

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
JUNE 11, 2013**

Chair Humphreville called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m. Commissioners Drozd, Lavender, Whitten and Chair Humphreville were present. Vice Chair Bridenstine was absent (excused).

The Pledge of Allegiance was led by Chair Humphreville.

APPROVAL OF AGENDA

Commissioner Whitten moved to approve the agenda. Commissioner Drozd seconded. Motion carried 4-0-1 on a voice vote.

PUBLIC COMMENTS

None

DEPARTMENT REPORTS

1. APPEAL, A 01-13 HUBBARD

Deputy Town Manager Shane Stueckle presenting the item explaining the appeal, filed by Frank Hubbard is of the director's decision for approval of Home Occupancy Permit, HOP 01-13, to assemble firearms that are purchased in kit form buy and sell firearms, and sell ammunition by appointment only from an existing single family residence.

An aerial view of the neighborhood was presented, along with a summary of the HOP 01-13 approval process. The HOP application was received on March 18, 2013. Director's approval was issued on April 26, 2013 as the HOP was consistent with provisions stated in the Town of Yucca Valley Ordinance No. 178. Deputy Town Manager Stueckle gave examples of similar approved HOP permits.

Chair Humphreville opened public comments.

Permit Applicant, Luke Mintz, Yucca Valley spoke against the appeal. Mintz explained the details of his business and the process he went through in researching the area before purchasing his home.

Frank Hubbard spoke in appeal of the approval of HOP 01-13 stating the concern for the opportunity for increased crime in the neighborhood and additional traffic.

Gail Kallgen, Nalim Mahara, Esther Shaw, Barry Shaw, Clay Donnell, Joel Resnick, Wesley Woods, Bill Osgood, Sigrid McAllister, Bonnie Brady, Margo Sturges, all of Yucca Valley spoke in favor of the appeal.

Tom Fauls, Joshua Tree, urged the Planning Commission to table this issue for further study.

Permit Applicant, Luke Mintz, rebutted concerns raised in public comment stating information on registered gun owners is not available online. Firearms would be shipped, and does not anticipate buyers to be picking up at his location. Mintz stressed he takes the responsibility of a business owner seriously and has followed all the rules asked of him.

With no other members of the public wishing to speak, Chair Humphreville closed public comment.

Commissioner Lavender commented on gun statistics and is in favor of tabling the item and revisit the Town's ordinance.

Commissioner Drozd stated he understands the neighbor's concerns and is in favor of tabling the item for further research other city's experience in gun shop regulations.

Commissioner Whitten explained he respects the opinions of those who spoke and questioned Mintz on the process of customer background checks and required insurance when a business of this nature is located at his place of residence. Whitten stated he is also in favor of tabling the item pending further research.

Luke Mintz responded to the Commission's inquiries explaining insurance requirements, the state of the gun parts as they are shipped, and the direct shipment of ammunition from manufacturer to his customers. Mintz also stated that while on his premises, the guns will not be in complete working order.

Chair Humphreville stated that though he understands the neighbor's concerns, he doesn't believe that this type of business will affect the neighborhood as they fear. Humphreville continued to state that the item should be decided tonight and does not need to be tabled.

Deputy Town Manager Stueckle explained that the Town of Yucca Valley does not research or consider insurance requirements of HOP applicants, as these issues are outside of the domain of the Town. Stueckle stressed to the Commission, that this is strictly a land-use issue under Ordinance 178 and not a second amendment issue.

Commissioner Lavender moved to table Appeal A 01-13 Hubbard until the meeting of July 9, 2013 until Ordinance 178 could be reviewed. Commissioner Whitten seconded. Motion carried 4-0-1 on a voice vote.

2. CONDITIONAL USE PERMIT, CUP 03-11

**SPECIFIC PLAN, S 01-11
SENIOR AFFORDABLE HOUSING PROJECT
REVISED SITE PLAN
REVISED ELEVATION /ARCHITECTURAL APPROVAL
NATIVE PLANT PLAN APPROVAL
ASSIGNMENT OF TWO COMMISSIONERS TO THE SENIOR HOUSING SUB-
COMMITTEE**

Deputy Town Manager Stueckle presented the staff report and visual presentation regarding the Yucca Valley Senior Affordable Housing Project. Stueckle gave a brief overview of the project, development goals, and regional housing needs. A revised site plan including proposed new elevations was shown. The Native Plant Plan states 59 viable native plants are recommended being transplanted and 7 plants are considered non-viable.

