

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
January 13, 2015**

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

Commissioners present were Drozd, Whitten and Vice Chair Bridenstine.

The Pledge of Allegiance was led by Vice Chair Bridenstine.

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

Vice Chair Bridenstine opened the floor to public comments.

**PUBLIC COMMENTS**

None

**CLOSE PUBLIC COMMENTS**

**PUBLIC HEARINGS**

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

Project Engineer Alex Qishta provided the staff report. He provided an overview of the project, which was a request for the Town of Yucca Valley to vacate an approximate 10 ft. by 132 ft. easement on the southwest corner of Sage Avenue and Hidden Gold Drive. This item was previously reviewed by the Planning Commission on August 12, 2014 and August 26, 2014. At the meeting of August 26, 2014 the Planning Commission recommended that the Town Council accept the street vacation. The Town Council returned the item to the Planning Commission for further review. Staff's recommendation was that the Planning Commission find that the Street Vacation SV-01-14 was consistent with the General Plan and General Plan Circulation Element, and that the Planning Commission recommend that the Town Council approve the vacation.

Commissioner Whitten expressed concern that the Town retain the ability to put a sidewalk along Sage.

Commissioner Drozd asked Staff to clarify if a 60 ft. right of way would or would not allow for a turn lane or median. Staff said that 40 ft curb to curb would possibly allow for a turn lane, but it would not have much shoulder and might not be completely to standard. Staff said that the

topography of the area was unlikely to allow they type of development which would generate unexpectedly high volumes of traffic in this area.

Vice Chair Bridenstine commented that the traffic study, which would allow for the vacation, didn't take into account the restrictive topography, and so could be considered even more conservative. She said she didn't see any reason not to allow the proposed vacation.

Staff stated that there would still be room for a sidewalk along with west side of Sage with the vacation south of Golden Bee. Commissioner Whitten expressed concern about the segment north of Golden Bee. Staff said that there are so many factors, including undeveloped property and the location of the road within the right of way, that Staff did not feel that they were in a position to make a recommendation about the segment of Sage north of Golden Bee.

Commissioner Drozd said that he retained some concerns about possible future development, but at some point you have to trust the traffic engineer. Vice Chair Bridenstine pointed out that the applicant had previously stated that even if you doubled the counts from the traffic study it would still meet the threshold, and that was a sufficient safety factor.

Vice Chair Bridenstine opened the floor to public comments.

**PUBLIC COMMENTS**

None

**CLOSE PUBLIC COMMENTS**

**MOTION**

Commissioner Drozd moved that the Planning commission find the street vacation SV-01-14 consistent with the General Plan and General Plan Circulation Element, and that they recommend to the Town Council that they grant the vacation. Vice Chair Bridenstine seconded the motion. The motion carried 2 to 1.

- AYES: Commissioner Drozd and Vice Chair Bridenstine
- NOES: Commissioner Whitten
- ABSTAIN: None

**DEPARTMENT REPORT**

**2. PRIVATE LAND DEVELOPMENT REPORT**

Planning Technician Diane Olsen and Deputy Town Manager Stueckle provided a report on the current status of private land development projects within the Town of Yucca Valley.

**MOTION**

Commissioner Whitten moved that the Planning Commission receive and file the report. Commissioner Drozd seconded and the motion passed unanimously.

**CONSENT AGENDA**

**1. MINUTES**

A request that the Planning Commission approves as submitted the minutes of the meetings held on December 2, 2014.

**PUBLIC COMMENTS**

None

**END PUBLIC COMMENTS**

**MOTION**

Commissioner Whitten moved that the Commission approve as submitted the minutes of the meetings held on December 2, 2014. Commissioner Drozd seconded the motion and it passed unanimously.

**COMMISSIONER REPORTS AND REQUEST:**

Commissioner Drozd thanked staff for their hard work

Commissioner Whitten thanked staff, and asked that the appointment of a Chair and Vice Chair be included on the next agenda.

Vice Chairman Bridenstine

**ANNOUNCEMENTS:**

The next regular meeting of the Planning Commission is scheduled for January 27, 2015 at 6:00pm.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:50.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Allison Brucker".

Allison Brucker  
Secretary

Approved by the Planning Commission on February 10, 2015.