

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
MAY 14, 2013**

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

The Pledge of Allegiance was led by Chair Humphreville.

APPROVAL OF AGENDA

Vice Chair Bridenstine moved to approve the agenda. Commissioner Whitten seconded. Motion carried 5-0-0-0 on a voice vote.

PUBLIC COMMENTS

None

PUBLIC HEARING

1. DEVELOPMENT CODE AMENDMENT, DCA 02-13 DENSITY BONUS

Deputy Town Manager Shane Stueckle presented a staff report and PowerPoint presentation explaining the State requires cities to establish density bonus and development incentive standards and regulation for projects of five (5) units or more which provide affordable housing units within the development. The Town is required to update its regulations for consistency with state law. Stueckle presented a summary of Senate Bill 1818.

The proposed Development Code amendment is to add Chapter 11, Division 7, Title 8 of the Town of Yucca Valley Municipal Code to establish density bonuses for affordable housing and other similar projects consistent with State law requirements.

Chair Humphreville opened public comment. With no one wishing to speak, the public comment period was closed.

Commissioner Whitten inquired about the inclusion of very low income standards according to the California Health & Safety Code into the density bonus.

Vice Chair Bridenstine commented on the income thresholds and suggested including how the thresholds are calculated.

Commissioner Whitten moved to find that the proposed ordinance is exempt from CEQA under Section 15061 (b) (3) and recommends that the Town Council adopt the Ordinance. Commissioner Drozd seconded. Motion carried 5-0-0-0 on a voice vote.

DEPARTMENT REPORT

2. DRAFT DEVELOPMENT CODE

Deputy Town Manager presented the staff report on Draft Development Code, Article 3 as an ongoing review of the Development Code Update project.

Chair Humpreville opened public comment. With no one wishing to speak, the public comment period was closed.

Commissioner Drozd spoke in favor of solar use in residential areas, yet voiced concern of the possible noise resulting from wind turbine use.

Chair Humphreville questioned if there were results from a recent study from other municipalities regarding lot sizes and approved alternative energy sources.

Deputy Town Manager Stueckle replied that staff would bring back information on noise levels emitted from the various types of wind turbines.

Commissioner Whitten commented on issues seen in other communities regarding the alternative energy systems, where easements were established to reduce the blockage of sun or wind by neighboring structures and suggested taking this option into consideration.

Vice Chair Bridenstine commented on limiting turbine tower heights and believes that prior Commission discussion stated 25-30 feet; views should not be obstructed.

Chair Humphreville questioned if any Title 24 regulations would hinder the use of alternative energy.

Commissioner Drozd expressed concern for regulating solar and wind technology with local contractors. Deputy Town Manager Stueckle replied that currently, as long as the contractor is in compliance with California Building Code, the permits are approved.

Commissioner Whitten asked about the regulatory process with self-install projects. Self-install should be included. Public information would assist in educating the public on the misconceptions of alternative energy.

Commissioner Lavender commented on CEC standards and wind turbine noise levels.

Deputy Town Manager Stueckle continued to explain proposed changes on pages within Article 3.

Chair Humphreville opened public comment on this section. With no one wishing to speak, the public comment period was closed.

Commissioner Whitten questioned page 3-92, paragraph 1 on how occupancy was authorized and does not believe that authorization, time limits or occupancy type is not explained very well in the document.

Planning Technician Diane Olsen explained the current approval process for a Special Event Permit. Discussion continued on the need for community events and a user-friendly process to encourage events in the area.

No action occurred on this item.

CONSENT AGENDA

Vice Chair Bridenstine moved to approve the minutes of the April 9, 2013 Planning Commission Meeting minutes. Commissioner Whitten seconded. Motion carried on a 5-0-0 voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle announced that an HOP hearing is scheduled for the June 11, 2013 Planning Commission meeting and gave a brief update on local commercial construction projects.

COMMISSIONER REPORTS AND REQUESTS

Commissioner Drozd thanked staff.

Commissioner Lavender commented on Yucca Valley's new west-entrance sign.

Commissioner Whitten thanked staff for their work and questioned the condition of the grass at Essig Park.

Vice Chair Bridenstine also thanked staff for their work on the Draft Development Code.

Chair Humphreville commented he has been approached by local contractors looking for information on the new Affordable Senior Housing Project.

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, June 11, 2013 at 6:00 p.m. in the Yucca Room of the Yucca Valley Community Center.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Lesley Copeland, CMC
Deputy Town Clerk