

**TOWN OF YUCCA VALLEY**  
**PLANNING COMMISSION MEETING**



*The Mission of the Town of Yucca Valley is to  
provide a government that is responsive to the needs and  
concerns of its diverse citizenry and  
ensures a safe and secure environment  
while maintaining the highest quality of life*

**TUESDAY**  
**JANUARY 16, 2007**  
**7:00 p.m.**

**YUCCA VALLEY COMMUNITY CENTER, YUCCA ROOM**  
**57090 - 29 PALMS HIGHWAY**  
**YUCCA VALLEY, CALIFORNIA 92284**

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**PLANNING COMMISSION MEMBERS**

*George Huntington, Chair*  
*David Cooper, Vice Chair*  
*Shannon Goodpaster, Commissioner*  
*Dennis McKoy, Commissioner*  
*Steve Willman, Commissioner*

## AGENDA

### MEETING OF THE TOWN OF YUCCA VALLEY PLANNING COMMISSION TUESDAY, JANUARY 16, 2007 AT 7:00 P.M.

*The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's office at (760) 369-7209 at least 48 hours prior to the meeting.*

*If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Planning Commission secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.*

#### CALL TO ORDER:

**ROLL CALL:** George Huntington, Chair  
David Cooper, Vice Chair  
Michael Goodpaster, Commissioner  
Dennis McKoy, Commissioner  
Steve Willman, Commissioner

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

**Action:** Move \_\_\_\_\_ 2nd \_\_\_\_\_ Voice Vote \_\_\_\_\_

#### PUBLIC COMMENTS

*In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern, which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior, which disrupts or otherwise impedes the orderly conduct of the meeting, will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.*

**PUBLIC HEARINGS**

**P.1 1. PARCEL MAP 18009 – Smith**

A request to subdivide an existing parcel into two parcels along the line which currently delineates a zoning between them located on the southwest corner of Yucca Trail and Valley Vista and identified as APN 587-281-21

**APPLICANT:** Robert F. & Amelia S. Smith  
16 N. Marengo Ave., Ste. 609  
Pasadena, CA 91101

**REPRESENTATIVE:** Rob Simmons  
Warner Engineering  
7245 Joshua Lane  
Yucca Valley, CA 92284

**Staff Report**

**Recommendation:** That the Planning Commission continue the hearing to the February 6, 2007 Commission meeting.

**Action:** Moved by \_\_\_\_\_ 2<sup>nd</sup> by \_\_\_\_\_ Voice Vote \_\_\_\_\_.

**P.5 2. SITE PLAN REVIEW SPR 02-06, SIGN PROGRAM 36-06 – CitiCom Development (Dollar Tree Store)**

A request to construct an 12,000 square foot Dollar Tree store and 11, 140 square feet of office, retail and food service establishments on 4.18 acres located on the northwest corner of 29 Palms Hwy. and Balsa Ave. (east of Stater Brothers) and identified as APN’s 601-402-219 and 601-012-30

**APPLICANT:** CitiCom Development  
1257 W. Colton Ave.  
Redlands, CA 92374

**REPRESENTATIVE:** John DeFrenza, Architect  
20301 SW Birch St., #101E  
Newport Beach, CA 92660

**Staff Report**

**Recommendation:** That the Planning Commission approve Site Plan Review SPR 02-06 and Sign Program 36-06 based on the findings contained in the staff report and the recommended Conditions of Approval.

**POLICY DISCUSSION:**

**P.95 3. GRADING ORDINANCE and NATIVE PLANT PROTECTION ORDINANCE**

Policy Discussion and direction to staff regarding the Grading Ordinance and the Native Plant Protection Ordinance framework considerations

**BUSINESS ITEMS:**

**P.109 4. CONTINUATION OF DISCUSSION - DESERT VISTA VILLAGE RESIDENTIAL SUBDIVISION – REQUEST FOR QUIMBY FEE REDUCTION**

A request that the Commission receive the report and the recommendation from the Parks, Recreation and Cultural Commission, consider the applicant’s request, and forward a recommendation to the Town Council regarding the level of QUIMBY Fees to be paid by Desert Vista Village.

**Staff Report:**

**Recommendation:** That the Commission forward a recommendation to the Town Council

**Action:** Moved by \_\_\_\_\_ 2<sup>nd</sup> by \_\_\_\_\_ Voice Vote \_\_\_\_\_.

**DEPARTMENT REPORTS**

**CONSENT AGENDA**

**P.133 5. PLANNING COMMISSION MINUTES**

Approve as submitted the minutes of the December 19, 2006 Regular Planning Commission meeting.

**FUTURE AGENDA ITEMS:**

**STAFF REPORTS AND COMMENTS:**

**COMMISSIONER REPORTS AND REQUESTS:**

- Commissioner Cooper –
- Commissioner Goodpaster –
- Commissioner McKoy –
- Commissioner Willman –
- Chair Huntington –

**ANNOUNCEMENTS:**

The next regular meeting of the Planning Commission will be held at 7:00 pm on Tuesday, February 6, 2007.

**ADJOURNMENT**