

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
January 27, 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.

Town Clerk Lesley Copeland led the swearing in of Commissioner Charles McHenry and Commissioner Jeff Evans.

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

DEPARTMENT REPORT

1. SELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE- CHAIRMAN

Commissioner McHenry moved that the Planning Commission elect Commissioner Bridenstine Chairman of the Commission. The motion was seconded by Commissioner Drozd and passed unanimously.

AYES: Commissioners Bridenstine, Drozd, Evans, McHenry and Whitten
NOES: None
ABSTAIN: None

Commissioner Bridenstine moved that the Planning Commission elect Commissioner Whitten Vice-Chairman of the Commission. The motion was seconded by Commissioner Drozd and passed unanimously.

AYES: Commissioners Bridenstine, Drozd, Evans, McHenry and Whitten
NOES: None
ABSTAIN: None

**2. ENVIRONMENTAL ASSESSMENT, EA 05-14
SITE PLAN REVIEW, SPR 02-14 WALBERN DEVELOPMENT
HOME DEPOT SPECIFIC PLAN, S-01-05**

Deputy Town Manager Stueckle provided the staff report. Staff provided an overview of the project and the relevant elements of the General Plan and Development Code. Staff also provided an overview of the amendments which were made to the conditions of approval.

PUBLIC COMMENTS

- Frank Coda, representative for the applicant, spoke in support of the project

END PUBLIC COMMENTS

Commissioner Evans asked about the conceptual landscaping plan and about the adaptability of Joshua trees when transplanted. Staff said that the trees were moved when the site was rough graded, and that in staff’s experience survivability rates were approximately 50%.

Commissioner Whitten asked if there would be any anticipated impacts to the existing businesses during construction. Staff said that there weren’t. Commissioner Whitten asked if the building construction would allow for adaptability in the type of commercial tenants, and the applicant it would. Commissioner Whitten also asked if the project should include a loading zone and about rear access to the facility. Staff said that the loading space was not required and that the project met fire department requirements. Commissioner Whitten asked about the specifics of what the applicant intended for grease interceptors. The applicant said that it would depend on the type of tenants.

MOTION

Commissioner Whitten moved that the Planning Commission approve Environmental Assessment, EA-05-14 and Site Plan Review, SPR-02-14 based upon the information contained within the staff report and the recommended conditions of approval. Commissioner Evans seconded the motion,

AYES: Commissioners Bridenstine, Drozd, Evans, McHenry and Whitten
 NOES: None
 ABSTAIN: None

3. OLD TOWN SPECIFIC PLAN

Deputy Town Manager Stueckle provided the staff report. The Town Council requested that the Planning Commission review and report on the Old Town Specific plan. Staff provided an overview of the purpose of the Old Town Specific Plan and the issues that the Planning

Commission was being asked to consider in regards to the plan as it relates to the Development Code and General Plan. Staff stated that they expect that the Planning Commission will discuss what revisions should be considered at upcoming meetings.

PUBLIC COMMENTS

None

CLOSE PUBLIC COMMENTS

Chair Bridenstine and Commissioner Evans asked staff about the process for discussing revisions to the Old Town Specific Plan. Staff said that it would begin with informal reviews and staff reports, followed by a formal public hearing process. After the Planning Commission made their recommendation the Town Council will have a public hearing process as well. Staff also stated that public workshops could be part of the process.

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

- AYES: Commissioners Bridenstine, Drozd, Evans, McHenry and Whitten
- NOES: None
- ABSTAIN: None

COMMISSIONER REPORTS AND REQUEST:

Commissioner Drozd thanked everyone for their hard work and welcomed the new Commissioners

Commissioner Evans said that he is looking forward to participating in the Commission.

Commissioner Whitten welcomed the new Commissioners and thanked staff.

Chair Bridenstine thanked staff and said she is looking forward to the review of the Old Town Specific Plan. She thanked the public for attending and welcomed the new Commissioners.

ANNOUNCEMENTS:

The next regular meeting of the Planning Commission is scheduled for February 10, 2015 at 6:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:01.

Respectfully submitted,



Allison Brucker
Secretary

Approved by the Planning Commission on March 10, 2015.