

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

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

Commissioners Present: Alberg, Bridenstine, Hildebrand, and Vice Chair Humphreville

Pledge of Allegiance was led by Vice Chair Humphreville

APPROVAL OF AGENDA

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

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. ORDINANCE NO. UTILITY UNDERGROUNDING

Proposed Development Code Amendment to Ordinance 169, Utility Undergrounding related to the requirement for the undergrounding of overhead utilities for private land development projects in commercial, industrial and residential land use districts

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. A PowerPoint presentation was projected on the screen during the discussion, a printed copy of which is preserved in the meeting file.

Commissioner Bridenstine questioned the difference the cost of placing service underground and above ground, noting if the costs are essentially the same she would prefer the underground requirement. Deputy Town Manager Stueckle advised that the costs are higher for undergrounding than overhead service and will vary based on the length of run etc. Commissioner Bridenstine agreed that undergrounding distribution lines would be a significant cost but it seems the service lines should be underground.

Commissioner Alberg stated that Section 87.1150 (l) gives an exemption to the Town and Redevelopment Agency sponsored projects and commented the Town needs to set a good example and do the same thing others are required to do.

Commissioner Hildebrand stated he would prefer not to have the exception in those areas where seventy five (75%) percent of existing residential units within ½ mile of the proposed development site are constructed with overhead service lines.

Vice Chair Humphreville questioned who determines the 75%. Associate Planner Kirschmann advised it could be a combination of staff findings and/or information provided by the applicant. Vice Chair Humphreville commented regarding the cost of undergrounding service lines, noting when talking about under 100' the cost is not unreasonable unless it is in some sort of really hard soil, however the high costs come in when the distance to be undergrounded is over 100'. He disagreed with having to underground on infill property, but would like to see it when developing a subdivision. He questioned what would trigger the requirement for a service line drop on a remodel of a building in the Old Town area. Deputy Town Manager Stueckle advised the only potential trigger would be if all the abutting commercial properties have underground service. Vice Chair Humphreville questioned the time frame involved in getting items to the Commission. Associate Planner Kirschmann stated it can vary depending on the work flow. Vice Chair Humphreville recommended that staff should be able to make the decision in some areas where soil conditions do not allow undergrounding, rather than having to wait for a decision from the Planning Commission.

Vice Chair Humphreville opened the public hearing

Howard Parrett, Yucca Valley, commented regarding the requirement to pay in lieu fees for his project, explained the issues and requested the money be returned.

There being no one else wishing to speak, Vice chair Humphreville closed the public hearing.

Commissioner Bridenstine commented stated she understands the concerns noting the problem with in lieu of fees can widely vary.

Commissioner Humphreville commented that the present Commission did not work on the ordinance, and is now trying to update the ordinance and fix the problems that have come up.

Deputy Town Manager Stueckle stated that unless the Commission has any more comments the Ordinance will be forward to the upcoming joint meeting between the Commission and Council.

Commissioner Bridenstine questioned if staff has contacted Southern California Edison to talk about equitable generalized costs per linear foot. Deputy Town Manager

Stueckle advised that SCE typically will only generate costs if they have their own plans and approved projects.

Vice Chair Humphreville stated he feels that in-lieu fees that have been paid should be returned.

DEPARTMENT REPORTS:

2. SITE PLAN REVIEW, SPR 02-08 YUCCA PLAZA

A request for time extension on approvals to construct 23,056 square feet of retail/commercial space with on-site parking, associated landscaping and underground storm water retention

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. A PowerPoint presentation was projected on the screen during the discussion, a printed copy of which is preserved in the meeting file. He advised that staff did modify the project's Conditions of Approval for consistency with current practices for conditions on commercial land development projects. The amended conditions were given to the applicant who did not have comments or concerns.

Mike Ali, Applicant, commented he hopes to be able to build in the next three years, noting he is trying to bring an IHOP into the project.

Commissioner Bridenstine moved to approve the Extension of Time for Site Plan Review, SPR 02-08 for an additional three (3) years, expiring on November 18, 2013. Commissioner Hildebrand seconded. Motion carried 4-0 on a voice vote.

CONSENT AGENDA

3. MINUTES

A request that the Planning Commission approve as submitted the minutes of the regular meetings held on June 28, 2011

Commissioner Alberg moved to approve the minutes as presented. Commissioner Bridenstine seconded. Motion carried 4-0 on a voice vote.

STAFF REPORTS AND COMMENTS

None

COMMISSIONER REPORTS AND REQUESTS

Commissioner Alberg – questioned plans for the August 9th meeting.

Deputy Town Manager Stueckle advised that staff may be looking at juggling items originally scheduled for the meeting of the 23rd, but will be moving forward not back and he does not believe there are any items scheduled at this time.

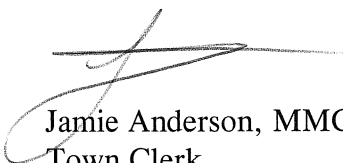
ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission is Tuesday, August 9, 2011 at 6:00 p.m. in the Yucca Valley Community Center.

ADJOURNMENT

The meeting was adjourned at 6:35 p.m.

Respectfully submitted,


Jamie Anderson, MMC
Town Clerk