

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
March 24, 2015**

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

Commissioners present were Evans, McHenry, Whitten and Chair Bridenstine. Commissioner Drozd was excused.

The Pledge of Allegiance was led by Chair Bridenstine

**APPROVAL OF AGENDA**

**MOTION**

That the Commission approve the Agenda as Submitted.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Steven Whitten, Vice Chairman  
**SECONDER:** Charles McHenry, Commissioner  
**AYES:** Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry  
**EXCUSED:** Jeff Drozd

**CONSENT AGENDA**

**1. MINUTES**

A request that the Planning Commission approve as submitted the minutes of the meeting held on March 10, 2015.

**PUBLIC COMMENTS ON CONSENT AGENDA**

None

**END PUBLIC COMMENTS**

**MOTION**

That the Planning Commission approve the Consent Agenda.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Jeff Evans, Commissioner  
**SECONDER:** Charles McHenry, Commissioner  
**AYES:** Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry  
**EXCUSED:** Jeff Drozd

**DEPARTMENT REPORT**

**1. OLD TOWN SPECIFIC PLAN, DEVELOPMENT CODE, GENERAL PLANS, COMMERCIAL DESIGN GUIDELINES, SITE PLAN REVIEW, SPR 01-13, BILLINGS TRANSFER, INC**

A presentation and discussion on development standards consistency.

**RECOMMENDATION:** That the Planning Commission discusses development standards in the Old Town Specific Plan, Development Code, General Plan and Commercial Design Guidelines, as related to private land development projects.

Deputy Town Manager Stueckle provided the staff report. Staff provided an overview the item and of Site Plan Review SPR 01-13. SPR 01-13 had previously be approved by the Planning Commission but was appealed at the Town Council level by a member of the Council. The Town Council returned the item to the Planning Commission with direction to review the Old Town Specific Plan in conjunction with the General Plan for inconsistencies and to review how those issues might affect the project in question. It was also noted that there was a second commercial use on the property which the Planning Commission had not be aware of at the time of the original approval.

Staff also provided an overview of the general policies in the General Plan and Old Town Specific Plan, specifically for industrial and commercial areas. Staff noted the General Plan did not require a permit for a new use which is similar to an existing historic use at the site. Staff noted that the Old Town Specific plan was developed with the intent to incorporate the realignment of the highway, and that the highway realignment project has subsequently been dropped.

Staff provide an overview of the Old Town Specific Plan element which they felt need to be addressed, including: the effect of the discontinuation of the highway realignment project; the lack of clear criteria to establish change in use or similar use; the lack of differentiation between outdoor storage and outdoor or open lot services; and fencing and wall standards.

The specific Site Plan Review was for a rock and sand sales business and a driveline auto repair business. The site was previously a recycling business.

**PUBLIC COMMENTS ON ITEM 1**

Jay Corbin, representative for the applicant, spoke in support of the project. He stated that the applicant didn't think that the project should be caught up in the discussion of the Old Town Specific Plan and General Plan, and that the project should be approved regardless of the status of the regulations. He also stated that he felt that part of why the Town Council sent the project back to the Planning Commission was for consideration of the second use, which came to light to the applicant said that they are asking for approval for two businesses at the site. He stated that

the contaminated soil had been removed except for one barrel which was waiting on state approval for removal. He also stated that the appeal to the Town Council didn't specifically address the project and instead addressed the Old Town Specific Plan. He stated that the applicant was asking for two changes to the Conditions of Approval, that automotive service facility be added in addition to the rock and sand sales use, and that the requirement for irrigation for the landscaping be removed as previously agreed by the Planning Commission.

Tim Humphreville, Yucca Valley, spoke in support of the project.

#### END PUBLIC COMMENTS

Staff stated that they did not bring the item forward to the Planning Commission with a recommended action at this first hearing. Town Council's direction was to returning the item to the Planning Commission for review of the conditional use permit and to enquire on any recourse the town may have to enforce compliance. Staff requested that the Planning Commission discuss whether the standards applied were appropriate and if the addition of the automotive repair business added additional requirements. Staff requested the Planning Commission discuss the item and provide direction to staff before staff returned it to the Planning Commission for action.

