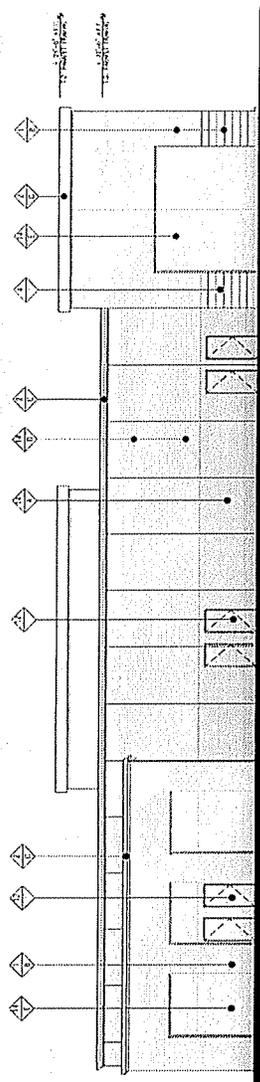
WALBERN DEVELOPMENTS YUCCA VALLEY LANDSCAPE CONCEPT
 29105920 | 12.07.2014
 SCALE 1"=20'-0"

GreenbergFarrow
 18000 MacArthur Blvd., Suite 250
 Irvine, CA 92612
 T 949 256 6556 | F 949 256 0413

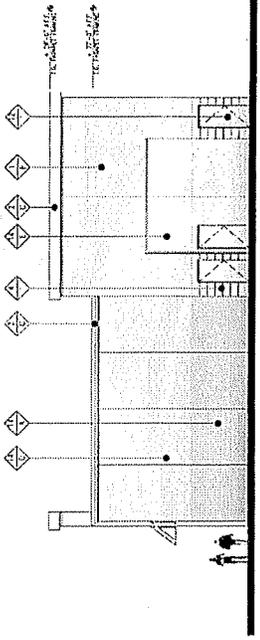




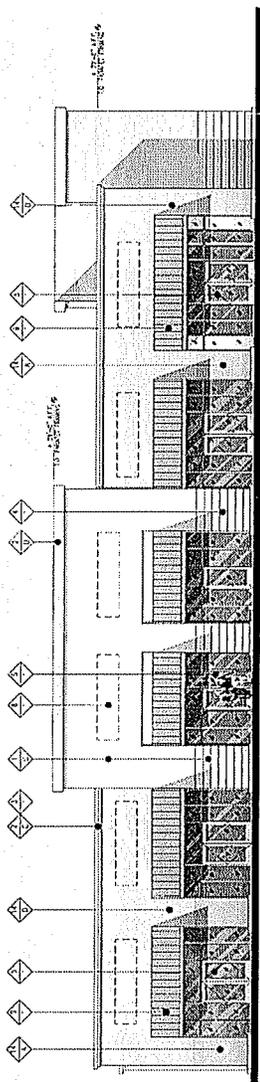
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

FINISH SCHEDULE

1	EXTERIOR WALL	1	ROOF CEILING
2	ROOF	2	ROOF INSULATION
3	ROOF FINISH	3	ROOF TRUSS
4	ROOF TRUSS	4	ROOF TRUSS
5	ROOF TRUSS	5	ROOF TRUSS
6	ROOF TRUSS	6	ROOF TRUSS
7	ROOF TRUSS	7	ROOF TRUSS
8	ROOF TRUSS	8	ROOF TRUSS
9	ROOF TRUSS	9	ROOF TRUSS
10	ROOF TRUSS	10	ROOF TRUSS
11	ROOF TRUSS	11	ROOF TRUSS
12	ROOF TRUSS	12	ROOF TRUSS
13	ROOF TRUSS	13	ROOF TRUSS
14	ROOF TRUSS	14	ROOF TRUSS
15	ROOF TRUSS	15	ROOF TRUSS

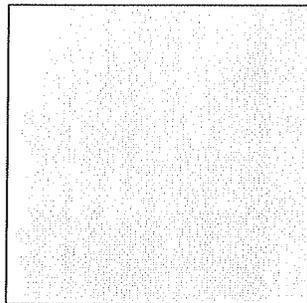
SHOPS BUILDING - SHOPS
 YUCCA VALLEY, CA
 WALBURN DEVELOPMENT
 201-40727 0



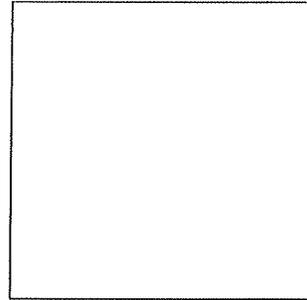
GreenbergFarrow
 19000 MacArthur Blvd., Suite 250
 Irvine, CA 92617
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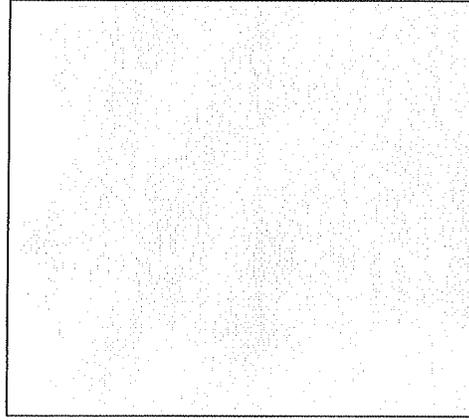
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FRONTIER LAND



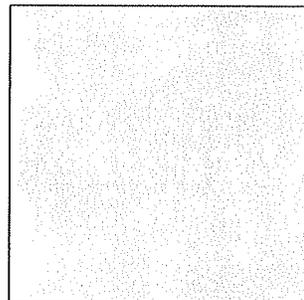
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FINE GRAIN



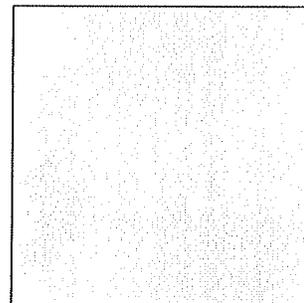
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TATAMI MAT



