

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

Chair Lombardo called the special meeting of the Yucca Valley Planning Commission to order at 6:03 p.m.

Commissioners Present: Alberg, Hildebrand, Humphreville and Chair Lombardo.
 Commissioner Abel was absent.

Pledge of Allegiance was led by Chair Lombardo

APPROVAL OF AGENDA

Deputy Town Manager Stueckle requested that Item 3, Approval of Minutes be removed from the agenda.

Commissioner Alberg moved to approve the agenda as amended. Commissioner Hildebrand seconded. Motion carried 4-0 on a voice vote.

PUBLIC COMMENTS

Margo Sturgis, Yucca Valley, commented regarding the responsibilities of the Planning Commissioners.

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

Deputy Town Manager Stueckle advised that CORE will be making a presentation after the Staff's presentation and before the Commissions discussions. He advised that the Chamber of Commerce has a conflict and requested that the Chair open the public hearing before Staff's presentation and allow them to make a comment.

Chair Lombardo Opened the Public Hearing

Jennifer Collins, Chamber of Commerce, on Tuesday of this week the Board of Directors for the Chamber unanimously voted to support the Senior Housing Project. She read the letter advising of the Chamber's favorable vote, with the understanding that the local contractors and service providers be given a fair chance to participate in the project.

Deputy Town Manager Stueckle presented the staff report as contained in the meeting packet and retained in the project files. A PowerPoint presentation was displayed during the discussion and maintained in the project file. Advised there are revised conditions.

Associate Planner Kirschmann advised of the following changes to the Conditions of Approval. Condition P-6 dealing with landscaping and irrigation was rearranged to clarify the condition; E-8 was removed and some of the language incorporated into E-48; E-40 was removed was standard COA that dealt with subdivisions and did not apply to this project; E-48 refers to the construction of the signal on Dumosa and had portions of E-8 incorporated into it; E-49 was reworded to make it clearer.

Some of the items will come back to the Planning Commission or the Senior Housing Subcommittee prior to final approval.

Julie Mungai, CORE, gave the background of National CORE, and advised of other properties they have developed and gave a Power Point Presentation showing the various properties.

Deputy Town Manager Stueckle advised of the process the Town and CORE has gone through regarding the project and showed the results of outreach meetings that have been held.

Byron Ely, Vice President of Construction for CORE, advised they have worked very effectively with the Town staff to produce a high quality of development. He showed the various site plans that have been developed for the project.

Tom Shea, Architect, gave a review of architectural features of the project.

Ms. Mungai described the funding mechanism, timeline for completion of the project, affordability standards and on site amenities.

Chair Lombardo reopened the Public Hearing

Margo Sturgis, Yucca Valley, spoke in favor of the project but expressed concern regarding the fact that the building will be 3 stories, but there are no ladder trucks in Town.

Linda Walli, Yucca Valley, spoke in favor of having a senior housing complex close by, noting she has been trying to find someplace fairly reasonable close by.

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

Commissioner Hildebrand questioned if the alleyway. Mr. Ely stated it will be gated and will have access in emergencies if necessary but will not be an active access. Chair Hildebrand questioned if the Town's sign board will be saved. Mr. Ely stated it will be moved to the eastern side of Dumosa and will be located in a way that is still visible.

Commissioner Humphreville questioned if the slope at the north end of the project would allow parking in that area. Mr. Ely advised there are ways to add additional parking, noting it would mean that some of the landscaping would have to be relocated and there might have to be some small terrace walls built. Commissioner Humphreville questioned if any of the other communities CORE has built in have been rural communities without the public transit common in urban areas. Mr. Ely advised they have looked at that issue also and feel they project will have adequate parking.

Commissioner Alberg questioned the phasing and if it is all outside the project. Mr. Ely advised that is correct, it is the intention that all the units as well as the onsite amenities will be constructed at one time and then future improvements could be later. Deputy Town Manager Stueckle added the project itself, the housing units, onsite improvements, driveways, parking, all of those things will be constructed at one time. The improvements on Dumosa, changes to Antelope Trail will be constructed with the 75 units and onsite improvements. The traffic signal, included in the Environmental Assessment is a little bit of an unknown today due to dealings with Caltrans. Commissioner Alberg questioned when schools and parks became commercial services as stated on page 10 of the staff report. Deputy Town Manager Stueckle advised that goes back to some of the General Plan language. Associate Planner Kirschmann advised that additional language was added to that sentence to clarify it. Commissioner Alberg questioned if there is going to be a bridge going over to the senior site. Deputy Town Manager Stueckle Advised there are internal bridges laid out on the project interconnecting the wings of the project. Commissioner

Alberg questioned if it is safer to cross the street at Antelope Trail or the Senior Center Parking Lot. Deputy Town Manager Stueckle advised one of the additional tasks that has yet to receive additional attention is evaluation of the area from the cul-de-sac point to the Senior Center. Commission Alberg questioned if overnight guests are allowed. Ms. Mungai advised they do allow overnight guests but there is a limited time they can stay.

