

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
October 14, 2014**

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

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

The Pledge of Allegiance was led by Chair Humphreville.

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

Chair Humphreville opened the floor to public comments.

**PUBLIC COMMENTS**

None

**CLOSE PUBLIC COMMENTS**

**PUBLIC HEARINGS**

**1. DEVELOPMENT CODE AMENDMENT, DCA 05-14  
ARTICLE 7, DEFINITIONS  
CEQA EXEMPTION, SECTION 15061(b)(3)**

Planning Technician Olsen provided the staff report. She provided an overview of the purpose of Article 7 of the Development Code which provides definitions of terms commonly used within the code. Staff recommended that the Planning Commission find the project except from CEQA under section 15061(b)(3), and that the Planning Commission recommends the approval of Article 7 the Town Council.

Chair Humphreville opened the floor to public comments.

**PUBLIC COMMENTS**

None

**CLOSE PUBLIC COMMENTS**

Commissioner Drozd suggested modifying the definition of Clear Sight Triangle to state "at every corner."

Commissioner Bridenstine suggested including a definition of hillside which would establish what percentage of steepness would cause an area to be considered hillside for the purpose of hillside grading. She also suggested including a definition of mass grading, which the Commission had previously discussed.

Commissioner Lavender said that he had found some errors that he would provide to staff. He also pointed out that in the definition of Floor Area Ratio, it didn't make sense to include as examples ratios which would allow for buildings twice the size of the lot.

Commissioner Whitten suggested adding the definition of architectural compatibility. He also asked why the definition of medical marijuana dispensary was included given that the town currently prohibits them. He also said that he thought that the definition of building was too broad, and it could apply to structures which should not be treated as buildings such as outdoor storage or greenhouses. He suggested adding language to require that the structure be occupiable.

Chair Humphreville said that the percentages outlined in the hillside grading ordinance should be the definition of hillside. He also said that he didn't have a problem with the definition of building as it was presented in the draft.

## **MOTION**

Chair Humphreville moved that the Planning Commission find the project exempt from CEQA under Section 15061(b)(3), and that the commission recommend that the Town Council approve Article 7 after the clarification of those definition discussed by the Planning Commission. Commissioner Bridenstine seconded, and the motion passed unanimously.

## **DEPARTMENT REPORT**

### **2. SITE PLAN REVIEW, SPR 02-07 MILLER REQUEST FOR EXTENSION**

Project Engineer Alex Qishta provided the staff report. She provided an overview of the item, which was for extension of a Site Plan Review. Staff recommended that the Commission approve the request for a three year extension on the project, expiring on November 06, 2017.

## **PUBLIC COMMENTS**

Art Miller, the applicant, thanked the staff and Commission for reviewing his request for extension. He said that the project took a long time to initially develop, and when it was ready to be built the economy did not support the construction. He also said that he thought the project would benefit the community, and is asking for the three year extension because he would like to see it built.

## **CLOSE PUBLIC COMMENTS**

Commissioner Whitten asked staff for clarification on the location of the project, which staff provided.

Chair Humphreville asked staff to confirm that the project was consistent with the new General Plan. Staff said that it was.

**MOTION**

Chair Humphreville moved that the Planning Commission approve the extension of Site Plan Review SPR 02-07 Miller for three years, to expire on November 6, 2017. Commissioner Bridenstine seconded, and the motion passes unanimously.

**CONSENT AGENDA**

**1. MINUTES**

A request that the Planning Commission approves as submitted the minutes of the meetings held on September 9, 2014.

**PUBLIC COMMENTS**

None

**END PUBLIC COMMENTS**

Commissioner Whitten provided a correction to the draft minutes and stated that one public comment had incorrectly been attributed to Susan Simmons.

**MOTION**

Commissioner Whitten moved that the Commission approve as submitted the minutes of the meetings held on September 23, 2014 with the correction provided by Commissioner Whitten. Commissioner Bridenstine seconded the motion and it passed unanimously.

**STAFF REPORTS AND COMMENTS**

Staff provided an overview of the status of private land development projects currently active in the town.

Town Manger Yakimow thanked the Commissioners for all of their hard work on the Development Code. He said that staff appreciated the time and effort they put into it. He said that the Development Code would go the Town Council in November.

**COMMISSIONER REPORTS AND REQUEST:**

Commissioner Drozd thanked everyone for their hard work

Commissioner Whitten thanked staff for their work. He also mentioned that he had seen political signs within the clear site triangle in the Town.

Vice Chairman Bridenstine thanked staff, and encouraged everyone to vote.

**ANNOUNCEMENTS:**

The next regular meeting of the Planning Commission is scheduled for October 28, 2014 at 6:00pm.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:20.

Respectfully submitted,

Allison Brucker  
Secretary

Approved by the Planning Commission on December 2, 2014.