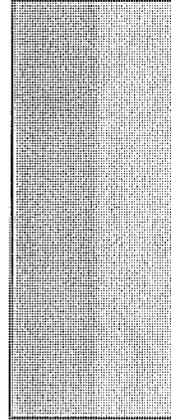
STOREFRONT - CLEAR ANODIZED
ALUMINUM



PAINT - DUNN EDWARDS DE6143
ALMOND LATTE



PAINT - DUNN EDWARDS DE6142
FLOATING FEATHER



METAL AWNING - BUTLER - LAVA





REVISION	BY	DATE
1		
2		
3		
4		
5		

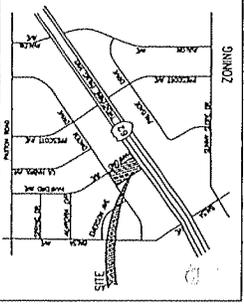
JOB LOCATION
 APN 0601-411-03-0000 - HANFORD AVENUE

OWNER
 ALLI MIKE AND AIDA - (714) 717-2297
 105 PACIFIC COAST HWY. - HUNTINGTON BEACH, CA 92648

DATE: 12/18/2007
 DRAWN BY: M.L.A.
 CHECKED BY: M.L.A.
 APPROVED BY: M.L.A.
 SCALE: 1"=20'

SHEET 1 OF 5
 SITE PLAN

SITE PLAN



AREA	TABULATION	AREA (SQ. FT.)
TOTAL SITE AREA	78011	52,174
BLANKING AREA	20703	14,169
BLANKING COVERAGE	21426	14,484
AS. PAVING AREA	22430	15,141
ALL PAVING FOOTPRINT	48322	32,514
LANDSCAPING AND IMPROVEMENTS	15299	10,199
LANDSCAPING FOOTPRINT	18216	12,144
SOX WALK AREA	3120	2,100

PARKING REQUIRED
 2000'S SUB/TWO OUT. = 84 SPACES

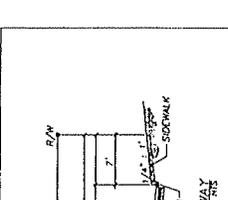
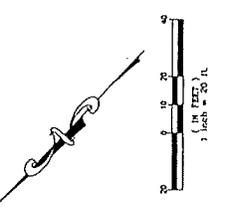
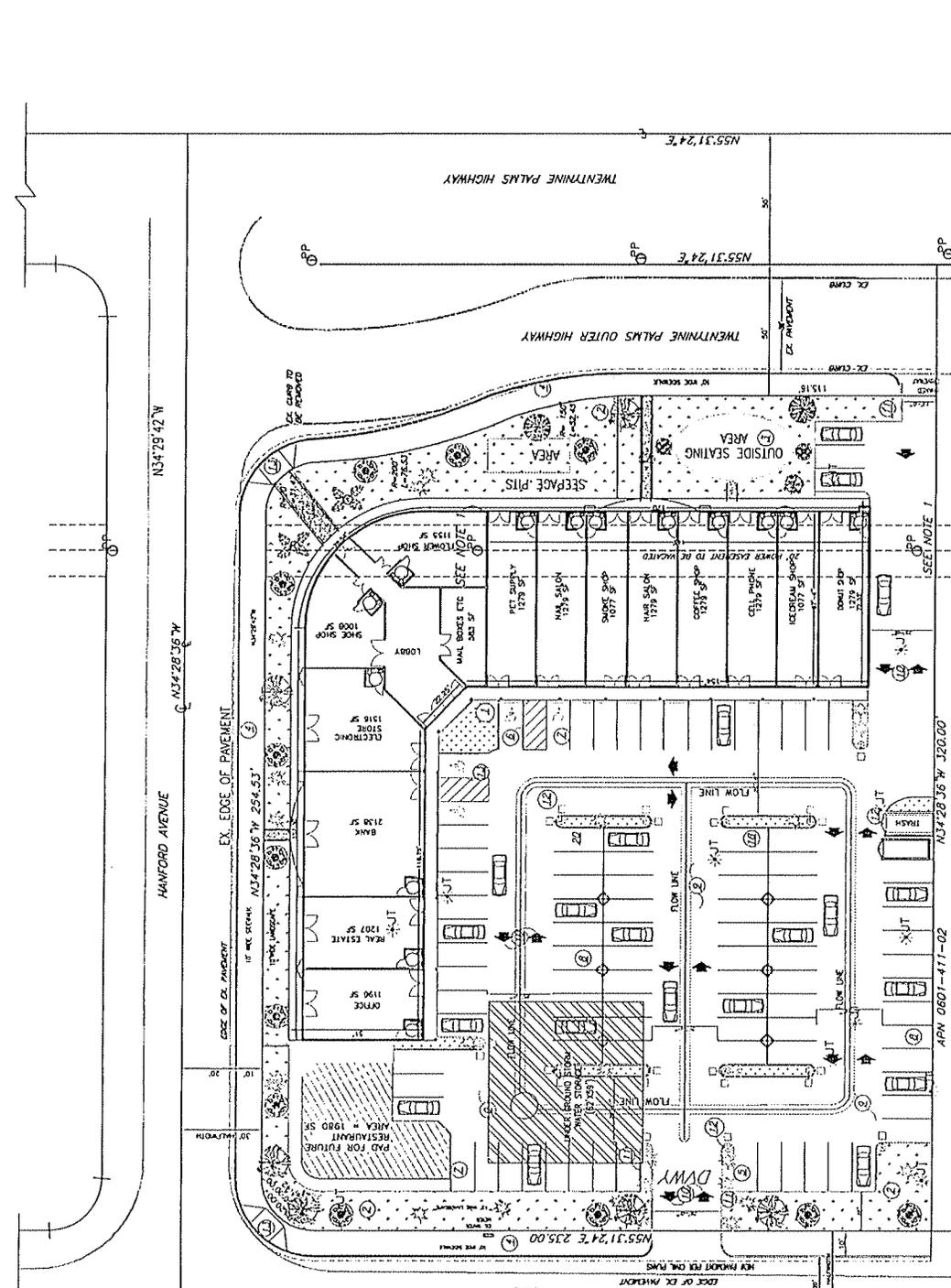
PARKING PROVIDED
 8' x 18' STANDARD SPACES
 84 SPACES
 TOTAL SPACES PROVIDED FOR THIS USE = 84

LEGAL DESCRIPTION
 PORTION OF LOTS 3 AND 4, TRACT NO. 6372, AS PER MAP RECORDED IN COUNTY OF ORANGE, STATE OF CALIFORNIA.

