

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*

**THURSDAY  
MAY 12, 2011  
6:00 p.m.**

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

**\* \* \* \***

**PLANNING COMMISSION MEMBERS**

*Robert Lombardo, Chairman  
Merl Abel, Commissioner  
Mike Alberg, Commissioner  
Michael Hildebrand, Commissioner  
Tim Humphreville, Commissioner*

# AGENDA

## SPECIAL MEETING OF THE TOWN OF YUCCA VALLEY PLANNING COMMISSION 6:00 P.M., THURSDAY, MAY 12, 2011

*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:** Merl Abel, Commissioner  
Mike Alberg, Commissioner  
Michael Hildebrand, Commissioner  
Tim Humphreville, Commissioner  
Robert Lombardo, Chairman

### PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

**Action:** Move by \_\_\_\_\_ 2<sup>nd</sup> by \_\_\_\_\_ Voice Vote \_\_\_\_\_.

### PUBLIC COMMENTS

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

**PUBLIC HEARINGS:**

**1. CONDITIONAL USE PERMIT, CUP 03-11, SPECIFIC PLAN, S 01-11, ENVIRONMENTAL ASSESSMENT, EA 01-11 SENIOR HOUSING PROJECT**

The applicant requests approval of a Conditional Use Permit and Specific Plan to allow the construction of a 75 unit, three (3) story affordable senior (age-restricted) housing project. The project will consist of 74-650 square foot, one (1) bedroom apartments and one (1) 750 square foot two (2) bedroom apartment; 4,199 square feet of common area; 3,924 of community and leasing area; 275 square feet of laundry area; 31,132 square feet of total interior common area, corridors, stairwells and balconies; and approximately 4,446 square feet of carports. The total building square footage is approximately 87,482 square feet. The site includes a minimum of 26 covered parking stalls and 22 uncovered parking stalls. The project will include onsite retention, on site wastewater disposal/treatment, landscaping, visitor parking, and may include amenities such as a clubhouse, pool/spa, gazebo, internal sidewalks, street furniture, and related amenities, etc.

Primary access to the site will be from Dumosa Avenue. Emergency access will be provided through the alley to the projects west. The project may include vacating all or a portion of Antelope Trail along the projects northern boundary. Pedestrian access from the site will be available to town hall, community services, library, museum and senior center

**Recommendation:**

**ENVIRONMENTAL ASSESSMENT, EA 01-11:** That the Planning Commission recommends approval of the Mitigated Negative Declaration and Mitigation Monitoring Program for Environmental Assessment, EA 01-11 to the Town Council,

**SPECIFIC PLAN, S 01-11:** That the Planning Commission recommends approval of Specific Plan, S 01-11 to the Town Council based on the findings contained within the staff report and the recommended Conditions of Approval, and introduce the accompanying Ordinance

**CONDITIONAL USE PERMIT, CUP 03-11:** That the Planning Commission recommends approval of Conditional Use Permit, CUP 03-11 to the Town Council based on the findings contained within the staff report and the recommended Conditions of Approval and recommend adoption of the accompanying Resolution.

**Action:** Moved by \_\_\_\_\_ 2<sup>nd</sup> by \_\_\_\_\_ Voice Vote \_\_\_\_\_

**DEPARTMENT REPORTS:**

**2. DISCUSSION ON THE REGULATION OF WIND ENERGY GENERATORS AND PRESENTATION OF A DRAFT ORDINANCE.**

A request from staff that the Commission discuss and provide direction on regulations regarding wind energy generators

**Recommendation:** That the Planning Commission reviews the draft ordinance and information presented and provides direction to staff.

**Action:** Moved by \_\_\_\_\_ 2<sup>nd</sup> 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.

**4. MINUTES –**

A request that the Planning Commission approve as submitted the minutes of the regular meeting held on April 26, 2011.

**Action:** Moved by \_\_\_\_\_ 2<sup>nd</sup> by \_\_\_\_\_ Voice Vote \_\_\_\_\_.

**STAFF REPORTS AND COMMENTS:**

**FUTURE AGENDA ITEMS:**

May 24, 2011

Conditional Use Permit, CUP 02-11 Nielson Wind Turbines  
Minor Permit Processing

**COMMISSIONER REPORTS AND REQUESTS:**

Commissioner Abel  
Commissioner Alberg  
Commissioner Hildebrand  
Commissioner Humphreville  
Chairman Lombardo

**ANNOUNCEMENTS:**

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, May 24, 2011 at 6:00 p.m.

**ADJOURN**