

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

**OPENING CEREMONIES**

Vice Chair Whitten called the meeting to order at 6:00 PM.

**CALL TO ORDER**

**ROLL CALL**

PRESENT: Evans, McHenry, Whitten  
ABSENT: Drozd (Excused), Bridenstine (Excused)

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

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

**CONSENT AGENDA**

**MINUTES APPROVAL**

**1. Approval of September 22, 2015 Planning Commission Regular Meeting Minutes**

**Recommendation:**

That the Planning Commission approval as submitted the minutes of the Planning Commission meeting of September 22, 2015.

**PUBLIC COMMENT ON CONSENT AGENDA**

None

**MOTION**

That the Planning Commission approve the Consent Agenda

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

**DEPARTMENT REPORTS****2. Environmental Assessment, EA-05-15; Site Plan Review, SPR 01-15 Princeton Equine****Recommendation:**

**Environmental Assessment, EA 05-15:** 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.

**Site Plan Review, SPR 01-15:** That the Planning Commission approves SPR 01-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

**STAFF REPORT**

Deputy Town Manager Stueckle provided the staff report. He provided an overview of the proposed project, which was a proposed equine clinic which included construction of an approximately 2,720 square foot treatment and office area, 576 square feet of outdoor holding pens, a 60 foot in diameter round pen, a 400 square foot euthanasia enclosure, parking and landscaping. The proposed site was vacant land and was designated Old Town Industrial Commercial (OTIC), and veterinarian clinics and animal hospitals are a permitted use for this zoning designation. The project was condition to construct sidewalks on both Benecia and Inca Trails, and underground storm water drainage along the northeastern frontage of the project. The proposed landscaping was also doubt tolerant. Staff found that the project's architectural design was consistent with the Town's Commercial Design Guidelines and the Old Town Specific Plan Guidelines. Staff also said that while the Development Code required that all driveway, aisles, turning and maneuvering areas be paved, staff recommended that the requirement be met with the installation of decomposed granite around the south and east portion of the site due to the concerns associated with equine activities on hardscape. Staff said that the applicant had agreed that the holding pens and the round pen will maintain a 5 foot setback from the property line. The Conditions of Approval also required that the applicant submit an odor, dust and vector control plan to address those issues. The project was also condition to form maintenance assessment district for street and drainage purposes.

**PUBLIC COMMENT ITEM 2**

Christina Kayvon-Pierce, applicant, spoke in support of the project. She said that the project would provide equine medical services to the Morongo Basin and the Coachella Valley areas and that the project would create jobs.

Dr. Mirona Petrus, veterinarian for the project, provided information about the medical services that would be provided. She said that the clinic was designed for safety, ease of use and the California Medical Board standards of care.

Bill Warner, project representative, spoke in support of the project and offered to answer questions. He said that the applicant has review the conditions of approval and agreed to them.

#### **CLOSE PUBLIC COMMENT ITEM 2**

Commissioner McHenry said he was glad to see the project come forward, and that it was a needed service. He noted that the Conditions of Approval use the masculine pronoun when referring to the applicant despite her being female. He asked staff if parking would be prohibited on one side of Benecia all the way to Hopi; staff said that it would. Spoke in support of the use of decomposed granite, and said he was in support of the project.

Commissioner Evans said that it was a needed service for the community. He asked the applicant how the perimeter fences would be secured in case an animal escaped a pen. He also asked the applicant about trailer access. The applicant said that the gates to the site would be on sensors so that they would only open and close when a vehicle approached them. The applicant said that the driveway was designed so that you could go around the building with a trailer if that was needed.

Commissioner Evans asked if there would ever be a chance for overnight occupancy. The applicant said that they will not be keeping animals overnight, and that anything requiring 24 hour care would be referred to an animal hospital. Commissioner Evans also asked about any potential issues caused by the projects proximity to a hotel and retail area. The applicant said that the Chino Hills equine hospital is located in a residential area, and also said that the California Medical Board standards required that any manure be immediately removed, and that euthanized animals be picked up within an hour. The applicant said that they only intend to have one trailer coming in at a time, so dust should not be problem.

Commissioner Whitten asked if facility would be equine only. Applicant said that facility would be primarily for horses but the doctor would be qualified to work on livestock. Alpaca, goats or llamas could be treated in the same facilities horses. Cattle would not be treated at the facility. Commissioner Whitten said that the project was a good fit for the Town, and said that he was in support of the project.

Commissioner Whitten said that he didn't see any conditions relating to the masonry and wrought iron wall, and no mention of it complying with the Old Town Specific Plan. Staff said that the Commission could add condition P11 that would state "The project would be designed with sump stone walls along the south and east frontages and the slum stone and wrought iron fencing along the Benecia and Inca frontages consistent

with the Old Town Specific Plan.” Commissioner Whitten said he would like that condition added. Commissioner Whitten commented that the soil would have to be treated for urine eventually. The applicant said that the animals would spend the majority of time inside the facility in stalls which would have wood shavings and drainage systems, and the outdoor soil would be raked and replenished when necessary. Commissioner Whitten asked about the signage for the project. Staff said that the applicant hadn’t submitted material regarding signs. Commissioner Whitten asked staff if the Old Town Specific Plan or the Development Code took precedence if there was a conflict. Staff said that they were intended to work together.

### **MOTION**

Commissioner McHenry moved that the Planning Commission find that the project, EA 05-15, is consistent with Old Town Specific (OTSP) Program Environmental Impact Report (EIR), and that additional environmental review was not required, and that the Planning Commission approves SPR 01-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval with the addition of condition P11 which would require that the project be designed with sump stone walls along the south and east frontages and the slum stone and wrought iron fencing along the Benecia and Inca frontages consistent with the Old Town Specific Plan. Commissioner Evans seconded the motion, and the motion passed unanimously.

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

### **FUTURE AGENDA ITEMS**

None

### **PUBLIC COMMENTS**

Kevin Hall, Yucca Valley, spoke about an issue regarding animal control.

### **STAFF REPORTS AND COMMENTS**

Staff provided an update on the status of current and upcoming private land development project. Staff also provided an update on the status of current capital projects.

### **COMMISSIONER REPORTS AND COMMENTS**

Commissioner Evans thanked staff for their work. He also commented on the lack of yellow striping near the medians just west of Dumosa on Hwy 62. Staff said that the

project was signed off by Caltrans and they will look into the issue and report on why that section was different.

Commissioner McHenry thanked staff. He asked if there had been any response from Caltrans regarding the intersection Sage of Hwy 62. Staff said that Caltrans has agreed to install 5 curve ahead chevrons, and Caltrans said they will be installed by end of October.

Commissioner Whitten thanked staff. He also commented on the dangerous of intersection of Sage and Hwy 62, and spoke against distracted driving. He also spoke about the issues caused by motorist making illegal turning motions on Hwy 62 in front of AMPM and Sonic. Staff said that they had previously requested delineators for that area and Caltrans denied the request.

**ANNOUNCEMENTS**

The next meeting of the Planning Commission will be held on October 27, 2015 at 6:00 PM.

**ADJOURNMENT**

The meeting adjourned at 6:54 pm.

Respectfully Submitted,

Allison Brucker  
Commission Secretary