

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
OCTOBER 08, 2013**

Chair Humphreville called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m. Commissioners Bridenstine, Drozd, Lavender, Whitten and Chair Humphreville was 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 on a voice vote.

PUBLIC COMMENTS

None

DEPARTMENT REPORTS

1. SITE PLAN REVIEW, SPR 02-13 ENVIRONMENTAL ASSESSMENT, EA 04-13 MARSHALLS / PETCO

Deputy Town Manager Stueckle presented the staff report regarding the request for approval to develop 3.18 acres of a 5.076 acre project site and to construct a 24,650 square foot Marshalls and a 10,000 square foot Petco at the site of the Home Depot Retail Center, including a total of 224 onsite parking spaces proposed with drive aisles. Preliminary grading plan estimates indicate 2,100 cubic yards of cut and 4,400 cubic yards of fill occurring for site grading. 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 is proposed until public sewers are available. Surrounding land uses include a mix of commercial and residential. Access to the site is proposed from State Route 62. The project is located approximately 1400 feet east of the intersection of 29 Palms Hwy and Avalon Ave and is further identified as 58711 29 Palms Hwy, APN: 601-201-46.

Stueckle explained that the CEQA review for this site was conducted when the Home Depot Retail Center Specific Plan EIR was approved. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Catherine Otis, representing Greenberg Farrow, presented their intent of development with signed leases executed with Marshalls and Petco.

Planning Chair Humphreville opened public comment on the item. With no members of the

public wishing to speak, Chair Humphreville closed public comments.

Commissioner Drozd questioned the use of the two lots to the west of the site.

Vice Chair Bridenstine inquired about the use compact-sized parking stalls, if the site allows parking in excess of the required number.

Commissioner Whitten inquired about the traffic study and suggested that the 3rd lane on Hwy 62 terminate as a turn-in to the site only to keep the lane from being used as a high-speed passing lane. Whitten asked for clarification on the proposed landscaping and questioned the lack of green energy use.

Catherine Otis reported that they anticipate breaking ground in January 2014, with a completion date toward the end of May 2014.

Commissioner Whitten moved:

- A. To find the project exempt from further environmental review in that the review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.
- B. Approve Site Plan Review, SPR 02-13, based upon the findings and the Conditions of Approval

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

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle reported on items for future Planning Commission review including an upcoming joint meeting with the Town Council on November 19th.

FUTURE AGENDA ITEMS

None

COMMISSIONER REPORTS AND REQUESTS

2. Commissioner Drozd stated he was pleased to see Petco and Marshalls coming into Town and thanked staff for a job well done.
3. Commissioner Lavender commented on the project activity in the community.
4. Commissioner Whitten thanked those attending the meeting.
5. Vice Chair Bridenstine thanked staff and commented favorably on the commercial project activity and keeping the shopping local.
6. Chair Humphreville thanked the applicant for investing in Yucca Valley

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, November 12, 2013 at 6:00 p.m. in the Yucca Room of the Yucca Valley Community Center.

ADJOURNMENT

There being no further business, Chair Humphreville adjourned the meeting at 6:33 p.m.

Respectfully submitted,

Lesley Copeland, CMC
Town Clerk