

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
JUNE 25, 2013**

Vice Chair Bridenstine called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m. Commissioners Drozd, Lavender (arrived at 6:07 pm) and Whitten were present. Chair Humphreville was absent (excused.)

The Pledge of Allegiance was led by Vice Chair Bridenstine.

APPROVAL OF AGENDA

Commissioner Whitten moved to approve the agenda. Commissioner Drozd seconded. Motion carried 3-2 on a voice vote with Commissioner Lavender and Chair Humphreville absent.

PUBLIC COMMENTS

None

PUBLIC HEARING

1. DEVELOPMENT CODE AMENDMENT, ARTICLE 6- SUBDIVISION REGULATIONS

Deputy Town Manager Shane Stueckle presented a staff report explaining as part of the Development Code Update project, the Planning Commission reviewed draft subdivision regulations at its meeting of April 9, 2013. Subdivision ordinance regulates the review and approval of tentative, final and parcel maps, as well as lot line adjustments, lot mergers, reversions to acreage, certificates of subdivision compliance and official maps. The Planning Commission's recommended changes to the document from the April 9, 2013 meeting were reviewed and noted in the new document as appropriate.

Vice Chair Bridenstine opened the public hearing. With no one wishing to speak on the item, the public hearing was closed.

Commissioner Lavender questioned the current calculations to determine necessary retention requirements.

Commissioner Whitten inquired about notification requirements and would like these to stay in the ordinance.

Commissioner Drozd asked about street lighting standards. Deputy Town Manager Stueckle stated that the current requirements were in need of updating. Applications will be considered on a case by case basis until this occurs.

Vice Chair Bridenstine commented on the State’s notification requirements. Bridenstine also questioned several statements within the document.

Whitten again asked about the notification process. Deputy Town Manager Stueckle explained that notification currently occurs to property owners within 300 feet from the property in question. If a change is recommended, Planning Commission dialog would need to occur before this item goes before Town Council. Stueckle explained that a graduated scale is community used. Town standards are 300 feet across the board, whether commercial, residential, small lot size, or large lot size.

Commissioner Whitten moved to:

- A. Find that the project is exempt from CEQA in accordance with Section 15378 (b)(4) and Section 15061 (b)(3) of the California Environmental Quality Act. The Ordinance is not a project nor is there possibility of a significant effect on the environment from adoption of the Ordinance.
- B. Recommend that the Town Council adopts the Ordinance, and repeals Chapter 4, Division of Land Procedures, from the Yucca Valley Development Code.

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

CONSENT AGENDA

Meeting Minutes of April 23, 2013 and May 7, 2013

Commissioner Drozd moved to approve as submitted, the minutes of the Planning Commission minutes of April 23, 2013 and May 7, 2013. Commissioner Whitten seconded. Motion carried 4-0-1 on a voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle announced future Planning Commission items, that the Super Wal Mart is close to completion, and pre-applications have been received for the front parcels of the Home Depot Center from Marshalls and PetCo.

COMMISSIONER REPORTS AND REQUESTS

Commissioner Drozd thanked staff.

Commissioner Lavender mentioned he liked the shorter meeting.

Commissioner Whitten thanked staff and mentioned he has been receiving inquiries about the cameras located on the new traffic signals.

Commissioner Bridenstine thanked staff and noted she is looking forward to finalizing the draft development code.

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, July 9, 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 6:45 p.m.

Respectfully submitted,

Lesley Copeland, CMC
Deputy Town Clerk