Commissioner Whitten asked staff to clarify the Town's ability to force compliance. Staff said that the Town does have the ability to force compliance.

Commissioner Whitten spoke about the issue of screening. He said that there was clearly a conflict between the General Plan commercial guidelines and the Old Town Specific plan. He said that he thought that the applicant's use of slatted chain link fence met the intent of the Old Town Specific plan, but the fact that the Old Town Specific plan prohibits chain link creates an issue. Commissioner Whitten stated that he felt that the intent of the Old Town Specific plan was to prevent the commercial corridor along Highway 62 from becoming blight. He said that working the industrial zoning into the plan could be easier than taking it out of the plan. He also said that there did need to be discussion of the definition of "change of use" and that there needed to be constancy. He said that he thinks the fencing for the project is fine.

Commissioner Evans asked staff how changes made by the Commission would effect existing buildings in the Old Town Specific area. Staff said that, depending on the type of changes, there are issues created by classifying existing structures as non-conforming. Non-conforming uses have limitations on replacement or expansion but those issues can be addressed in the code.

Commissioner Whitten said that that needed to look into what was required for the secondary automotive repair business. He said he would like to make sure that all requirements for the second business are included.

Commissioner McHenry asked about the issue of the block wall requirement and if a nearby business had been required to put in a masonry wall. Staff said that the business in question

chose a location which had a preexisting masonry wall. Commissioner McHenry asked if the chain link fencing at the applicant's location was preexisting fencing as well. Staff said it was. Commissioner McHenry said that there had been concerns that different businesses were having different requirements. He also asked if chain link fences for other businesses in the area were also preexisting. Staff said they were.

Chair Bridenstine said that she didn't think they could act on it that night, and couldn't act on it until the automotive repair business conditions had been included. She agreed with Commissioner Whitten that they needed to review the conditions as two separate business. She thinks that the business will probably be ok, but they need to go through the process and evaluate parking and that sort of thing. She thought that both uses were consistent with the zoning of the site. She would like the existing business added to the conditions of approval and that the parking be evaluated. She agreed with Whitten that the conditions of approval as previously approved by the Planning Commission addressed the screening concerns. She also said that Planning Commission had previously discussed removing the irrigation requirement and she agreed that that the landscaping plan was appropriate and that the irrigation requirement should be removed.

Staff stated that the Planning Commission's direction to staff would allow staff to structure appropriate findings for the project. Staff said that the findings need to be tied very carefully back to the Old Town Specific Plan.

Chair Bridenstine agreed that they need to adjust to adjust the Old Town Specific plan to meet current General plan, commercial and industrial guidelines. She felt that they needed to be making it easier rather than more difficult to develop old town.

Staff stated that the recommended action would be that staff bring back SPR 01-13 to the next Planning Commission for approval with revised Conditions of Approval and revised findings, and requesting the applicant to address the proposed timing for compliance with imposed conditions of approval for the project.

The applicant asked for confirmation that Commission direction was for staff to analyze both businesses and return at the next meeting. Chair Bridenstine confirmed that was correct.

Commissioner Evans asked about the proposal on stamp page 55 for five paved and five unpaved parking spaces listed in the conditions of approval, and if that would change with the addition of the second business. Staff said that it might. Staff said they would evaluate those requirements and will come back with a recommendation. Commissioner Evans asked for confirmation that Ordinance 198 required that all the parking spaces be paved.

The applicant spoke in support of the proposed parking and said that it was similar to other projects. He said that nothing on the lot had changed with the additional business.

Commissioner Whitten said that they had to do their due diligence. Deputy Town Manager Stueckle clarified how the parking requirement was calculated.

The applicant asked if they could get approval for everything but the parking.

Chair Bridenstine stated that the commission would feel more comfortable having Conditions of Approval which address both businesses. This meeting was the first time she had heard about the second business, and she thought that having the findings included both businesses would be best for the applicant and the Commission.

Commissioner Evans expressed concern that there were two businesses operating on one parcel. Staff said that multiple business operating on a single parcel was common in multi-tenant commercial buildings. This project was slightly unusual because of the different type of uses.

**MOTION**

That the Planning Commission direct staff to return SPR 01-13 to the next Planning Commission for approval with revised Conditions of Approval and revised findings, and requesting the applicant provide a proposed schedule for compliance with the conditions of approval for the project.

