



**Summary Report Memorandum**  
**Attachment A: Draft Guiding Principles, Issues and Intent**  
Development Code Update- Phase I Analysis  
Town of Yucca Valley

*(Approved by the Town Council on September 6, 2011)*

The Development Code Update Draft Guiding Principles were developed based upon review of the General Plan and Development Code, interviews with stakeholders, discussions with Town Staff, responses to the Community Survey, and a joint Town Council / Planning Commission workshop. The Guiding Principles are intended to be a guide for the Development Code Update. As the code is revised and updated, the project team will refer to the Guiding Principles to draft purpose and intent statements for standards within the Code.

The Guiding Principles are intended to be adopted by the Town Council on a conceptual basis, to provide direction for the Development Code Update team. Modifications to the guiding principles by the Town Council are encouraged and recommended as the intent of this document is to reflect the direction of the Town Council.

The Guiding Principles are further defined and expanded in the Issues and Objectives outline in the body of this document.

**Development Code Update Guiding Principles**

1. Clear, specific standards with minimum of interpretation required. The Development Code shall be straightforward, clear and easy to use for decision-makers, Town staff, developers, property owners and residents, with specific standards and a minimum of interpretation required.
2. Appropriate infrastructure. The Development Code shall require appropriate infrastructure to be provided for new development, but shall provide allowances for infill development. Infrastructure requirements shall be related to the density and intensity of the zoning designation, in a form similar to the San Bernardino County requirements.
3. Enabling the Economic Hub. Development and design standards shall provide for a balance of uses to meet the social and economic needs of the community and the Morongo basin, with higher intensity uses to address retail, commercial, employment, and housing opportunities concentrated along the Highway 62 corridor and surrounding area.
4. Reinforcing the Desert character. For the lower density residential areas of the Town, desert character consists primarily of greater openness and less urban lifestyle. Development standards shall provide greater setbacks for both primary and accessory structures, lower lot coverage, less infrastructure requirements, more animal uses, larger accessory structures, and a broader array of home occupations and businesses to be operated within residential areas. Desert vegetation shall not be cleared until properties are to be developed and clearing only necessary land for structures and specific uses is encouraged. Incorporation of native desert plants shall be encouraged through the development of landscape requirements for residential development and through the use of clustering to promote undisturbed native desert areas.



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The Issues and Objectives outlined in the following table further elaborate the Guiding Principles.

1. **Guiding Principle:** Clear, specific standards with minimum of interpretation required. The Development Code shall be straightforward, clear and easy to use for decision-makers, Town staff, developers, property owners and residents, with specific standards and a minimum of interpretation required.

Issue	Objective
A) Interpretations of code sections	<ul style="list-style-type: none"> <li>▪ Include specific, quantifiable requirements and standards</li> <li>▪ Use language that is clear and concise</li> <li>▪ Avoid need for interpretations, or subjective criteria</li> <li>▪ Provide visual aids where feasible</li> </ul>
B) Enforceable code	<ul style="list-style-type: none"> <li>▪ “Shall” will be used instead of “encourage” or “should”</li> <li>▪ Provide specific standards and requirements to measure compliance against</li> </ul>
C) Ease of Use	<ul style="list-style-type: none"> <li>▪ Format and language shall be consistent throughout Development Code</li> <li>▪ Tables will be used as often as possible, with text accompanying to provide further detail</li> <li>▪ Include specific references to relevant sections for common standards</li> <li>▪ Provide clear administration standards to streamline development review process</li> <li>▪ A detailed Table of Contents will be included</li> <li>▪ Eliminate information applicable to County areas and not Town</li> </ul>
D) Smaller Code	<ul style="list-style-type: none"> <li>▪ Avoid repetition of standards</li> </ul>



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Issue	Objective
	<ul style="list-style-type: none"> <li>▪ Consolidate standards and requirements of a particular type in one section, for example parking, landscaping, signs and grading</li> </ul>
E) Update for consistency with state law	<ul style="list-style-type: none"> <li>▪ Sections such as water management, transitional housing, and emergency shelters will be updated to comply with state law</li> </ul>

2. **Guiding Principle:** Appropriate infrastructure. The Development Code shall require appropriate infrastructure to be provided for new development, but shall provide allowances for infill development. Infrastructure requirements shall be related to the density and intensity of the zoning designation in a form similar to the San Bernardino County requirements.

