

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
JULY 9, 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

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

PUBLIC COMMENTS

None

PUBLIC HEARING

1. CONDITIONAL USE PERMIT, CUP 01-13 PRESCOTT CENTER

Deputy Town Manager Shane Stueckle presented the staff report regarding Conditional Use Permit (CUP) 01-13, Tentative Parcel Map (TPM) 19436- Prescott Center. The site plan was displayed while Stueckle explained adjacent land uses which are general commercial except directly to the south. Southern adjacent land uses are single family residences and vacant residential lots. TPM 19436 proposes subdividing the 2.54 gross acres into three separate parcels as: Parcel 1- 26,336 square feet for a fast food restaurant, Parcel 2- 55,534 square feet for retail/service use, and Parcel 2- 23,661 square feet for retail/service use.

Deputy Town Manager Stueckle continued by presenting elevations and explained that the project may be constructed in three phases, with no limitation to the phasing plan. There are no regional or local flood control facilities affected by the project or proposed with the development. Masonry retaining and/or garden walls are proposed in several areas. The project is designated as General Commercial (C-G) and is intended to support and encourage the development of retail, service and professional service economic sector activities within the community. A total of 84 onsite parking spaces are proposed with drive aisles. Access is proposed from the site to SR 62, Prescott Avenue and Palisades Drive. The project applicant will be requesting authorization from Caltrans to construct a traffic signal at the intersection of SR 62 and Prescott Avenue, pursuant to the traffic study prepared for the project. All new utilities will be constructed below grade, and sewage disposal is proposed by connecting the buildings to an adjacent future public sewer system when available. An interim, private on-site conventional septic system or package treatment system is proposed until public sewers are available.

Bill Warner of Nolte Engineering, representing the applicant, spoke in favor of the project

and explained the developer is also developing the Warren Vista Center and is supportive of the community.

Chair Humphreville opened public comments.

Jennifer Collins, Yucca Valley Chamber of Commerce spoke in favor of the project.

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

Commissioner Drozd questioned if medians were anticipated on Prescott Ave.

Vice Chair Bridenstine explained that it is not necessary for her to recuse herself from the item since she has not worked for the applicant for a number of years, nor has she worked on this project in a professional role.

Commissioner Whitten questioned the need for another traffic signal. Deputy Town Manager Stueckle explained that the traffic signal and raised median placement is at the discretion of Caltrans. The Town is working to expand the current traffic synchronization project to include most signals along SR 62.

Commissioner Whitten inquired if the parcel division matches the phases. Bill Warner stated that the phases were less about parcel and was more related to the overall project development.

Vice Chair Bridenstine thanked the developer, Richard Gottlieb for his interest in the community.

Chair Humphreville inquired if there were any time limits in affect for the CUP.

Vice Chair Bridenstine moved to:

1. find that the project is exempt from CEQA under section 15332 Class 32, infill development, and;
2. approve Conditional Use Permit, CUP 1-13, based upon the findings and the Conditions of Approval, and;
3. approve Tentative Parcel Map TPM 19435 based upon the findings and the Conditions of Approval

Commissioner Whitten seconded. Motion carried 5-0 on a voice vote.

DEPARTMENT REPORT

2. APPEAL, A 01-13 HUBBARD

Deputy Town Manager Stueckle presented a brief overview of the item. Stueckle reported that the applicant of the Home Occupancy Permit, HOP 1-13 withdrew his application on June 26, 2013, vacating the Director's Approval. Appealable action no longer exists.

Chair Humphreville opened public comments.

Frank Hubbard, Yucca Valley thanked the commissioners for their attention to the matter and would like to learn of the comments that Commissioner Lavender received from his newspaper article.

Thomas Geiger, Yucca Valley spoke against the idea of allowing gun shops in residential areas.

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

Commissioner Whitten asked about the contents of Mintz' letter as referred in the staff report.

Commissioner Lavender stated that though the application was withdrawn, the question of whether to allow gun shops in residential areas still needs to be answered. Lavender would like to see this item on a future agenda for review. Deputy Town Manager Stueckle explained that the portion of the Development Code Update containing these sections will be brought before the Planning Commission for review in the next 60-90 days.

Vice Chair Bridenstine inquired if the Town currently has gun retail businesses in residential areas and if have been any issues. Deputy Town Manager Stueckle replied that no complaints have been filed with the Town and no reports have been received by the Sheriff's Department.

Commissioner Whitten moved to receive the file the report. Vice Chair Bridenstine seconded. Motion carried 5-0 on a voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle presented a brief update on current commercial projects and noted that the Planning Commission will be reviewing Pre-Applications in the near future.

FUTURE AGENDA ITEMS

Development Code Update- Articles 4 and 5

COMMISSIONER REPORTS AND REQUESTS

Commissioner Drozd thanked staff and commended Bill Warner with his assistance with the new project.

Commissioner Whitten inquired about the status of the old Wal Mart building and thanked Bill Warner. Whitten also questioned the activity at the corner of SR 62 and SR 247 and noted that people were violating the No Parking signs.

Vice Chair Bridenstine also thanked staff and was happy to see another commercial project starting

Chair Humphreville expressed his frustrations with Caltrans.

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, July 23, 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 6:53 p.m.

Respectfully submitted,

Lesley Copeland, CMC
Town Clerk