

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
APRIL 12, 2011**

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

Pledge of Allegiance was led by Chair Lombardo.

Deputy Town Clerk Kim administered the Oath of Office to all of the Planning Commissioners.

Commissioners present: Abel, Alberg, Hildebrand, Humphreville and Chair Lombardo

Commissioner Alberg excused himself from the meeting due to a family matter.

**APPROVAL OF AGENDA**

Commissioner Humphreville moved that the Agenda be approved, which motion was seconded by Commissioner Abel. Motion carried 4-0 on a voice vote with Commissioner Alberg absent.

**PUBLIC COMMENTS:**

None

**PUBLIC HEARINGS:**

**1. CONDITIONAL USE PERMIT, CUP 01-11 T-MOBILE HUTCHINS**

Commissioner Humphreville recused himself due to him having earned income from Hutchins Motor Sports in the past year and left the dais.

A request to construct a roof mounted cellular tower consisting of nine panel antennas, 6 TMA antennas and 2 GPS antennas behind an extended parapet wall with four (4) equipment cabinets on the ground behind a block wall.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Kirschmann presented the project discussion to the meeting along with PowerPoint® presentation projected on the screen.

Chair Lombardo opened the Public Hearing.

Barbara Saito, Applicant, thanked Associate Planner Kirschmann for a good staff report inclusive of what they are doing commenting that the design is for the one carrier T-Mobile and is to be utilized by T-Mobile creating more comprehensive coverage in the area for the capacity necessary in the area.

There being no one else wishing to speak, Chair Lombardo closed the Public Hearing.

Commissioner Abel moved to recommend that the project is categorically exempt from CEQA under Section 15332, Class 32, Infill Development and recommend approval of Conditional Use Permit, CUP 01-11 to the Town Council, based on the findings in the staff report, and the Conditions of Approval.

Motion was seconded by Commissioner Hildebrand. Motion carried 3-0-1-1 on a voice vote with Commissioner Humphreville abstaining and Commissioner Alberg absent.

Commissioner Humphreville returned to the dais.

## **2. TENTATIVE PARCEL MAP, TPM 19288 STEVENS**

A request to subdivide a 30,056 square foot (.69 acre) parcel into three (3) 8,160 square foot (.19 acre) parcels with previously constructed single family homes in the residential single family, five (5) units per acre land use designation.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Kirschmann presented the project discussion to the meeting along with PowerPoint® presentation projected on the screen stating that the applicant believed he had purchased 3 separate legal lots as the San Bernardino County Assessor's map showed three separate parcels. The parcels shown on the tax assessor map were drawn for tax purposes but never subdivided in accordance with the California subdivision Map Act.

Deputy Town Manager Stueckle stated that this application is based upon consistency with the general plan and development code where under the County it is considered a non-maintained public road with no required improvements and based upon Staff's analysis the Town does not foresee it requiring that the Town maintain the road in the near future.

Chair Lombardo opened the Public Hearing.

Bill Warner, Applicant's Representative requested approval of the parcel map to subdivide the lot into 3 separate legal sellable parcels based upon the findings in the staff report and the Conditions of Approval.

There being no one else wishing to speak, Chair Lombardo closed the Public Hearing.

Commissioner Humphreville moved to determine that the project is categorically exempt from CEQA under Section 15332, Class 32, Infill Development and approve Tentative Parcel Map, TPM 19288 Stevens based on the findings in the staff report, and the Conditions of Approval.

The motion was seconded by Commissioner Abel. Motion carried 4-0 on a voice vote with Commissioner Alberg absent.

#### **DEPARTMENT REPORTS:**

### **3. ASSIGNMENT OF TWO COMMISSIONERS TO PARTICIPATE IN THE AFFORDABLE SENIOR HOUSING PROJECT AD HOC COMMITTEE**

A request that the Planning Commission designate two Commissioners to participate in the Affordable Senior Housing Project Ad Hoc Committee.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Kirschmann presented the project discussion to the meeting.

Deputy Town Manager Stueckle stating that the Redevelopment Agency has the legal obligation to preserve and construct affordable housing units as part of the agency's program provided an overview of the project with the preliminary site plans and elevations that have been developed and where there has been an extensive progress made up to this point this evening. He summarized the preliminary work that has been done with the selection process and entering into an Exclusive Negotiating Agreement (ENA) with National Community Renaissance of California (CORE) informing the Commission would have the opportunity to tour similar quality affordable senior housing projects that the staff has already visited and requested two volunteer Commissioners to be on the Affordable Senior Housing Project Ad Hoc Committee.

Chair Lombardo asked for volunteers. Commissioners Abel and Humphreville volunteered to be on the Affordable Senior Housing Project ad hoc committee.

Commissioner Hildebrand moved to approve Commissioners Abel and Humphreville to be on the Affordable Senior Housing Project ad hoc committee.

The motion was seconded by Commissioner Abel. Motion carried 4-0 on a voice vote with Commissioner Alberg absent.

#### **CONSENT AGENDA:**

### **4. MINUTES –**

Commissioner Humphreville moved that the Planning Commission approve as submitted the minutes of the Regular Planning Commission Meeting held on March 8, 2011 and March 22, 2011. The motion was seconded by Commissioner Abel. Motion carried 4-0 on a voice vote with Commissioner Alberg absent.

#### **STAFF REPORTS AND COMMENTS:**

None

**FUTURE AGENDA ITEMS:**

Associate Planner Kirschmann stated Conditional Use Permit, CUP 02-11 Nielson Wind Turbines will be on the April 26, 2011 agenda.

Deputy Town Manager Stueckle stated that the Draft Wind Energy Conversion Systems Ordinance will be scheduled for a Public Hearing for the first meeting in May, 2011.

Chair Lombardo requested if possible to tour a site of wind turbines to better understand the subject.

**COMMISSIONER REPORTS AND REQUESTS:**

Commissioner Abel – None

Commissioner Alberg – None

Commissioner Hildebrand – None

Commissioner Humphreville – welcomed new commissioners Abel and Hildebrand and commented how nice it is having a full commission.

Chair Lombardo – thanked former Commissioner Graham for his service.

**ANNOUNCEMENTS:**

Chair Lombardo announced that the next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, April 26, 2011 at 6:00 p.m.

**ADJOURNMENT**

The meeting adjourned at 6:35 p.m.

Respectfully submitted by,

  
Jamie Anderson, MMC  
Town Clerk