

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
SEPTEMBER 8, 2015**

**OPENING CEREMONIES**

Chairman Vicki Bridenstine called the meeting to order at 6:00 PM.

**CALL TO ORDER**

**ROLL CALL**

PRESENT: Drozd, Evans, McHenry, Whitten, Bridenstine

ABSENT:

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Steven Whitten, Vice Chairman

**SECONDER:** Jeff Evans, Commissioner

**AYES:** Drozd, Evans, McHenry, Whitten, Bridenstine

**CONSENT AGENDA**

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Steven Whitten, Vice Chairman

**SECONDER:** Charles McHenry, Commissioner

**AYES:** Drozd, Evans, McHenry, Whitten, Bridenstine

**1. Approve the Planning Commission Minutes of August 11, 2015**

A request that the Planning Commission approves as submitted the minutes of the meetings held on July 28, 2015.

PUBLIC COMMENT ON CONSENT AGENDA

None

CLOSE PUBLIC COMMENT

**DEPARTMENT REPORTS**

**2. Environmental Assessment, EA 08-15 ; Land Use Compliance Review, LUCR 01-15 Xalis**

**STAFF REPORT**

Deputy Town Manager Stueckle provided the staff report. He provided an overview of the project, which was a proposal for a use of an existing structure as a restaurant. The project is located within the Old Town Specific Plan area, which included a Program Environmental Impact Report, so as long as the use is consistent with Old Town Specific Plan, no additional environmental review is required. It was staff's finding that the proposed use was consistent with the Old Town Specific Plan. The proposed project did not include expansion of the existing structure, but did include the expansion of the parking lot and improvements. While this specific scenario is not addressed in the Development Code, staff identified the Land Use Compliance Review as the appropriate process. Staff said that the conditions of the project would require the granting of an additional 12 feet of right-of-way dedication along Highway 62.

Staff said that there had been changes to the proposed Conditions of Approval since the drafting of the staff report. The changes were as follows:

- E8 was modified with the addition of the language "or as otherwise determined by the Town Engineer " to read: "The retention basin size will be determined, per County of San Bernardino Flood Control methodology, such that incremental 100 year 24-hour storm volume, plus 10%, is retained on-site, or as otherwise determined by the Town Engineer."
- E20 was modified with the addition of the language "on Kickapoo Trail" and the removal of "or another Agency" to read: "The Applicant shall construct the replacement of any identified damaged curb and gutter, sidewalk, drive approach, asphalt concrete pavement, meter boxes, and other infrastructure on Kickapoo Trail that may be required by the Town Engineer."
- E29 was modified with the addition of the language "if required" to read: "The post construction erosion and sediment improvements shall be certified by a civil engineer that they were constructed in substantial conformance with the approved plans and specifications, if required."

#### PUBLIC COMMENT ON ITEM 2

- Brian Diebolt, representative for the applicant, spoke in support of the project, and said that the applicant agreed with Staff's recommended conditions.
- Bonnie Brady, Yucca Valley, said that she thought the design included more parking than would be needed and said that she felt the design on the West side of the building was unattractive. She said that she was generally in support of the project.

#### CLOSE PUBLIC COMMENTS

Commissioner Evans asked what effect the parking lot design would have on water drainage along Kickapoo. Staff said that the applicant will be calculating incremental

difference plus 10% as part of their engineered grading, and will be generating less runoff than the natural state.

Commissioner McHenry no questions.

Commissioner Drozd spoke in support of the project. He asked staff if the architectural design was with the Old Town Specific Plan. Staff said that it was their finding that the project was consistent with the Old Town Specific Plan.

Commissioner Whitten asked applicant if the project design was specifically created for Yucca Valley. The applicant said that it was. The applicant also said that the front of building was the most visible side.

Staff said that the parking requirement for restaurants is one parking space for every 50 square feet of seating area, and that maximum occupancy is determined by the county fire department. The applicant said that they intend to have open seating rather than fixed seats so they weren't sure yet about the exact number of seats.

Commissioner Whitten asked if parking would be allowed along Kickapoo. Staff said that parking was allowed there. Commissioner Whitten asked if parking was allowed along Hwy 62. Staff did not believe parking was allowed in that location.

Commissioner Whitten said that he thought the applicant might be able to add an additional parking spot to their site plan. He expressed concern that there might not be enough parking.

Commissioner Whitten asked staff for clarification on the requirement for underground utilities. Staff said that if new service lines were run they would need to be underground, but there was no requirement to alter existing lines.

Commissioner Whitten asked staff to consider adding a requirement to adhere to federal regulations to the Town's standard Conditions of Approval.

Commissioner Whitten asked if screening, particularly on the south side of the property, had been considered. Staff said that the applicant had indicated that there will be some kind of wall to be determined as part of the engineered grading.

Chair Bridenstine spoke in support of the project. Said that she thought the parking was sufficient.

Commissioner Evans spoke in support of the project. He asked the applicant for an approximate opening time, and the applicant said that expected to open in February of 2016.

MOTION

That the Planning Commission finds:

- A. The review and approval of the Old Town Specific Plan (OTSP) included a Program Environmental Impact Report (EIR). The EIR evaluated future projects within boundaries of the OTSP. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the Program EIR. The project is consistent with the Program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.
- B. That the Planning Commission approves LUCR 01-15 based upon the information contained within the staff report and the recommended conditions of approval.

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

#### **FUTURE AGENDA ITEMS**

- Ordinance Prioritization/Recommendation to Town Council
- Discussion of Accessory Buildings vs Accessory Structures

#### **PUBLIC COMMENTS**

None

#### **STAFF REPORTS AND COMMENTS**

Staff provided an overview of upcoming Capital Improvement projects. Staff said that the Capital Improvement Program would be coming before the Planning Commission. Staff provided an overview of the concerns associated with the Water District sewer project and roadway improvements. Staff also said that a traffic study is underway for Yucca Trail. Staff is still working with Caltrans on the permitting process for the Phase II Signal Synchronization Project.

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

#### **COMMISSIONER REPORTS AND COMMENTS**

Commissioner Drozd thanked staff.

Commissioner Evans thanked the planning department for their work with the applicant, and thanked everyone for their hard work.

Commissioner McHenry had no comments.

Vice Chair Whitten noted that making the sidewalks continuous along Highway 62 and the renovation of the Senior Center should be considered in planning for future capital improvements. He also noted that he would like to see greater detail regarding specific surrounding uses for upcoming projects.

Chair Bridenstine thanked staff.

**ANNOUNCEMENTS**

The next regularly scheduled meeting of the Planning Commission will be held on Tuesday, September 22, 2015.

**ADJOURNMENT**

The meeting was closed at 6:55 PM.

Respectfully Submitted,

Allison Brucker

Commission Secretary