APN: 0601-411-03-0000
 BUILDING TYPE: ONE STORY
 OCCUPANCY: B
 ZONING: C2

SITE PLAN NOTES:
 1. CONCRETE CURB AND WALK STOPS
 2. IMPROVED LANDSCAPING (SEE SCHEDULE 'A' OF THIS SET OF PLANS)
 3. UTILITY LOCATIONS
 4. 6" x 8" CONC. CURB FOR TYPICAL TUESA WALKWAY DIMENSIONS
 5. DIMENSIONS FOR TYPICAL TUESA WALKWAY AND TYPICAL SIDEWALK
 6. DIMENSIONS FOR TYPICAL SIDEWALK AND TYPICAL SIDEWALK
 7. LANDSCAPING SHALL BE AS SHOWN ON THESE PLANS
 8. SEE PLANS FOR SIGNAGE
 9. SEE PLANS FOR SIGNAGE
 10. DIMENSIONS FOR TYPICAL TUESA WALKWAY
 11. DIMENSIONS FOR TYPICAL TUESA WALKWAY
 12. DIMENSIONS FOR TYPICAL TUESA WALKWAY
 13. DIMENSIONS FOR TYPICAL TUESA WALKWAY
 14. DIMENSIONS FOR TYPICAL TUESA WALKWAY

NOTE: 1. EXISTING DIMENSIONS SHALL BE AS SHOWN ON THESE PLANS AND SHALL BE RECORDED AND RECORDED CONFORMS WITH THE ROW. REVISIONS SHALL BE CO-ORDINATED WITH THE PROJECT CONTRACTOR.
 NOTE: 2. EXISTING DIMENSIONS SHALL BE AS SHOWN ON THESE PLANS AND SHALL BE RECORDED AND RECORDED CONFORMS WITH THE ROW. REVISIONS SHALL BE CO-ORDINATED WITH THE PROJECT CONTRACTOR.

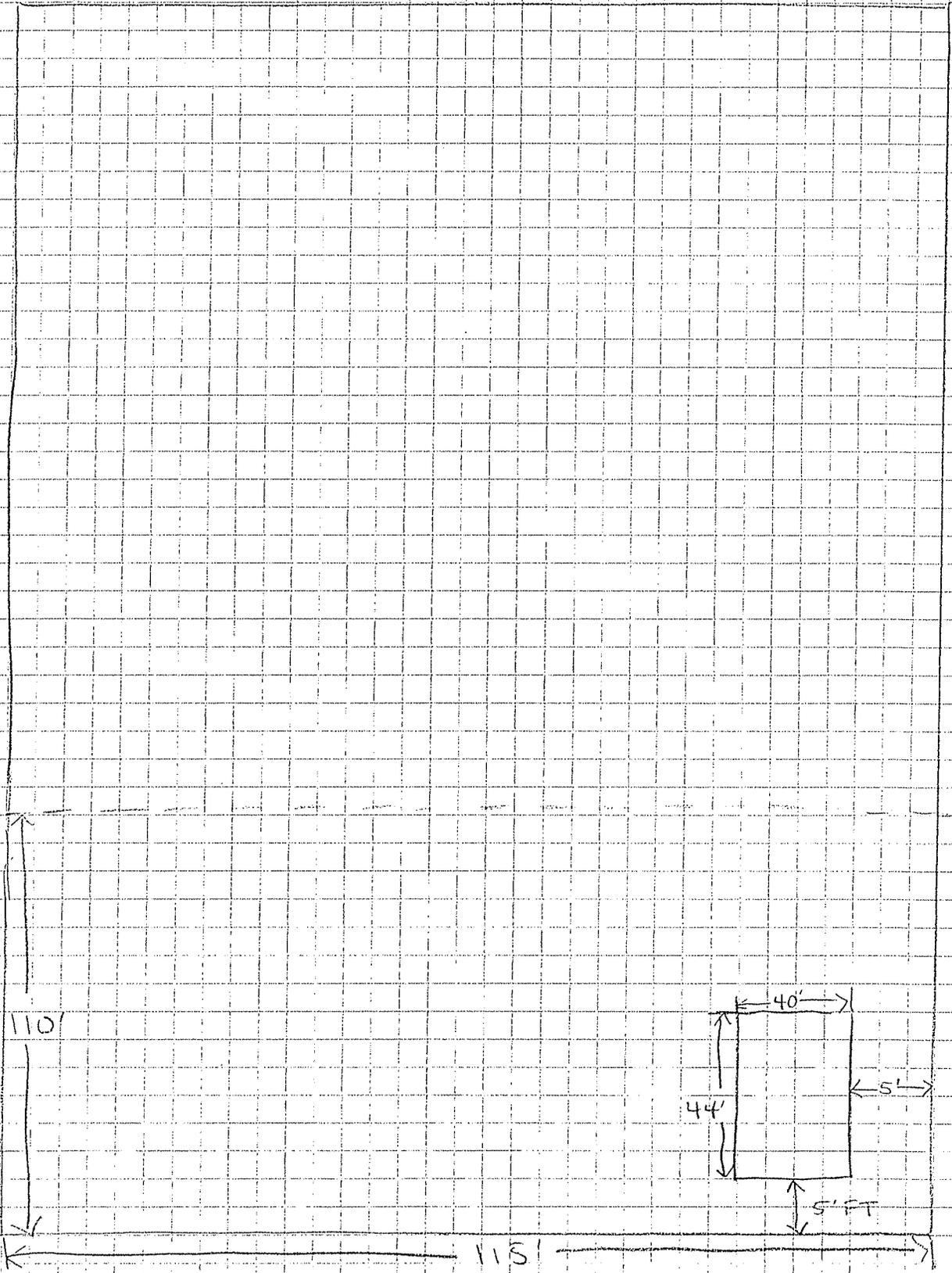


PETRA ENGINEERING
 105 PACIFIC COAST HWY., SUITE 100
 HUNTINGTON BEACH, CA 92648
 TEL: (714) 717-2297 FAX: (714) 717-2297
 PREPARED BY: M.L.A.
 SCALE: AS SHOWN