Byron Ely from National CORE gave a brief overview of funding sources and explained the updated construction design reducing construction costs. Though the updated design states a reduction of square footage, the difference is because of a more efficient use of common area space. There are no changes in amenities, unit sizes, balconies or common rooms.

Commissioner Whitten inquired about the noise from State Route 62. Ely explained that an acoustical study was conducted. Whitten continued by asking about public transportation, resident mobility concerns and crosswalk locations.

Chair Humphreville opened public comment.

Margo Sturges, Yucca Valley spoke in opposition of the proposed changes.

Bonnie Brady, Yucca Valley spoke in favor of the proposed changes and questioned the lack of solar technology at the project

With no other members of the public wishing to speak, Chair Humphreville closed public comment.

Town Manager Mark Nuaimi addressed the Commission and gave further clarification on the financing strategies and rising construction costs. Nuaimi continued to explain CORE has brought a viable option to continue the construction of 75 units.

Commissioner Drozd inquired about the construction process. Nuaimi explained because of particular funding sources, the project must be completed by July 2014. CORE expects

construction to start in early July 2013 and will move quickly forward from there.

Commissioner Lavender commented that the outside elevation plan looks too busy.

Commissioner Drozd stated Yucca Valley is in great need of affordable senior housing.

Commissioner Whitten inquired about the time commitment necessary for the necessary sub-committee.

Commissioner Whitten moved to:

1. Approve the revised site plan and building configuration.
2. Approve the revised elevations and architecture.
3. Approve the native plant plan application
4. Approve and authorizes further refinements of the project to occur through the senior housing sub-committee and staff, as appropriate.
5. Assign Commissioner Whitten and Drozd to the Town Council senior housing sub-committee.
6. Finds the above actions consistent with the General Plan, Development Code, Senior Housing Specific Plan and Commercial Design Guidelines, based upon the facts and records as submitted.

Commissioner Drozd seconded. Motion carried 4-0-1 on a voice vote.

3. TOWN OF YUCCA VALLEY 5-YEAR CAPITAL IMPROEMENT PROGRAM

Deputy Town Manager presented the staff report explaining that a Capital Improvement Program (CIP) is a planning tool for the expenditure of resources for public infrastructure. Government Code Section 65401 requires that public works capital improvement projects be reviewed by the Planning Commission for conformity with the General Plan and the policies outlined therein. A capital improvement program is a short-range, five-year plan, which identifies capital projects, provides a planning schedule, and identifies options for financing the program. The CIP document identifies the recommended allocation of the Town's limited resources for capital projects for fiscal years 2013-14 through 2017-18. Stueckle continued by explaining that the Planning Commission must find that the CIP is consistent with the policies outlined within the General Plan. Various revenue sources were presented, noting that all are not consistent from year to year, presenting a planning challenge.

Chair Humphreville opened public comment.

Margo Sturges, Yucca Valley referenced the recommended action and inquired as to how this project can be exempt from CEQA.

With no other members of the public wishing to speak, Chair Humphreville closed public comment.

Commissioner Lavender spoke on the need for sidewalks in residential neighborhoods.

Commissioner Whitten inquired on how the General Plan Update affects the CIP plan.

Commissioner Drozd commented favorably on the CIP document.

Deputy Town Manager Stueckle clarified that the item before the Commissioners is the CIP itself, not the specific projects which explains the CEQA exemption.

Chair Humphreville spoke on the many outside funding resources used to help bring these projects forward.

Town Manager Mark Nuaimi thanked Town staff for the tremendous workload they are managing.

Commissioner Drozd moved:

1. to find the project is exempt from CEQA in accordance with Section 15378 (b)(4) and Section 15061 (b)(3) of the California Environmental Quality Act Guidelines in that the Capital Improvement program is not a project nor is there possibility of a significant effect on the environment from the Program. Further, The CIP does not result in a commitment to any specific project; and
2. to recommend to the Town Council adoption of the 5-Year Capital Improvement Program for FY 2013/2014 through 2018/2019.

Commissioner Whitten seconded. Motion carried 4-0-1 on a voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle presented a brief update on current commercial projects.

COMMISSIONER REPORTS AND REQUESTS

Commissioner Drozd thanked staff.

Commissioner Whitten thanked staff for their work and questioned the color of the recently painted old Rib Co. building.

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

Chair Humphreville expressed his appreciation of the hard work staff is doing.

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, June 25, 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 9:30 p.m.

Respectfully submitted,

Lesley Copeland, CMC
Town Clerk