

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
MARCH 26, 2013**

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

Commissioners Present: Bridenstine, Drozd, Whitten, and Humphreville. Hildebrand was absent. (excused)

The Pledge of Allegiance was led by Chair Humphreville.

APPROVAL OF AGENDA

Commissioner Bridenstine moved to approve the agenda. Commissioner Whitten seconded. Motion carried 4-0-1.

PUBLIC COMMENTS

Yucca Valley Town Manager, Mark Nuaimi spoke with the Planning Commissioners regarding their participation in social media web sites while holding a public position on a Town commission.

DEPARTMENT REPORT:

1. DRAFT DEVELOPMENT CODE

Deputy Town Manager Shane Stueckle presented a staff report and Powerpoint presentation explaining the status of the Development Code Update process and the purpose of the discussion. Stueckle gave an overview of the Town Council's guiding principles and how they are incorporated within the draft document. The updated development code will be easier to use and will address common questions regularly posed by the public.

Stueckle continued to explain that the new document is comprehensive and not a duplication of efforts within Town regulations or a conflict of regulations from other agencies. The document will provide the Town Council and the Planning Commission one resource document which includes Overlay Zone Districts. Stueckle explained the proposed permit procedures designed to push the review and approval to the lowest levels available as appropriate to reduce and eliminate unnecessary review and to reduce process time.

Appropriate infrastructure as a guiding principle was explained by Stueckle. Examples were given to show how the document is being created to address appropriate infrastructure guidelines, yet presented in a way that is comprehensive and user-friendly. Stueckle continued by addressing the continued effort between the General Plan Update and the Development Code Update, evaluating multiple commercial zones. The Draft Development Code includes development and design standards and a new section addressing specific

standards for poorly kept properties and blighted areas. The quality of development and small town atmosphere is also addressed in the draft document. Native plan regulations are included in the draft development code and take an incentive approach versus a regulatory approach to reach the same results as the old document.

Associate Planner Robert Kirschmann read the section in the Draft Development Code regarding architectural standards to give an example of how some of the inconsistencies in current regulations are being addressed.

Commissioner Drozd questioned the type of native plants regulated by the State of California.

Commissioner Whitten spoke in favor of the draft document as a good foundation and questioned the approval timeline.

Commissioner Bridenstine explained that the ease of use can really be seen in the draft document and thanked staff for making this happen. Bridenstine asked for clarification on the approval process of some of the items presented in the staff report and spoke in favor of seeing the native plan restrictions being pulled back a bit.

Chair Humphreville explained that he would like to see smaller sections to review. Humphreville spoke in favor of the Old Town Specific Plan would like to see development and revitalization in this area. A question was asked about the difference between CC&R's and a development code.

Stueckle thanked the Planning Commissioners for the hard work and diligence in reviewing such a detailed and important document.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle gave a brief update on the Super Wal-Mart project, and the Senior Housing project.

COMMISSIONER REPORTS AND REQUESTS

Commissioner Bridenstine spoke of her excitement to read the updated Development Code document and questioned on why the current development code is not available on the Town's website.

Commissioner Drozd thanked staff for their hard work.

Commissioner Whitten mentioned that he would like to see more of the public engaged in the Development Code update process. Thanked staff for their dedication to the project and questioned the new signals being erected in Town.

Chair Humphreville asked about the status of the soon-to- be vacated Walmart building.

ANNOUNCEMENTS

Draft Development Code Review

- April 09, 2013
- April 23, 2013
- May 14, 2013
- May 28, 2013

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Lesley Copeland
Deputy Town Clerk