

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
August 26, 2014**

Chair Humphreville called the regular meeting of the Yucca Valley Planning Commission to order at 6:00p.m.

Commissioners present were Bridenstine, Drozd, Whitten and Chair Humphreville.

The Pledge of Allegiance was led by Chair Humphreville.

Commissioner Whitten moved to approve the agenda. Commissioner Bridenstine seconded, and the motion passed unanimously.

Chair Humphreville opened the floor to public comments.

**PUBLIC COMMENTS**

- Steve Zimarik, Yucca Valley, objected to the Planning Commission's decision to limit home occupation firearm sales to lots of 5 acres or more in the draft Home Occupation Permit regulations.
- Brian Rush, Yucca Valley, objected to the change in draft Home Occupation Permit regulations limiting the sale of firearms.

With no further individuals wishing to speak, Chair Humphreville closed public comments.

**CLOSE PUBLIC COMMENTS**

**PUBLIC HEARINGS**

**1. DEVELOPMENT CODE AMENDMENT, DCA 03-14  
ARTICLE 5, ADMINISTRATION**

Deputy Town Manager Stueckle provided the staff report. He provided an overview of the proposed revisions made to Article 5, and stated that staff was recommending that the Commission continue the item to the next two meetings to allow for public participation.

**PUBLIC COMMENTS**

- None

**CLOSE PUBLIC COMMENTS**

Commissioner Bridenstine asked staff about the requirements for notices sent to properties surrounding a proposed development, and asked about making the distance greater, possibly 1,000 feet instead of 300, in rural areas where a 300 foot radius would only reach a few neighbors. She also asked staff if, given that Conditional Use Permits generally run with the land, would Conditional Use Permits associated with a home occupation also run with the land. Staff said that Conditional Use Permits do run with the land, but you can impose limitations such as time limits, and a home occupation requires a Conditional Use Permit which addresses time limitations and review periods.

Commissioner Drozd said he would hold his questions until they revisited the issue at a later meeting.

Commissioner Whitten said that he had had the same question as Commissioner Bridenstine regarding notifications, and Chair Humphreville asked staff to clarify the notification requirement.

Staff said that different cities address notification through different approaches, and the most common approach is to scale them by project size.

Chair Humphreville suggested a scale based on project sizes be included in the notice requirement. Commissioner Whitten agreed.

Staff asked the Commission to consider if notice requirements should be different in the commercial corridor and industrial areas compared to residential areas.

Commissioner Whitten said that the greatest impact was on residential areas near commercial and industrial zones. Commissioners Bridenstine, Drozd and Humphreville agreed.

Commissioner Lavender said that the though removing the language that was present in other parts of the code might lose governmental transparency.

Chair Humphreville asked if the regulations gave Code Compliance enough teeth to effectively address problems. Commissioner Whitten said they did with health and safety issues.

Commissioner Bridenstine said that she agreed with the removal of language duplicated elsewhere in the development and municipal codes. Having the same language in two places is dangerous if it is changed in one place and not the other. Commissioners Drozd, Whitten and Humphreville agreed.

## **MOTION**

Chair Humphreville moved that the Planning Commission continue this item to the next meeting. It was seconded by Commissioner Whitten and passed unanimously.

## **2. DEVELOPMENT CODE AMENDMENT, DCA 01-14 ARTICLE 2, ZONING DISTRICTS AND DEVELOPMENT STANDARDS**

**CEQA EXEMPTION, SECTION 15061(b)(3)**

Deputy Town Manager Stueckle provided the staff report. He provided an overview of the item, and stated that staff was recommending that the Commission continue the item to the next two meetings.

Chair Humphreville opened the floor to public comments.

**PUBLIC COMMENTS**

- Susan Simmons, Yucca Valley, spoke about the native plant ordinance. She said the commission had previously discussed adding junipers and pinyon pine if they could be transplanted. She said that it was her understanding that those trees could only be transplanted when they were less than 3 ft tall. She said that they should be included on the list even if they could not be transplanted.

With no further individuals wishing to speak, Chair Humphreville closed public comments.

**CLOSE PUBLIC COMMENTS**

Chair Humphreville asked staff to make some recommendations regarding lot coverage.

Commissioner Whitten asked if the staff would providing additional information on the juniper and pinyon pine. Staff said that they would. Commissioner Whitten also asked if Article 2 contained the information about the Home Occupation Permits. Staff said that it did.