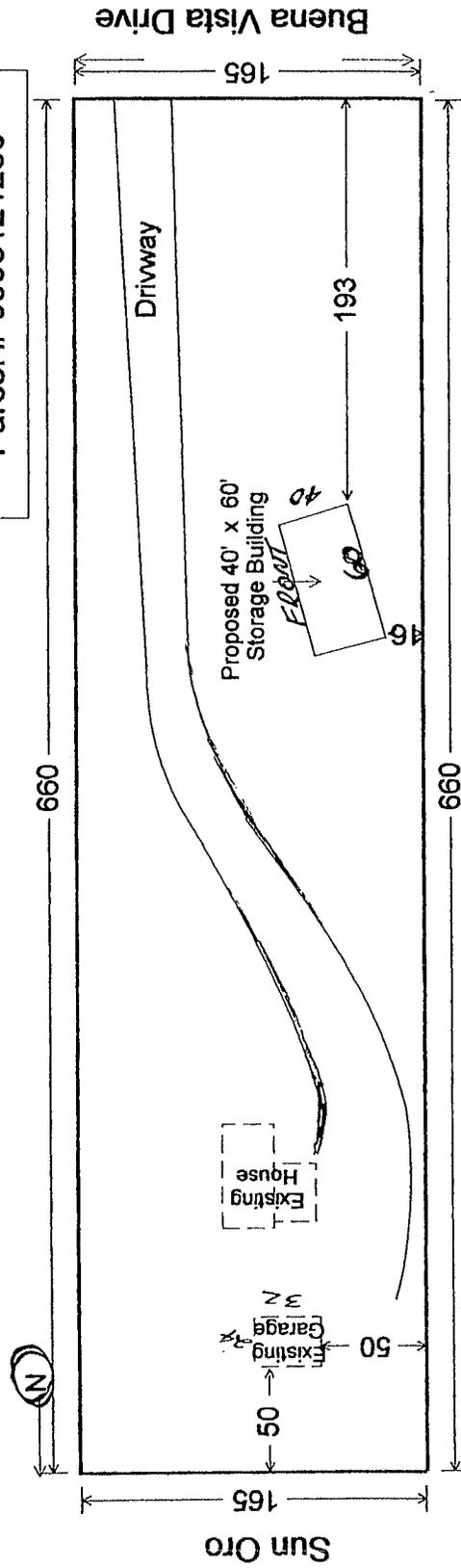


GRAND AVENUE

LITTLE URAGULE



Parcel # 0598121230



Jeff Abell
58272 Buena Vista Drive
Yucca Valley, CA 92284

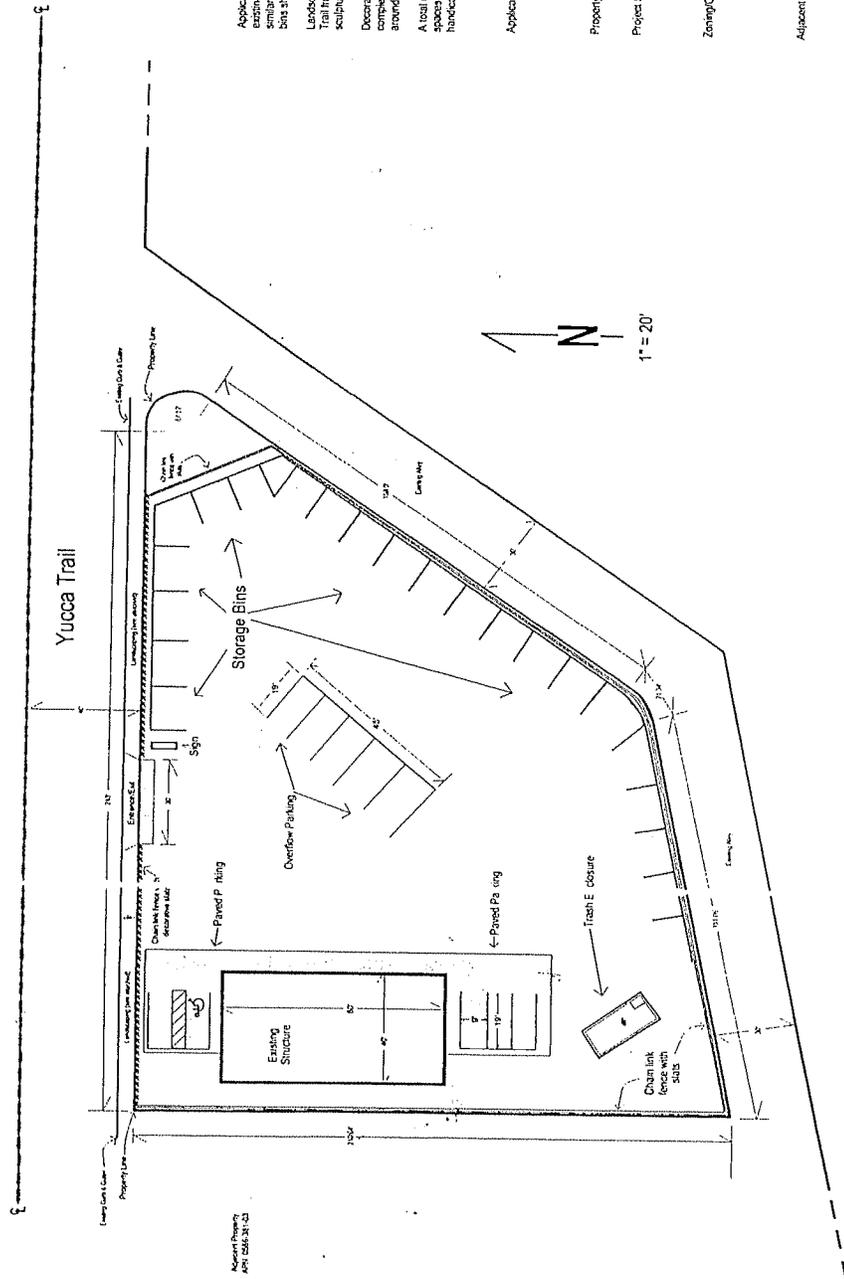
Abell Storage Building Aug 25, 2003

Billings Transfer, Inc.

