

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
AUGUST 28, 2012**

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

Commissioners Present: Alberg, Bridenstine, Drozd, Hildebrand, and Chair Humphreville.

Pledge of Allegiance was led by Chair Humphreville

**APPROVAL OF AGENDA**

Commissioner Alberg moved to approve the agenda. Commissioner Hildebrand seconded. Motion carried 5-0-0.

**PUBLIC COMMENTS**

None

**PUBLIC HEARING:**

**1. PARCEL MAP, PM 19392 MARRONE**

Request for the Planning Commission to review the proposed subdivision of a 1.13 acre lot into two separate lots. Parcel 1 contains an existing multi-family apartment building on 0.49 acres. Parcel 2 is a vacant 0.64 acre lot.

Chair Humphreville opened the public hearing .

Associate Planner Kirschmann gave staff report contained in the printed agenda and displayed a power point presentation during the discussion. The property is zoned Old Town Highway Commercial, Highway Environs Overlay District. Future development of the site, under separate application could include a wide range of commercial uses.

The property is located at the North-East corner of Cherokee Trail and Yucca Trail. Yucca Valley Elks Lodge is to the east of the project, an existing single family unit to the west, and commercial buildings across Yucca Trail. Land use designation to the north is single family, two units per acre; to the south, Old Town Mixed Use; to the West, Old Town Residential; to the east, Old Town Commercial Use, all with the Highway Environs Overlay included.

Associate Planner Kirschmann continued by explaining that the Highway Environs Overlay is an area that provides for a heightened level of discretionary use. Regulations may be changed depending upon future realignment of State Route 62. One of the conditions of approval for this item is for the project to give a provisional 27 feet right-of-way in

consideration of the potential realignment of State Route 62. He explained that the Town is currently reviewing the State Route 62 realignment as part of its General Plan update process and there is a potential that the right-of-way may not be necessary in the future and the Town could vacate the right-of-way back to the applicant if it is not needed. The additional condition states that if the additional right-of-way is not required, and the vacation of the easement is required; it shall be processed at no charge. Town staff will continue to draft language for a solution with the intent that the vacation will not be required in the future.

Commissioner Hildebrand asked for confirmation of 67 feet. Kirschmann confirmed that 67 feet is considered the ultimate half-width, with 40 feet considered easement.

**Public Comment:**

Chair Humphreville opened public comment.

**Jeff Marrone**, Applicant, spoke in favor of the item. He expressed concern about the dedication of the 27 feet. If the highway will be rerouted as stated in the Old Town Specific Plan he would sign the right-of-way. If an alternate route is determined, the conditions presented tonight would be moot.

There being no one else wishing to speak, Chair Humphreville closed public hearing.

Commissioner Hildebrand questioned if there were any expiration dates on the decision tonight, based on potential rerouting of State Route 62. Deputy Town Manager Stueckle explained that Town staff tried to combine the best for both potential scenarios. The updated General Plan is anticipated to be completed by summer, 2013.

Commissioner Bridenstine asked for clarification on the finalization of the parcel map. Deputy Town Manager Stueckle responded.

Commissioner Alberg asked when this tentative map would expire. Associate Planner Kirschmann responded.

Chair Humphreville invited the applicant to speak again. Mr. Marrone stated that as long as staff can come up with appropriate wording of what was presented tonight, he is pleased with the discussion.

Commissioner Bridenstine moved to find the project to be exempt from CEQA under Section 15061(B) (3) since there is no possibility of a significant impact on the environment caused by this project and approve Tentative Parcel Map, TPM 19392 to allow the subdivision of a 1.13 acre (49,166 square feet) lot into two lots based on the findings contained within the staff report and the recommended conditions of approval. Commissioner Hildebrand

seconded. Motion carried 5-0-0.

**2. CONDITIONAL USE PERMIT, CUP 01-12 GAS COMPANY**

Proposal to convert an existing 6,665 square foot building to an administrative / maintenance facility for Southern California Gas Company. The project is located at 7230 Pioneertown Road, approximately 300 ft. north of Yucca Trail. The property is 1.9 acres and is zoned Service Commercial (C-S) The project includes an administrative office, warehouse and the outside storage of utility vehicles, utility pipes, non-flammable, flammable and compressed natural gas bottles and miscellaneous items.