**MOTION**

Chair Humphreville moved that the Planning Commission continue this item to the next meeting. It was seconded by Commissioner Bridenstine and passed unanimously.

**3. STREET VACATION, SV-01-14  
CEQA EXEMPTION, SECTION 15301, Class 1**

Project Engineer Alex Qishta provided the staff report. He provide an overview of the project and staff's findings. Staff's recommendation was to grant the vacation. Staff said the vacation was consistent with the new General Plan.

Chair Humphreville opened the floor to public comments.

**PUBLIC COMMENT**

- Bill Warner, the applicant's representative, said that he was there to answer any questions that the Commission had. He said that he had reviewed the traffic studies with staff and that even if you doubled the numbers from the last traffic study it would still be well under the capacity for that intersection.

**CLOSE PUBLIC COMMENT**

Commissioner Whitten asked the applicant for the purpose of the request, and the applicant said that they were building a home at that location and would like that land to be available for use and enjoyment, such as landscaping. Commissioner Whitten said that he didn't see any difference between this property and the neighboring properties.

Commissioner Drozd asked the applicant where the main entrance to the development was located. Mr. Warner said that there was not a main entrance, but there were three entrances along Sage.

Staff and Commissioner Whitten asked the applicant to provide some greater detail about the Sage Estates development. Mr. Warner provided the requested information.

Commissioner Bridenstine said that she didn't see any reason not to grant the vacation, and that it met the required criteria, particularly as two traffic engineers had determined that the easement was not required.

Commissioner Drozd agreed with Commissioner Bridenstine. He also asked staff if the lots to the north and south of the property in question would have to apply individually to have their portions of the street vacated as well. Staff said that the Commission should discuss the possibility of vacating the 10 ft. easement on the west side of Sage for all of the properties.

Commissioner Whitten said that there were currently lots with block wall in the easement on Sage. He said that he approved of vacating the easement for the length of the street. Commissioner Whitten also asked staff if vacating the easement would still allow for building sidewalks along the west side of Sage. Staff said that a 60 ft. easement would allow room for sidewalks and for there to be 40 ft. of asphalt from curb to curb.

Commissioner Lavender said that he had recused himself from the issue at the last meeting.

Commissioner Drozd asked if there were any underground utilities in the easement. Staff didn't have that information at hand, but said that typically when you vacate an easement you vacate the above ground portion and not the underground portion.

**MOTION**

Chair Humphreville moved that the Planning Commission recommend to the Town Council that the Council approve the vacation of SV-01-14, and that the Council consider vacating 10 ft. of the easement along west side of Sage Avenue from San Andreas Road to Joshua Drive. The motion passed 4 to 0, with Commissioner Lavender recusing himself from the vote.

**CONSENT AGENDA**

**1. MINUTES**

A request that the Planning Commission approves as submitted the minutes of the meeting held on August 12, 2014.

**PUBLIC COMMENTS**

None

**END PUBLIC COMMENTS**

**MOTION**

Commissioner Whitten moved that the Commission approve as submitted the minutes of the meeting held on August 12, 2014. Chair Humphreville seconded the motion and it passed unanimously.

**STAFF REPORTS AND COMMENTS**

Staff provided the Commission with a update of the status of current private land development projects.

**COMMISSIONER REPORTS AND REQUEST:**

Commissioner Drozd thanked everyone for their hard work.

Commissioner Lavender thanked everyone for their hard work.

Commissioner Whitten said that the Safe Routes to School project looked really good, and it was great that it was finished before the start of school. He also said that the Senior Housing project is looking really good. He also informed staff that something seems to be wrong with the light and La Contenta. Staff said that they would bring the issue to Caltrans's attention.

Vice Chairman Bridenstine asked staff when the signal at the intersection of the Highway and Dumosa would be going in. Staff said that the recommendation for the award of bid was scheduled to go to the Council at the next meeting, and that they expected the project to be completed shortly after the first of the year. Commissioner Bridenstine also thanked staff and the public.

Chairman Humphreville thanked staff, and said that he has been pushing to get the development code finished.

**ANNOUNCEMENTS:**

The next regular meeting of the Planning Commission is scheduled for September 9, 2014 at

6:00pm.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:24.

Respectfully submitted,

A handwritten signature in cursive script that reads "Allison Brucker".

Allison Brucker  
Secretary

Approved by the Planning Commission on September 9, 2014.