55525 Yucca Trail
 APN 0586-381-04

Site Plan Review

Prepared for:
 Town of Yucca Valley Planning Commission
 Change of Use - Sand/Gravel/Rock storage and sales facility



Project Description

Applicant Robert Billings of Billings Transfer, Inc. proposes a change of use to utilize the existing structure and property for storage and sales of rock, sand, gravel, crushed stone and similar construction materials. Materials offered for sale will be stored in the storage bins shown on the site plan.

Landscaping, as shown on the attached landscape plan, will be placed along the Yucca Trail frontage and will consist of a combination of drought tolerant plants and plant sculptures.

Decorative fence materials will also be placed along the Yucca Trail frontage to complement the landscaping. Chain-link fencing with posts will provide visual relief around the perimeter of the property as shown on the site plan.

A total of five (5) customer parking spaces will be provided, five (5) paved parking spaces and five (5) handicap spaces, as shown on the site plan. One (1) space will be handicap accessible per the requirements of the Americans With Disabilities Act (ADA).

Applicant:
 Billings Transfer, Inc.
 P. O. Box 314
 Yucca Valley, Ca 92286
 billingsr@billingsyucca.com

Property Owner:
 Joel Hughes

Project Site:
 55525 Yucca Trail
 Yucca Valley, CA 92284
 South side of Yucca Trail, west of High Trail

Zoning/General Plan Designation:
 Site: O17C
 North: O17C
 South: O17C
 East: O17C
 West: O17C

Adjacent Uses:
 North: Vacant
 South: Self-storage
 East: Recycling Center
 West: Rock/Sand Sales

Site Plan Prepared by:
 Robert Billings
 P.O. Box 314
 Yucca Valley, CA 92286
 Prepared July 12, 2013
 Last Modified: October 2, 2013
 Issue Number: October 2, 2013



IN THE TOWN OF YUCCA VALLEY, CA.
TENTATIVE TRACT NO. 17862
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, T.1S., R.5E., S.B.M.
 JULY 2007
 REVISED DECEMBER 2008

PREPARED BY
NOLTE
 ENGINEERS ARCHITECTS & LANDSCAPE ARCHITECTS
 1000 W. 10TH STREET, SUITE 100
 YUCCA VALLEY, CA 92389
 (951) 781-1111
 FAX (951) 781-1112
 www.nolte.com

DATE: 12/15/08

PROJECT NO.: 17862

ASSISTANT ENGINEER: [Signature]

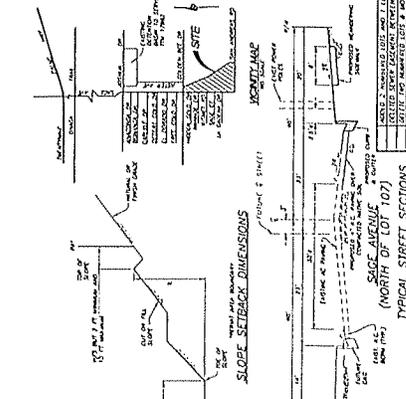
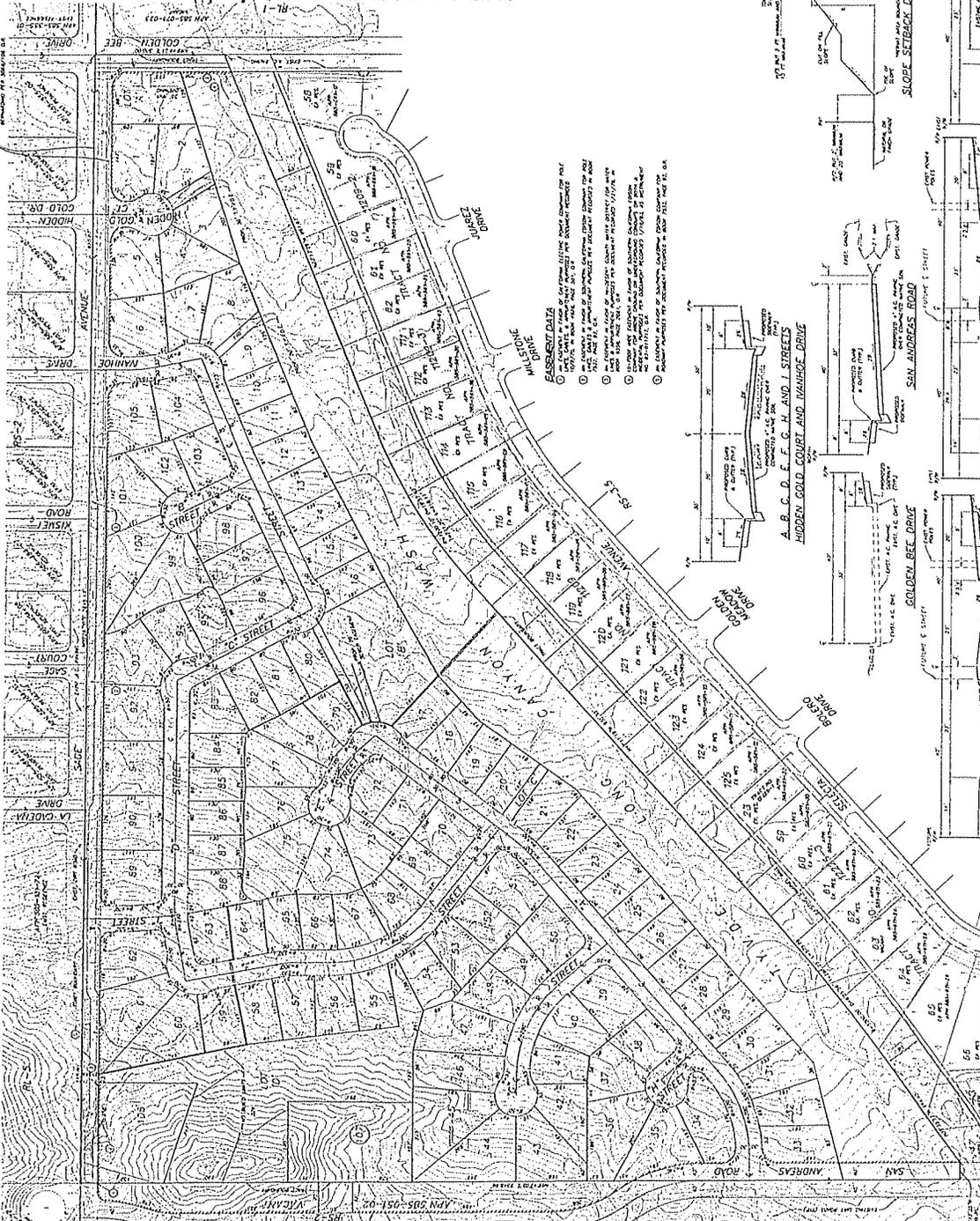
REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 LICENSE NO. 45122

