

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
January 16, 2007**

Chairman Huntington called the regular meeting of the Yucca Valley Planning Commission to order at 7:00 p.m.

Commissioners Present: Cooper, Goodpaster, McKoy, Willman and Chairman Huntington

Staff Present: Deputy Town Manager Stueckle, Community Director Best, Associate Planner Kirschmann and Deputy Town Clerk Kim

**PLEDGE OF ALLEGIANCE**

Led by Chairman Huntington

**APPROVAL OF AGENDA**

Commissioner Goodpaster moved to approve the agenda. Commissioner McKoy seconded. Motion carried 5-0-0 on a voice vote.

**PUBLIC COMMENT**

Mark Tiffany, Yucca Valley, commented on attending the Planning Commission meeting to learn and see how to acquire building permits to build his single family house like others in town.

**PUBLIC HEARINGS**

**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

Deputy Town Manager Stueckle requested the item be continued to the Planning Commission meeting of February 6, 2007 due to site planning issues.

Chairman Huntington moved to continue the item to February 6, 2007 Public Hearing of the Planning Commission meeting.

**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

Associate Planner Kirschmann gave the staff report.

Associate Planner Kirschmann replied to Commissioner Goodpaster's question that the colors proposed would be consistent with the commercial sign guidelines.

Commissioner Cooper addressed that Conditions of Approval #26 and #36, #27 and #31, #57 and #68 are duplicated, and there is a misspelling on #65.

Staff stated that only tenant uses that meet specific codes and amendments will be approved in regards to parking and that the applicant will have to provide additional parking through a variance or an amendment for an approval.

Chairman Huntington opened the hearing to public comments.

Applicant John DeFrenza stated that they are taking a hit for utilities, street improvements and public improvements costs.

The applicant requested that in Conditions of Approval #53 the term be changed from Traffic Engineer to Civil Engineer. He stated that the building will be restricted by sewage/septic system and that not more than 50% of the building will be intended for full sit down restaurants but rather as small volume food service instead. He stated that they are agreeable to the desert native plant pattern.

The applicant replied to Commissioner Goodpaster's question that he would check with Dollar Tree's colors regarding signage to see if certain colors and size are a trademark issue. Staff stated that our sign code only limited the number of colors and not specific colors that a sign may have.

Applicant stated the rear parking lot will be labeled for employee parking. Commissioners stated a preference that the rear parking lot be paved, and that there be one designated handicap space for the employees.

Commissioner Willman moved to approve the 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 as amended. Commissioner McKoy seconded. Motion carried 5-0-0-0 on a voice vote.

Chairman Huntington recessed at 7:57 p.m. and reconvened at 8:03 p.m.

## **POLICY DISCUSSION**

### **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.

Power Point presentation of Slope and Ridgeline Analysis was presented by Christopher Brown, Hogle-Ireland Inc. Planning Consultant.

Power Point presentation of Native Plants was presented by Mike Branning of Unique Garden Center.

Chairman Huntington opened the discussion to public comments.

Tasya Herskovits, Pioneertown, commented on the importance of preserving the plants on the edge of the range.

Harry Bowkley, Yucca Valley, commented on Code Enforcement on land disturbance and transplanting of plants.

Patrick Donnelly, Yucca Valley, commented regarding the Desert Willow being untamed larger flora.

Margaret Adam, Yucca Valley, commented regarding soil crest.

Bill Souder, Yucca Valley, commented regarding ridgelines and grading on the hillsides.

Chairman Huntington closed the discussion to public comments.

Commissioners agreed that the General Plan did a decent job initially looking at the topography and providing for the land use appropriate to that topography. They discussed slopes, existing lot configurations and zoning issues addressing the land use designations corresponding to the underlying land use districts. The Commission discussed the existing slope areas and where they envisioned the need to consider implementing special regulations to minimize land disturbance versus typical grading practices in non-slope areas.

Commissioners directed staff to draft a town-wide grading ordinance that will cover all property regardless of the percentage of slope, and to identify special zone areas where there is a need to reduce, minimize or eliminate site disturbance. Residential property construction should be targeted starting with ridgelines.

The discussion item was continued until staff could bring a draft of the Grading and Native Plant Ordinance which is to include a matrix of native plants study possibly in March 2007.

## **BUSINESS ITEMS**

### **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.

Deputy Town Manager Stueckle gave the Staff Report.

Commissioners Goodpaster, Willman, and Chairman Huntington were in favor of the reduction in QUIMBY Fees to \$79,755.64.

Commissioners Cooper and McKoy were in favor of upholding the QUIMBY Fees of \$106,340.85.

Commissioner Goodpaster moved the Planning Commission forward the recommendation to reduce the QUIMBY Fees from \$106,340.85 to \$79,755.64 based on the findings contained in the staff report and the recommendations from the PRCC to the Town Council for approval. Commissioner Willman seconded. Motion carried 3-2-0-0 on a voice vote with Commissioners Cooper and McKoy voting against the motion.

## **DEPARTMENT REPORTS**

**CONSENT AGENDA**

**5. PLANNING COMMISSION MINUTES**

Commissioner Cooper moved to approve the Regular Planning Commission meeting minutes of December 19, 2006. Commissioner Goodpaster seconded. Motion carried 5-0-0-0 on a voice vote.

**FUTURE AGENDA ITEMS:**

**STAFF REPORTS AND COMMENTS:**

Deputy Town Manager Stueckle introduced Community Development Director Best.

**COMMISSIONER REPORTS AND REQUESTS:**

Commissioner Cooper welcomed Community Development Director Best.

Commissioner Goodpaster welcomed Community Development Director Best.

Commissioner McKoy welcomed Community Development Director Best.

Commissioner Willman welcomed Community Development Director Best and requested that the December 5, 2006 Planning Commission minutes be amended to reflect the correct spelling of his name.

Chairman Huntington welcomed Community Development Director Best.

**ANNOUNCEMENTS**

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

There being no further business, the meeting was adjourned in at 10:16 p.m.

Respectfully submitted,



Christine E. Kim,  
Deputy Town Clerk