Commissioner Humphreville questioned how many people are on site from management. Ms. Mungai advised at a minimum there is one manager and one maintenance person.

Commissioner Alberg questioned if any of the amenities included on the campus at this time are still scheduled to move with the Old Town Plan. Deputy Town Manager Stueckle advised the Old Town Specific Plan, as currently adopted, as well as the Public Facilities Master Plan, identifies a possible relocation of the County branch library as well as the Museum to the Old Town Area. There has been rethinking of those policy issues, and the Old Town Specific Plan is going to be reevaluated as part of the General Plan update. The primary issue being that this complex as it exists today has a significant degree of energy that is created by the different types of activities here. Commissioner Alberg questioned the traffic signal noting there will be 3 lights within about a mile. Deputy Town Manager Stueckle advised of the process with Caltrans to get the light approved and then engineered. Commissioner Alberg questioned if the Town can do something to coordinate the utilities so that the road does not have to be cut up two or three times. Deputy Town Manager Stueckle stated that both CORE and the Town are going to be working on those utility issues to make sure those new improvements are constructed so we don't have to see streets opened back up for any utility issues that got missed in the process. Commissioner Alberg questioned if all the funding sources have to happen to make this project a go. Ms. Mungai advised that they do.

Commissioner Humphreville questioned the fire issue. Deputy Town Manager Stueckle advised that the CORE and Town team met with the head Fire Marshall for the Desert District Division of County Fire and reviewed the site plan, construction materials, heights, access etc. Changes were made to standpipes as well as construction techniques that are necessary for implementation of the fire department standards. Any building in San Bernardino County of 5,000 sf. or more is required to have sprinklers and we would anticipate fire hydrant spacing of being able to reach any portion of the building from 150 feet of a hydrant. The issue of the structure height and construction of three stories was reviewed with fire personnel and they are satisfied with their current equipment and accessibility to this site.

Town Manager Nuaimi commented that the key to the project is the HUD funding. If you get the HUD funding, the tax credit is an automatic funding source that you apply for. The third source is the RDA, and we will be taking an item to them on Tuesday, that essentially

commits the RDA to whatever that gap funding. We do have adequate resources to fully fund that gap amount. That doesn't stop us from going after County HOME funds, and we have been advocating strongly with the County that this region needs to receive benefit from HOME funds.

Deputy Town Manager Stueckle the Council is hearing this matter as a Public Hearing at their meeting next Tuesday. Following the Council's action on the land use application and CEQA, once those two items are completed then the Council and Redevelopment Agency will be considering its financial commitments to the Project.

Commissioner Humphreville moved 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; 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, as amended, and that they introduce the accompanying Ordinance; and 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, as amended, and recommend adoption of the accompanying Resolution. Commissioner Hildebrand seconded. Motion carried 4-0-1 on a voice vote with Commissioner Abel absent.

Deputy Town Manager Stueckle advised there is going to be a Senior Services Fair here on Monday, May 16th from 9:00 a.m. to 12:00 p.m.

Chair Lombardo recommended a break and advised he must leave at this time and will not be here when the Commission returns. Deputy Town Manager Stueckle reported that the Commission does not have a vice chair at this time to take over the meeting and recommended that someone be identified an acting Chair for the remainder of the meeting.

Chair Lombardo advised he would like to appoint Commissioner Humphreville as Vice Chair at this time. There being no objection Commissioner Humphreville was appointed acting Chair.

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

Chair Lombardo advised he went and saw a wind turbine in Joshua Tree and has revised his thinking about allowing them. He feels they should be allowed, but there should be more consideration regarding lot size.

The item was continued to the May 24, 2011 Meeting.

CONSENT AGENDA

3. Minutes

Item removed from Agenda

FUTURE AGENDA ITEMS

May 24, 2011

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

STAFF REPORTS AND COMMENTS

None

COMMISSIONER REPORTS AND REQUESTS

None

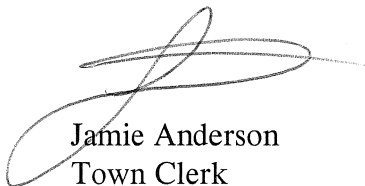
ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission is Tuesday, May 24, 2011 at 6:00 p.m. in the Yucca Valley Community Center.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Jamie Anderson
Town Clerk