- PROJECT DESCRIPTION**
 1. A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, T.1S., R.5E., S.B.M., YUCCA VALLEY, CALIFORNIA.
 2. THE TRACT IS TO BE SUBDIVIDED INTO 100 LOTS.
 3. THE TRACT IS TO BE SUBDIVIDED INTO 100 LOTS, EACH BEING APPROXIMATELY 1/4 ACRES IN AREA.
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- EXISTING LAND USE**
 1. AGRICULTURE
 2. OPEN SPACE
- EXISTING ZONING**
 1. AGRICULTURE
 2. OPEN SPACE
- PROPOSED ZONING**
 1. AGRICULTURE
 2. OPEN SPACE
- ASSISTANT ENGINEER'S COMMENTS**
 1. THE TRACT IS TO BE SUBDIVIDED INTO 100 LOTS.
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LEGAL DESCRIPTION
 THE TRACT IS DESCRIBED AS FOLLOWS:
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 12, T.1S., R.5E., S.B.M., YUCCA VALLEY, CALIFORNIA.
 THE TRACT IS TO BE SUBDIVIDED INTO 100 LOTS.
 THE TRACT IS TO BE SUBDIVIDED INTO 100 LOTS, EACH BEING APPROXIMATELY 1/4 ACRES IN AREA.
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 THE TRACT IS TO BE SUBDIVIDED INTO 100 LOTS, EACH BEING APPROXIMATELY 1/4 ACRES IN AREA.

FINISHED ELEVATIONS

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Project Title: Land Use Compliance Review, LUCR 01-14

Date: December 01, 2014

Location: 57374 29 Palms Highway
APN # 595-191-09

Applicant: Nelson Goff
Family Chiropractic
57374 29 Palms Highway
Yucca Valley, CA 92284

Property Owner:
Nelson Goff
57374 29 Palms Highway
Yucca Valley, CA 92284

Project Description:

This approval is for the construction of a 620 square foot patio conversion into a physical therapy room. The site has an existing medical office of 2,776 square feet. This request is being approved pursuant to Chapter 9.66 (Land Use Compliance Review) of the Yucca Valley Development Code. Conditions of approval are attached to this approval.

Chapter 9.66.010 (D) requires that the project comply with the following:

1. Commercial Design Guidelines
2. Outdoor Lighting Regulations
3. Parking and Screening Requirements
4. Sign Regulations
5. Dedication of easements for drainage facilities
6. All other applicable development code regulations

The project has been designed and conditioned to meet each of these regulations.

The project is not required to comply with the following pursuant to Chapter 9.66.010 (E).

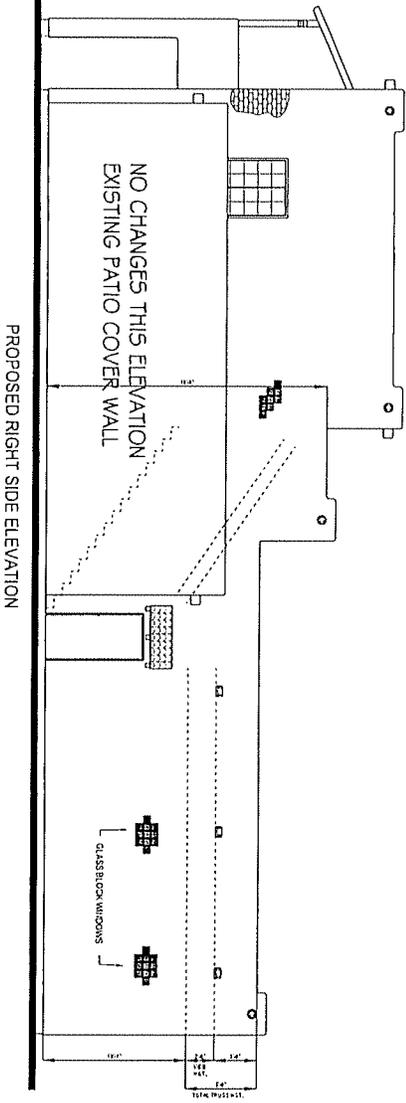
1. Half width street improvements
2. Onsite water retention of incremental increase
3. Improvements to drainage facilities
4. Assessment District formation
5. Utility Undergrounding
6. Additional Landscaping.