- RESULT:** ADOPTED [UNANIMOUS]
- MOVER:** Steven Whitten, Vice Chairman
- SECONDER:** Jeff Evans, Commissioner
- AYES:** Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry
- EXCUSED:** Jeff Drozd

**2. REVIEW OF GENERAL PLAN IMPLEMENTATION STRATEGIES**

A discussion regarding the Implementation Strategies of the Yucca Valley General Plan.

**RECOMMENDATION:** That the Planning Commission receives and files the report.

Deputy Town Manager Stueckle provided the staff report, which provided an overview of the status of the General Plan Implementation Strategies.

Commissioner Evans asked if all of the elements in the Implementation Strategy had the same priority. Commissioner Whitten thought that the priorities would have to be established by the Town Council. Staff said that the time frame included in the Implementation Strategy provided some information as to priorities. Staff also stated that the Town Council would probably like Planning Commission input on those priorities. Staff also stated that the statues of the implementation strategies should be included in the yearly General Plan Report.

Chair Bridenstine agreed with Commissioner Whitten that some guidance from the Town Council was needed regarding priorities. She also noted that some of the project have already started and could potentially be completed more rapidly than others.

Chair Bridenstine said she wanted to make sure that they captured the value of work which had already been done.

**PUBLIC COMMENTS ON ITEM 2**

- None

**END PUBLIC COMMENTS**

**MOTION**

That the Planning Commission receives and files the report.

**RESULT:** ADOPTED [UNANIMOUS]

**MOVER:** Jeff Evans, Commissioner

**SECONDER:** Charles McHenry, Commissioner

**AYES:** Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry

**EXCUSED:** Jeff Drozd

**3. TENTATIVE TRACT MAP UPDATE**

A discussion regarding the Implementation Strategies of the Yucca Valley General Plan.

**RECOMMENDATION:** That the Planning Commission receives and files the report.

Planning Technician Olsen and Deputy Town Manager Stueckle provided the staff report which was an overview of the status of Tentative Track Maps within Yucca Valley. Staff stated that only one Tentative Tract Map has expired since incorporation. Staff noted that many maps have been extended by state action.

Bridenstine asked about formatting the spreadsheet to group by recorded and non-recorded maps to make it easier to read. Staff said that could be done.

Commissioner McHenry asked for clarification on what an expiration date of “non-applicable” meant. Staff said that those where recorded map which never expire.

**PUBLIC COMMENTS ON ITEM 3**

- None

**END PUBLIC COMMENTS**

**MOTION**

That the Planning Commission receives and files the report.

**RESULT:** ADOPTED [UNANIMOUS]

**MOVER:** Jeff Evans, Commissioner

**SECONDER:** Charles McHenry, Commissioner

**AYES:** Vicki Bridenstine, Steven Whitten, Jeff Evans, Charles McHenry

**EXCUSED:** Jeff Drozd

Chair Bridenstine opened the floor to public comments.

**PUBLIC COMMENTS**

None

**CLOSE PUBLIC COMMENTS**

**STAFF REPORTS AND COMMENTS**

Staff provided an overview of the status of current and upcoming development projects.

**COMMISSIONER REPORTS AND REQUEST:**

Commissioner McHenry thanked staff for their work.

Commissioner Whitten thanked staff for their work. He also commented seeing motorists stopping to help someone who had fallen in a wheelchair and the community spirit it exemplified, and the also asked the public to do their research and read the information provided by the Hi Desert Water District on the upcoming Assessment District Vote.

Chair Bridenstine thanked staff for their work. She said that SPR 01-13, Billings, made it clear that the Old Town Specific Plan needed to be modified. She asked staff when they would begin that process. Staff said that they would have to bring it back to the Commission for a more complete report of what corrective measures may be needed. That report would be forwarded to the Town Council for review and direction from Town Council. Staff said that the general report may able to be completed within 60 days.

**ANNOUNCEMENTS:**

The next regular meeting of the Planning Commission is scheduled for April 14, 2015 at 6:00pm.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:32.



Respectfully submitted,



Allison Brucker  
Secretary

Approved by the Planning Commission on April 14, 2015.