The project includes a variance to allow an 8' tall fence along Pioneertown Road where a maximum 4' high is allowed. The project also includes a request to vacate a 12' wide by 330.94' portion of Pioneertown Road.

Associate Planner Kirschmann presented the staff report and visual presentation regarding CUP 01-12, EA 02-12, Street Vacation 01-12, and Variance 01-12 for Southern California Gas Company. He explained the reason for the street vacation, advising the applicant is proposing to construct Pioneertown Road to current specifications which will allow for additional landscaping and fencing. Current easements will stay in place for utilities such as water.

A Variance is requested for the southern half of the eastern property line, approximately 169.6 feet to place an eight foot high fence to increase security. A three foot section on the southern property line is also included in the variance. If the variance is approved, fencing along the front will encroach into the 15 foot setback by approximately four feet. Landscaping and a retention basin will also be constructed within this 15 foot section.

Southern California Gas Company anticipates using the property for an administrative and maintenance facility for approximately 14-15 employees. No public access is planned. Normal working hours at the facility are 6:00 a.m. to 4:30 p.m., however 24-hour operation may occur in the event of an emergency. The use is consistent with the current general plan and development code. As of meeting time, there have been no public inquiries received regarding this project.

Commissioner Bridenstine expressed concern about fencing materials and the possibility of blowing trash getting caught on it.

Chair Humphreville opened public hearing.

**Christopher White**, Yucca Valley, spoke in opposition of the item, expressing concern about plans to reduce the width of the road due to the number of vehicles he sees on

Pioneertown Road, the proposed fence height, and trucks pulling in and out, 24 hours a day.

Deborah McGarrey, a Southern California Gas Company representative, spoke in favor of the item, commended Town staff for their work on the project, and introduced key project representatives.

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

Commissioner Bridenstine again spoke of her concerns about trash blowing and getting stuck on the fence and suggested incorporating the existing block wall as part of the fencing foundation.

Commissioner Hildebrand commented that the added fence height is for security and he understands the need for it.

Chair Humphreville reopened the public hearing.

**Christopher White**, Yucca Valley reiterated his concern about the chain link fencing in public view and the commercial property possibly being open with activity 24 hours per day.

Commissioner Hildebrand asked about the zoning of Mr. White's property. Associate Planner Kirschmann responded it is Old Town Commercial.

Chair Humphreville closed the public hearing.

Commissioner Alberg moved to find the project to be exempt from CEQA under Section 15301, existing facilities; recommend to the Town Council approval of the request to vacate a 12' by 330.94' portion of Pioneertown Road; approve the request to install an 8' high fence along Pioneertown Road where a 4' high fence is allowed; and approve Conditional Use Permit, CUP 01-12 to convert an existing 6,665 square foot building to an administrative / maintenance facility for Southern California Gas Company based on the findings contained within the staff report and the recommended conditions of approval. Commissioner Drozd seconded. Motion carried 5-0-0.

## **CONSENT AGENDA**

### **3. MINUTES**

A request that the Planning Commission approve as submitted the minutes of the meeting held on April 24, 2012.

Commissioner Alberg moved to approve the minutes as submitted. Commissioner Bridenstine seconded. Motion carried 5-0-0.

**STAFF REPORTS AND COMMENTS**

Deputy Town Manager Stueckle gave an update on the Super Wal-Mart project, the Warren Vista Shopping Center, Dollar General, the animal shelter bid process and senior housing project status.

**COMMISSIONER REPORTS AND REQUESTS**

Chair Humphreville: Announced he will be unavailable for the next meeting on September 11, 2012.

**FUTURE AGENDA ITEMS**

Review of a needs and necessity application

Appointment of commission representative for the General Plan Advisory Committee

Review of CUP application

**ANNOUNCEMENTS**

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, September 11, 2012 at 6:00 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,



Lesley Copeland  
Deputy Town Clerk