

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
FEBRUARY 6, 2007
7:00 p.m.**

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

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, FEBRUARY 6, 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 approve Variance V 09-06 based on the findings contained within the staff report.

Action: Moved by _____ 2nd by _____ Voice Vote _____.

P.33 2. GENERAL PLAN AMENDMENT GPA 01-06, REZONE RZ 01-06, TENTATIVE TRACT MAP TM 17862, ENVIRONMENTAL ASSESSMENT EA 05-06 – COPPER HILLS

A request to change the zoning designation of 63.4 acres located at the southeast corner of Golden Bee and Sage Ave. from Rural Living – 5 acre minimum to Residential, Single Family – 3.5 units per acre; and to subdivide the 63.4 acres into 107 Single Family lots, as well as lots for street and a retention basin. APN 585-071-16, 17, 25 & 26

APPLICANT: Bill Shack
8514 Barberry Ave.
Yucca Valley, CA 92284

REPRESENTATIVE: Warner Engineering
7245 Joshua Lane, Suite B
Yucca Valley, CA 92284

Staff Report:

Recommendation: That the Planning Commission deny GPA 01-06, RZ 01-06 and TM 17862 based on the findings contained within the staff report.

P.131 3. **TENTATIVE TRACT MAP TM 17476, PLANNED DEVELOPMENT PD 01-06,
ENVIRONMENTAL ASSESSEMENT EA 02-06 - SILVATEX**

A request for planned development for a 58.23 acre site, as well as the subdivision of the 58.23 acres into 43 single family lots and, lots for open space, parks, sewage treatment and storm water detention located on the north side of Paxton Rd., approximately 250 east of Imperial Dr. and identified as APN 601-021-40 and 43.

APPLICANT: Silvatex, Inc.
3727 W. Magnolia Blvd., Suite 750
Burbank, CA 91505

REPRESENTATIVE: Hacker Engineering
68487 Highway 111, Suite 43
Cathedral City, CA 92234

Staff Report

Recommendation: That the Planning Commission recommend to the Town Council approval of EA 02-06, PD 01-16 and TM 17476 based on the findings and conditions of approval contained within the staff report.

POLICY DISCUSSION:

BUSINESS ITEMS:

DEPARTMENT REPORTS

CONSENT AGENDA

FUTURE AGENDA ITEMS:

CUP 07-06 – Verizon – construct a cell tower on Paxton Hill
TM 18312 – Ali – divide 7.5 acres into 14 SFR lots on Church St. 500 ft. S. of Onaga

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 20, 2007.

ADJOURNMENT