

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING



The Mission of the Town of Yucca Valley is to provide a government that is responsive to its citizens and to ensure a safe and secure environment while maintaining the highest quality of life

**TUESDAY
AUGUST 28, 2012
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
Mike Alberg, Vice Chairman
Vickie Bridenstine, Commissioner
Jeff Drozd, Commissioner
Michael Hildebrand, Commissioner*

AGENDA

MEETING OF THE TOWN OF YUCCA VALLEY PLANNING COMMISSION 6:00 P.M., TUESDAY, AUGUST 28, 2012

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: Mike Alberg, Vice Chairman
Vickie Bridenstine, Commissioner
Jeff Drozd, Commissioner
Michael Hildebrand, Commissioner
Tim Humphreville, Chairman

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action:. Moved 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 HEARING:

1. PARCEL MAP, PM 19392 MARRONE

A request to subdivide a 1.13 acre lot into two separate lots. Parcel 1 contains an existing multi-family apartment building on 0.49 acres. Parcel 2 is a vacant 0.62 acre lot. The property is zoned Old Town Highway Commercial, Highway Environs Overlay District. Future development of the site, under separate application, could include a wide range of commercial uses

RECOMMENDATION:

ENVIRONMENTAL ASSESSMENT, EA-01-12: That the Planning Commission finds the project to be exempt from CEQA under Section 15061(B) (3) since there is no possibility of a significant impact on the environment caused by this project.

TENTATIVE PARCEL MAP TPM 19392: That the Planning Commission approves Tentative Parcel Map, TPM 19392 to allow the subdivision of a 1.13 acre (49,166 square feet) lot into two lots based on the findings contained within the staff report and the recommended conditions of approval.

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

2. CONDITIONAL USE PERMIT, CUP 01-12 GAS COMPANY

Proposal to convert an existing 6,665 square foot building to an administrative / maintenance facility for Southern California Gas Company. The property is 1.9 acres and is zoned Service Commercial (C-S) The project includes an administrative office, warehouse and the outside storage of utility vehicles, utility pipes, non-flammable, flammable and compressed natural gas bottles and miscellaneous items.

The project includes a variance to allow an 8' high fence along Pioneertown Road where a maximum 4' high is allowed.

The project also includes a request to vacate a 12' wide by 330.94 portion of Pioneertown Road.

RECOMMENDATION:

ENVIRONMENTAL ASSESSMENT, EA 02-12: That the Planning Commission finds the project to be exempt from CEQA under Section 15301, existing facilities.

STREET VACATION 01-12: That the Planning Commission recommends to the Town Council approval of the request to vacate a 12' by 330.94' portion of Pioneertown Road.

VARIANCE 01-12: That the Planning Commission approves the request to install an 8' high fence along Pioneertown Road where a 4' high fence is allowed.

CONDITIONAL USE PERMIT, CUP 01-12: That the Planning Commission approves Conditional Use Permit, CUP 01-12 to convert an existing 6,665 square foot building to an administrative / maintenance facility for Southern California Gas Company based on the findings contained within the staff report and the recommended conditions of approval.

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

CONSENT AGENDA:

All items listed on the consent agenda are considered to be routine matters and may be enacted by one motion and a second. There will be no separate discussion of the consent agenda items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the discussion. Public requests to comment on consent calendar items should be filed with the Deputy Town Clerk before the consent agenda is called.

2. MINUTES–

A request that the Planning Commission approve as submitted the minutes of the meeting held on April 24, 2012.

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

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Bridenstine
Commissioner Drozd
Commissioner Hildebrand
Vice Chairman Alberg
Chairman Humphreville

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, September 11, 2012 at 6:00 p.m.

ADJOURN