Project reviewed by:
Diane Olsen, Planning Technician

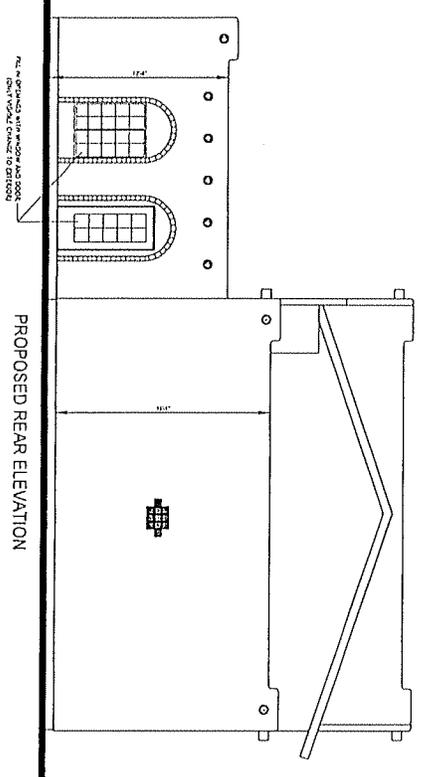


Project approved by:
Shane Stueckle, Deputy Town Manager

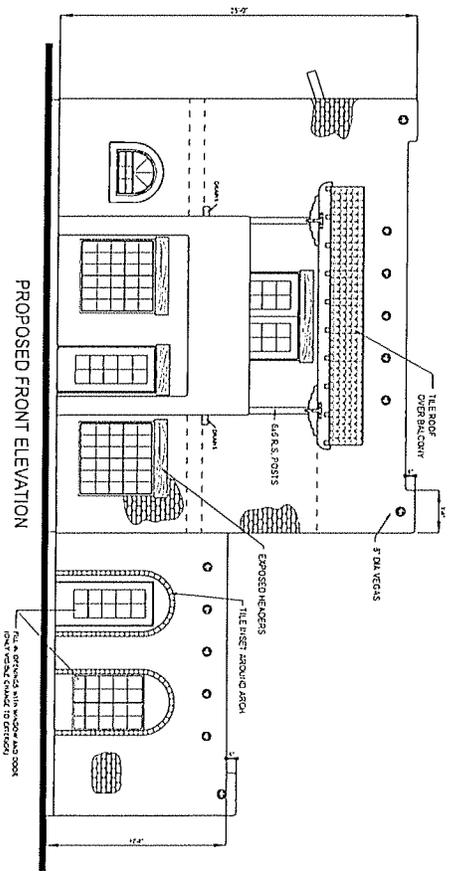




PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

ELEVATIONS

<p>3</p>	<p>DATE: 12/14</p>		<p>DESIGN CONCEPTS DRAFTING AND DESIGN SERVICE</p>	<p>P. 45 mily Chiropractic</p>	<p>3</p>
	<p>1" = 4'</p>		<p>57445 29 Palms Hwy., Suite 304 Yucca Valley, CA 92204 Phone (760) 365-8742 Fax (760) 365-0743</p>		

**TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
SIGN PERMIT, SP 15-14**

APPLICANT: Cindy Melland
55100 Martinez Trail
Yucca Valley, CA 92284

BUSINESS NAME: Hawks Landing Golf Club

LOCATION: 55100 Martinez Trail

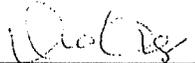
OWNER: WJB Golf, LLC
55100 Martinez Trail
Yucca Valley, CA 92284

ACTION: APPROVAL

NOTE: This permit does not constitute application for a building permit. A separate building permit application must be submitted to the Building Department.

CONDITIONS OF APPROVAL:

1. This sign permit is for the installation of
 - a. One, 6' x 2.5' (15 sq ft) monument sign; and
 - b. One, 1.5 x 2' (3 sq ft) monument sign; and
 - c. One 12' x 3.5' (42 sq ft) wall sign; and
 - d. One 15" x 6" (.75 sq ft) wall sign;
2. Applicant shall obtain necessary permits from the Building and Safety Division for the installation of sign.
3. Any lighting shall comply with the Outdoor Lighting regulations.
4. Violation of any of these conditions or any applicable ordinance or regulations shall be cause for immediate revocation of this permit and issuance of citations.
5. No further signs shall be approved on the subject property without a separate permit.



DIANE OLSEN
Planning Technician

12/08/14
Date



Yucca Valley

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
December 2, 2014**

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

Commissioners present were Drozd, Lavender, Whitten and Vice Chair Bridenstine.

The Pledge of Allegiance was led by Vice Chair Bridenstine.

Commissioner Whitten moved to approve the agenda, with the correction that next regularly scheduled meeting of the Commission was December 9th rather than December 23rd. It was noted for the record that the December 9th meeting would be canceled, and that the December 23rd meeting might also be canceled. Commissioner Drozd seconded, and the motion passed unanimously.

Vice Chair Bridenstine opened the floor to public comments.

PUBLIC COMMENTS

None

CLOSE PUBLIC COMMENTS

DEPARTMENT REPORTS

**1. CONDITIONAL USE PERMIT, CUP 06-07 ESSIG
REQUEST FOR EXTENSION**

Deputy Town Manager Stueckle provided the staff report. He provided an overview of the item which was a request for extension on a conditional use permit for an approximately 5,890 sq. ft. commercial building, including approximately 3,790 sq. ft. of office space. Staff stated that the conditions of approval had been put into the current format, and that staff was recommending that the Planning Commission grant a three year extension, expiring on December 4, 2014.

Vice Chair Bridenstine opened the floor to public comments.

PUBLIC COMMENTS

Jean Essig, applicant, said that there had already been a large investment in the project, and she would like to see it completed. She said it will be a beautiful building.

CLOSE PUBLIC COMMENTS

Commissioner Drozd said that he saw no reason not to grant the extension. He said it seemed like a nice project.

Commissioner Lavender said that he had no objection to granting the extension.

Commissioner Whitten asked staff if there had been any changes in the Development Code which would effect this project. Staff said that they were not aware of any. Commissioner Whitten also comment on the positioning of the loading zone at the rear of the site adjacent to a residential property. He asked if there was any requirement for a block wall to provide a buffer, and staff said that a block wall was not a project requirement. Staff also said that typically with renewals there were not changes made to the conditions of approval unless ordinances or regulations had changed and the conditions needed to be modified in order to be compliant.

Vice Chair Bridenstine asked if the fact that the condition use permit had passed its expiration date would affect the Commission's ability to renew the application. Staff said that due to an error on the part of staff, the applicant had been sent a notice stating the permit expired in 2014, and so would not be considered past the expiration date.

MOTION

Commissioner Whitten moved that the Planning Commission approve the Extension of Time request for 3 years, expiring on December 4, 2017 with the requirement that if there are any changes to the ordinances that it receive commission approval. The motion was seconded by Commissioner Drozd and passed unanimously.

