

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 12, 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

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

PUBLIC COMMENTS

None

PUBLIC HEARINGS

**1. ENVIRONMENTAL ASSESSMENT, EA 03-13
CONDITIONAL USE PERMIT, CUP 02-13 PETER NG**

Deputy Town Manager Stueckle presented the staff report regarding the proposal to convert the garage of an existing four bedroom single family residence, currently being used as a residential care facility, into four additional bedrooms and two ADA compliant restrooms. The 24-hour residential care facility will have a maximum of 12 residents with four full time employees. Stueckle explained when an application exceeds six residents, the approval is at the discretion of the Planning Commission. Parking needs for the residential care facility may increase. Because the Town does not have any regulation on the maximum number of operating vehicles parked on a specific property, it is staff's recommendation that the Planning Commission reviews the CUP in one year.

A letter, received after the agenda packet was distributed was received opposing the project. Stueckle reminded the commission that the item before the commission was a land use issue.

Applicant, Peter Ng spoke regarding the project and the facility.

Chair Humphreville opened public comment.

Tom Fauls, Joshua Tree spoke in favor of the project.

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

Commissioner Lavender stated he reviewed the site of the proposed facility.

Commissioner Whitten inquired if the nearby property owners were given notice of the proposed facility.

Drozd questioned the applicant if Alzheimers/Dementia patients would be on site. Ng replied, that no, unless they are diagnosed while already residents. Drozd stated he is in favor of the one-year review period.

Vice Chair Bridenstine inquired about the number of staff onsite at any given time for the purpose of parking issues. The discussion of septic tank capacity ensued with Stueckle explaining that the State Water Quality Control Board has inquired on this specific project and additional dialog on this topic is expected.

Chair Humphreville agrees with the one-year review period.

Commissioner Whitten moved:

ENVIRONMENTAL ASSESSMENT, EA 03-13

That the Planning Commission finds the project exempt from CEAQ under section 15301, class 1, Existing Facilities. And;

CONDITIONAL USE PERMIT, CUP 02-13:

That the Planning Commission approves Conditional Use Permit, CUP 02-13, based upon the findings and the Conditions of Approval

Vice Chair Bridenstine seconded. Motion carried 5-0 on a voice vote.

**2. ENVIRONMENTAL ASSESSMENT, EA 06-13
CONDITIONAL USE PERMIT, CUP 03-13 TRACTOR SUPPLY CO**

Town Planning Technician, Diane Olsen presented the staff report regarding the request from Tractor Supply Company for the approval of 4,874 square feet of outdoor storage on the west side of the property and 1,621 square feet of permanent storage on the sidewalk on the south side of the building. The project is located at 57980 29 Palms Hwy and is further identified as APN: 601-402-08 and 09.

Olsen explained that the current code allows for outdoor storage through CUP review. The storage area on the west side of the property will be for trailer display. The outdoor display area on the south side of the building will be for the display of merchandise. The applicant is requesting that the outdoor display area is considered permanent and the merchandise can

remain 24 hours per day.

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

Commissioner Drozd inquired as to the use of the outdoor storage area, if it included hay or straw.

Vice Chair Bridenstine questioned the reduction in parking in the area slated for outdoor storage.

The Tractor Supply representative present explained the use for the outdoor area to include low style trailers and would be positioned for easy access.

Commissioner Whitten inquired about truck access and pedestrian safety.

Commissioner Lavender spoke of concern about security of items being stored outside.

Vice Chair Bridenstine moved:

ENVIRONMENTAL ASSESSMENT, EA 006-13

That the Planning Commission finds the project exempt from CEAQ under section 15301, class 1, Existing Facilities. And,

CONDITIONAL USE PERMIT, CUP 03-13:

That the Planning Commission approves Conditional Use Permit, CUP 03-13, based upon the findings and the Conditions of Approval

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

CONSENT AGENDA

3. Minutes

Commissioner Drozd moved to approve the Planning Commission Meeting Minutes of August 13, 2013. Commissioner Whitten seconded. Motion carried 5-0 on a voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle reported on the upcoming meeting schedule and gave a brief project update for the golf course and the Marshalls/Petco project.

FUTURE AGENDA ITEMS

None

COMMISSIONER REPORTS AND REQUESTS

4. Commissioner Drozd thanked everyone for attending the meeting.
5. Commissioner Whitten thanked staff through this busy time and inquired about possibly filming and televising the Planning Commission meetings.
6. Vice Chair Bridenstine thanked staff and inquired about the completion date of the Replacement Animal Shelter.
7. Chair Humphreville inquired about details on the upcoming General Plan Hearing and stated he is not in favor of filming the Planning Commission meetings.

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, November 26, 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 7:01 p.m.

Respectfully submitted,

Lesley Copeland, CMC
Town Clerk