

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
APRIL 26, 2011**

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

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

Pledge of Allegiance was led by Chair Lombardo.

APPROVAL OF AGENDA

Commissioner Alberg moved to approve the April 26, 2011 Agenda. Motion was seconded by Commissioner Humphreville. Motion carried 5-0 on a voice vote.

PUBLIC COMMENTS:

None

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT, CUP 02-11 NIELSON

A request to install two 20' tall towers, each with three (3), five (5) foot tall wind turbines installed on each tower.

Associate Planner Kirschmann requested that the Public Hearing item be continued to the meeting of May 24, 2011. Staff was notified on April 20, 2011 that the request would be modified and new plans submitted. Staff received new plans on April 25, 2011.

Chair Lombardo opened the Public Hearing.

Aaron Hickson, Yucca Valley, spoke in opposition commenting that it is unsafe for birds, a fire hazard, and not wanting to see five wind turbines looking out of his property.

Sibylle Hickson, Yucca Valley, spoke in opposition commenting that it would be an eyesore, noisy and that it would lower her property value.

Dana Collins, Joshua Tree, spoke in opposition commenting solar energy would be a better alternative.

Vi Saffle, Yucca Valley, spoke in opposition commenting that it should not be in Yucca Valley.

John Saffle, Yucca Valley, spoke in opposition commenting on undergrounding utilities.

Andy Canada, Yucca Valley, applicant, spoke in favor commenting on energy savings.

Jon Wright, Yucca Valley, spoke in favor commenting on energy savings.

Olivia de Haulleville, Yucca Valley, spoke in favor commenting on being ecologically minded.

Melinda Allen, Joshua Tree, spoke in favor commenting on energy savings.

Davin Loeper, Yucca Mesa, spoke in favor commenting on sustainable energy.

Chair Lombardo continued the Public Hearing to May 24, 2011.

Commissioner Alberg moved to recommend Public Hearing item Conditional Use Permit, CUP 02-11 Nielson, be continued to the meeting of May 24, 2011.

Motion was seconded by Commissioner Humphreville. Motion carried 5-0 on a voice vote.

DEPARTMENT REPORTS:

2. REQUEST FOR DEFERRAL OF CONDITIONS OF APPROVAL FOR CUP 01-08 & TPM 19103, WARREN VISTA CENTER

A request to allow a Certificate of Occupancy to be issued prior to the establishment of Assessment Districts and prior to the relocation of the traffic signal at SR 62 & Warren Vista and the construction of the Cal-Trans required median island.

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 summarizing that the project was approved by the commission at the meeting of January 6, 2009, stating that Rite Aid is nearing completion expecting to stock shelves in mid May-June asking for deferral of Conditions of Approval conditions 15, 16, 33, 35, 67, and 71 relating to street improvements and the formation of assessment districts with the estimation of improvements to be completed prior to the opening of the store to the public.

Bill Warner, Applicant's Representative, requested approval of the deferral of Conditions of Approval based upon the findings in the staff report commenting that Rite Aid is completing the street improvements as scheduled nicely but wanted to request some leeway to allow for fixturing, to train staff, and other possible preparatory activities inside the building prior to opening for Certificate of Occupancy and the timeframe required for the establishment of the assessment district.

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

Commissioner Abel moved to approve the Applicant's request to defer the Conditions of Approval for CUP 01-08 & TPM 19103, Warren Vista Center as identified in the staff report and directed staff to return with a project status report at the June 14, 2011, Planning Commission meeting.

The motion was seconded by Commissioner Hildebrand. Motion carried 5-0 on a voice vote.

CONSENT AGENDA:

3. MINUTES –

Commissioner Alberg moved that the Planning Commission approve as submitted the minutes of the Regular Planning Commission Meeting held on April 12, 2011. The motion was seconded by Commissioner Abel. Motion carried 5-0 on a voice vote.

STAFF REPORTS AND COMMENTS:

Deputy Town Manager Stueckle advised the commission of Council Member Mayes' resignation and the schedule conflict of the Special Town Council meeting to be held on Tuesday, May 10, 2011, to discuss the said vacancy.

It was suggested that Planning Commission adjourn the regular meeting of May 10, 2011, due to lack of a quorum and schedule a special meeting to be held on Thursday, May 12, 2011 at 6:00 p.m.

FUTURE AGENDA ITEMS:

Deputy Town Manager Stueckle stated May 10th items will be moved to the Special Planning Commission meeting of May 12, 2011, and the Conditional Use Permit, CUP 02-11 Nielson Wind Turbines item is scheduled for May 24, 2011 meeting.

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Abel – commented on staff's excellent job on the Senior Housing Project.

Commissioner Alberg – None

Commissioner Hildebrand – None

Commissioner Humphreville – commented on Senior Housing Project meeting attended

with fellow subcommittee member Commissioner Abel.

Chair Lombardo – None

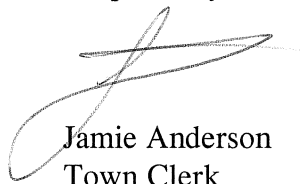
ANNOUNCEMENTS:

Chair Lombardo announced that there will not be a regular meeting of the Yucca Valley Planning Commission on Tuesday, May 10, 2011 at 6:00 p.m.

ADJOURNMENT

The meeting adjourned at 6:49 p.m.

Respectfully submitted by,



Jamie Anderson
Town Clerk