

**TOWN OF YUCCA VALLEY
SPECIAL JOINT TOWN COUNCIL/PLANNING COMMISSION
MEETING MINUTES
DECEMBER 18, 2012**

The special meeting of the Town of Yucca Valley Council/Planning Commission was called to order at 5:02 p.m. by Mayor Abel. Council Members Huntington, Lombardo Rowe and Mayor Abel were present. Planning Commissioners Bridenstine, Drozd and Hildebrand were present. Planning Commission Chair Humphreville was excused.

DEPARTMENT REPORTS

1. General Plan Update, Draft Housing Element, Authorization to Submit Draft Housing Element to State Department of Housing and Community Development for Review and Comment

Deputy Town Manager Stueckle advised this is the first General Plan update since the original was adopted in 1995. Tonight's actions do not approve the housing element, it is to provide the Council and Commission an opportunity to see the proposed goals and policies contained in the element and give input. etc. Michelle Halligan with Planning Center will be presenting the element.

Michelle Halligan, The Planning Center, gave a PowerPoint presentation, advising the Draft Housing Element was reviewed by the General Plan Advisory Committee at its meeting of December 12, 2012. The committee agreed that policy H2-2 was more appropriately located in the Land Use or Open Space/Conservation elements, and they added the words "lifestyle and life stage" to Goal H1.

Council Member Rowe questioned how the Town is notified of the expiration of affordability with regard to housing preservation. Ms. Halligan advised there is a database that staff can use.

Mayor Abel asked questions regarding the establishment of local accommodation ordinances per state law. Ms. Halligan advised that model ordinances are available for use.

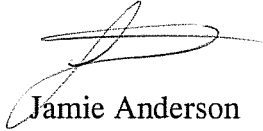
Council Member Rowe questioned if there are land use elements within housing elements. Ms. Halligan advised the Council can't adopt the housing element until they are comfortable with the land use plan, noting the same plan is being used as last time. Council Member Rowe questioned when the certification of the housing element expires. Deputy Town Manager Stueckle advised the new element runs from October 2013 through October 2021. He advised we are on track, but if we miss the deadline for October of this year, we will be subject to updates on a 4 year cycle.

Council Member Lombardo moved to authorize the submittal of the Draft Housing Element to the State Department of Housing and Community Development (HCD) for review. Council Member Rowe seconded. Motion carried 4-0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jamie Anderson', with a large, stylized flourish extending to the right.

Jamie Anderson
Town Clerk