Issue	Objective
A) Roadway improvements	<ul style="list-style-type: none"> <li>▪ Incorporate graduated improvement levels, related to density and intensity of development (see attached example from County of San Bernardino). Specifics will be determined with the drafting of the Development Code, and subsequent Town Council review and approval               <ul style="list-style-type: none"> <li>○ Paved roads for new tracts (not including parcel maps), commercial and industrial development to reduce dust and maintain air quality</li> <li>○ Roadway sections in residential areas related to density</li> <li>○ Curb and gutter/drainage improvements related to need and density and intensity of development</li> <li>○ Sidewalks along highways and arterial roads</li> </ul> </li> </ul>



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	<ul style="list-style-type: none"> <li>○ Sidewalks in commercial areas</li> <li>○ Sidewalks/paths/trails in residential areas related to density of development</li> <li>○ Street lights related to density and traffic safety</li> <li>▪ Provide exceptions for infill development (where 75% or more of block already developed)</li> <li>▪ Driveway improvements related to roadway improvements</li> </ul>
B) Drainage impacts	<ul style="list-style-type: none"> <li>▪ Protect drainage courses</li> <li>▪ Preserve drainage courses in natural state to extent feasible</li> <li>▪ Require new tracts, commercial and industrial development to address impacts to storm drainage, both on- and off-site</li> <li>▪ All development provide for on-site detention of storm flows</li> </ul>
C) Infill development	<ul style="list-style-type: none"> <li>▪ Provide exceptions for infill development (where 75% or more of block already developed)</li> </ul>



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- 3. Guiding Principle:** Enabling the Economic Hub. Development and design standards shall provide for a balance of uses to meet the social and economic needs of the community and the Morongo basin, with higher intensity uses to address retail, commercial, employment, and housing opportunities concentrated along the Highway 62 corridor and surrounding area

Issue	Objective
A) Development and design standards	<ul style="list-style-type: none"> <li>▪ Prepare design standards for subdivisions</li> <li>▪ Prepare industrial development and design standards</li> <li>▪ Provide design standards to encourage integrated development, rather than the ‘strip-mall’ look along Highway 62; review Sign Code for enhancement opportunity(s)</li> <li>▪ Provide standards and requirements for Mixed Use developments</li> <li>▪ Identify overlay zones and standards to identify hazard areas in the Town (flood hazard zones, fault zones, airport safety zones)</li> <li>▪ Reduce required parking requirements in non-residential areas to better reflect actual need</li> </ul>
B) Poorly kept properties/ blighted areas	<ul style="list-style-type: none"> <li>▪ Provide specific standards for Code Enforcement to rely upon in enforcing the Development Code</li> <li>▪ Maintain consistent standards to extent feasible</li> </ul>
C) Quality of development and small town atmosphere	<ul style="list-style-type: none"> <li>▪ Reduce conflicts between land uses through buffers, especially between low-density residential and commercial and industrial uses</li> <li>▪ Provide regulations for big-box commercial uses</li> <li>▪ Provide specific regulations regarding walls and fences</li> </ul>



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- 4. Guiding Principle: Reinforcing the Desert character.** For the lower density residential areas of the Town, desert character consists primarily of greater openness and less urban lifestyle. Development standards shall provide greater setbacks for both primary and accessory structures, lower lot coverage, less infrastructure requirements, more animal uses, larger accessory structures, and a broader array of home occupations and businesses to be operated within residential areas. Desert vegetation shall not be cleared until properties are to be developed and clearing only necessary land for structures and specific uses is encouraged. Incorporation of native desert plants shall be encouraged through the development of landscape requirements for residential development and through the use of clustering to promote undisturbed native desert areas.

Issue	Objective
A) Promoting the Desert Character appearance	<ul style="list-style-type: none"> <li>▪ Develop landscape requirements for commercial, industrial, and tract residential development mandating use of native desert plants;</li> <li>▪ Encourage clustered development through the implementation of incentives to promote set aside of undisturbed native desert areas;</li> <li>▪ Establish an Open Space fee program in lieu of property dedication in areas slated primarily for residential development</li> <li>▪ Repeal existing Native Plant Ordinance with the establishment of these programs</li> </ul>
B) Night Sky	<ul style="list-style-type: none"> <li>▪ Outdoor lighting should be oriented downward and away from adjacent properties or shielded so that light does not shine up into the sky or onto adjacent properties;</li> <li>▪ Use of motion sensors / time-of-day controls to reduce lighting impacts in retail areas;</li> <li>▪ Improve enforcement capabilities to improve compliance with existing regulations</li> </ul>
C) Hillside and ridgeline development	<ul style="list-style-type: none"> <li>▪ Grading on hillsides shall be contoured and blended to appear more like natural state and to avoid large, flat slopes with sharp edges</li> </ul>



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Issue	Objective
D) Low Density Residential Standards	<ul style="list-style-type: none"> <li>▪ Development standards shall provide greater setbacks for both primary and accessory structures,</li> <li>▪ Lower lot coverage, less infrastructure requirements,</li> <li>▪ Allow for more animal uses, larger accessory structures, and a broader array of home occupations and businesses to be operated within residential areas</li> </ul>
E) Water supply	<ul style="list-style-type: none"> <li>▪ Promote water conservation strategies to reduce consumption (e.g., development and landscaping standards)</li> </ul>
F) Grading and dust control	<ul style="list-style-type: none"> <li>▪ Grading and clearing standards to minimize disturbance of the land prior to development</li> </ul>