2. LANDSCAPE PLAN, LP 01-14 AND NATIVE PLANT PLAN APPLICATION, NPP 82-14, SAGE ESTATES FOR TRACT MAP 17862

Deputy Town Manager Stueckle presented the staff report. He provided an overview of the item, which was the Landscape Plan and Native Plant Plan application for Tract Map 17862, a development with 105 single family resident lots. Staff noted that the updated Native Plant ordinance, which had received its first reading, referred to maximum reuse of native plants on the site. The proposed landscaping plan primarily uses native plants, namely Joshua trees and Mojave yuccas. Staff identified two areas of the landscape plan which they recommended that the Commission discuss. One was along Sage Avenue from Golden Bee to San Andreas where there is a stretch of meandering sidewalk with landscaping on both sides of the sidewalk, which will consist of Joshua trees and Mojave yuccas. The second area was the landscaping of the typical residential lot, which would consist of a Joshua tree and two Mojave yuccas. Both of these areas would be left as native soil. Staff asked that the Commission discuss whether or not some other material such as decomposed granite should be used as ground cover in those areas rather than native soil.

Ray Lopez, Landscape architect for the project, spoke about the proposed landscape plan and native plant plan. He said that the native plant survey, which had been performed approximately

five years ago, identified 859 Joshua trees and 517 total Mojave yuccas located on the project. Of those it was determined that 69 of the Joshua trees were not viable for transplant, leaving 790 Joshua trees which could be transplanted. They intended to transplant 526 Joshua trees and 422 yuccas on the project. The project will include a nursery area where 80 Joshua trees will be planted, and can either be adopted or remain in place.

Mr. Lopez said that the landscape plan only included Mojave yucca and Joshua trees except in five yards with slopes which required landscaping to provide stabilization, which will include non-native plants. The landscape plan does not include any irrigation except in the five areas with non-native plants. He said that there are some junipers on the site, but they cannot be transplanted or protected on site. In some of the sloped areas they are putting in gravel.

Commissioner Drozd asked about the adoption area and what their plan was to adopt out plants. Bill Warner, Civil Engineer for the project, said that the adoptable plants would be placed at the northern end of the wash, and that it was his understanding that the ordinance required a 60 day period for adoption.

Commissioner Drozd asked if this project was a continuation of the previous Copper Hills development. Mr. Warner said that while it was the same developer, the previous project was approved under the jurisdiction of the County and had a significantly different process.

Commissioner Whitten expressed concern about the use of native soil in the residential lots, and asked if there was any plan for soil stabilization or erosion control. Mr. Warner said that the property owner, Bill Shack, was willing to do some gravel or decomposed granite in those areas for soil stabilization. Commissioner Whitten asked if the location of the power poles could be added to the landscape plans. Mr. Warner said that the locations of the poles had been considered when designing the landscape plans, but those locations could be shown. Commissioner Whitten also asked if the package treatment plant was going to be subsurface, and Mr. Warner provided the requested details.

Mr. Warner also stated that they expected to receive the 1601 permit from the Department of Fish and Game in the next few days. He stated as part of that process the project was required to include 240 native plants in the form cat-claws to be purchased and planted in the channel. There were also about 7 acres of the channel would have to be fenced off and left undisturbed.

Commissioner Lavender said that the applicant had addressed his concern that the transplantation of the Joshua trees be coordinated with the grading to reduce the risk of damage.

Commissioner Bridenstine asked how long they expected the grading to take, and if the Joshua trees would be left exposed during the process.

Mr. Shack said that the plan was to relocate the Joshua trees immediately, so they are not exposed. He also stated that the plan was to add colored compressed granite and rock along Sage Avenue to make it aesthetically pleasing. He also said lots would have either grey rock or compressed granite, and that the lots would have a minimum of one Joshua tree, but could include more.

Commissioner Whitten asked if there was an option to add a lawn for individuals purchasing these lots. Mr. Shack said that nothing would prevent an individual from adding a lawn, they would not recommended it. Commissioner Whitten asked about artificial grass, and Mr. Shack said that it would be available as an upgrade.

Commissioner Drozd asked if the changes in the Native Plant ordinance would effect this project. Staff said it would not.

Commissioner Bridenstine asked if the yuccas which were not going to be used in the landscaping plan were going to be adopted out, used in the tract or destroyed. Mr. Lopez said that the landscape plan was already using the majority of the plants, and Mr. Shack had stated that they would be able to include additional plants in the lots if necessary, so they could conceivable use them all. Commissioner Bridenstine also asked about the irrigation on the sloped areas which would be receiving the native type, but not native, plants. Mr. Lopez said that there are five lots with backyards with a slope that landscaping for stabilization which would include drip style irrigation. Commissioner Bridenstine asked if the treatment plant would be screened from view by the landscaping, and Mr. Lopez said that the plant would be screened by a wall, and the intent of the landscaping in that area was to preserve as many native plants as possible.

Staff said that if the Planning Commission found that the native plant plan and the landscaping plan with the modifications of including decomposed granite material along the parkway along Sage as well as on the residential lots and to include more native plants back into the site if possible, then the Planning Commission could approve the landscaping plan and native plant plan as presented a modified.

MOTION

Commissioner Whitten moved that the Planning Commission approve the Native Plant Plan Application, NPP 82-14, and that the Planning Commission approve the Landscape Plan, LP 01-14, with the modification to include decomposed gravel in the specified areas. Commissioner Drozd seconded the motion and it passed unanimously.

CONSENT AGENDA

1. MINUTES

A request that the Planning Commission approves as submitted the minutes of the meetings held on October 14, 2014.

PUBLIC COMMENTS

None

END PUBLIC COMMENTS

MOTION

Commissioner Whitten moved that the Commission approve as submitted the minutes of the meetings held on October 14, 2014. Commissioner Drozd seconded the motion and it passed unanimously.

STAFF REPORTS AND COMMENTS

Staff provided an overview of the status of private land development projects currently active in the town.

COMMISSIONER REPORTS AND REQUEST:

Commissioner Drozd thanked everyone for attending.

Commissioner Lavender said that he had requested to leave the Commission and had asked Councilman Leone to replace him.

Commissioner Whitten thanked Commissioner Lavender for his service, and thanked staff. He also stated that it might be his last meeting depending on the selection process.

Vice Chairman Bridenstine thanked staff, and thanked Commissioner Lavender. She also asked how soon they would have new Planning Commission members, and staff said that it would typically be January or February.

ANNOUNCEMENTS:

The next regular meeting of the Planning Commission is scheduled for December 9, 2014 at 6:00pm, but it will be cancelled.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:20.

Respectfully submitted,

Allison Brucker
Secretary

Approved by the Planning Commission on _____, 2014.

DRAFT