

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
March 20, 2007**

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

Commissioners present: Chair George Huntington, Commissioners David Cooper, Dennis McKoy, Steve Willman and Shannon Goodpaster

Chairman Huntington led the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

Mr. Willman moved that the Agenda be approved which was seconded by Mr. McKoy and passed unanimously by voice vote.

**PUBLIC COMMENTS:**

None

**PUBLIC HEARING:**

**1. TENTATIVE PARCEL MAP - PM 17784 – HALEY  
ENVIRONMENTAL ASSESSMENT EA 18-06**

A request to subdivide a five acre parcel into two 2.5 acre parcels located on the northeast corner of Balsa Ave. and Vaduz Ave. /Vera Lane. APN: 589-031-12

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Contract Planner Nicole Criste presented the project discussion to the meeting. She requested that the Conditions of Approval be amended to delete the current language in #20 to be replaced with "Owner shall not protest the formation of an assessment district or other vehicle to improve Balsa Avenue to the half width street improvements and landscaping to Town standards." She also requested that a Condition be added to read: "At the time of map recordation, the Parcel Map shall indicate that the roads are privately maintained by individual property owners, and are not maintained by a public agency, homeowners association, or by any other entity. This information shall be indicated on the Parcel Map and approved by the Town prior to the map recordation." Staff recommends that the EA and Parcel Map be approved based on the findings and the amended Conditions of Approval.

To a question posed by Mr. Cooper, Ms. Criste replied that the dedication of the half width road easement accepted by the Town allows for legal access to parcels and the construction of privately maintained roads in the easement. This action needs to be taken by the Planning Commission now because if only a limited amount of cut and fill is required a grading permit can be issued at a later date without further approval by the commission.

Deputy Town Manager Shane Stueckle commented that the County took the position that the offer of dedication created the easement even though the offer was rejected by the County. Town Council has given direction to staff to return to the Council for an action rescinding the rejection, and accepting the offer of dedication but not accepting the road into the maintained system.

To questions asked by Mr. Goodpaster Ms. Criste and Mr. Stueckle responded that some dedications of easements have been accepted for other lots on Balsa. For some parcels which were subdivided prior to incorporation, an offer of dedication does not exist.

Providing on site parking of construction vehicles without disturbing sensitive environmental assets was discussed. It was proposed that vehicle parking in the road easement in that situation during construction may be appropriate with prior Town approval.

Mr. Huntington questioned the engineered design standards for the full width road requirement on Condition #17 and was informed that the language is that pertaining to dirt roads.

Mr. Huntington opened the public hearing.

Applicant Phyllis Haley stated she is requesting the lot split for no other reason that she want to have two pieces of land. She stated she understands and agrees with the Conditions of Approval.

There being no others wishing to address the item, Mr. Huntington closed the public hearing.

Mr. Goodpaster moved that the Planning Commission approve Environmental Assessment EA 18-06 and Tentative Parcel Map PM 17784 based upon the findings contained within the staff report and the recommended amended conditions of Approval. The motion was seconded by Mr. Cooper and passed unanimously by voice vote.

## **2. SIGN PROGRAM – SP 34-06 – ULTRASIGNS (for Oracle Plaza)**

A request to establish a sign program consisting of two free-standing pole signs and wall signage, all of which is consistent with the Sign Ordinance, for the Town Center Mall (formerly Oracle Plaza) located on the southwest corner of SR62 and Warren Vista Dr. APN 601-601-25

Mr. Willman stated he has a conflict of interest with this item in that the applicant has a significant economic impact on his business. He was excused from the meeting and left the room.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Planning Technician Diane Olsen presented the project discussion to the meeting.

Mr. Cooper questioned why the item was brought to the Commission since it complies with the ordinance. Associate Planner Robert Kirschmann replied that due to the amount of signage and the magnitude and scope of the entire project it is appropriate for the Commission to make a decision on the project.

To a question asked by Mr. Goodpaster, Ms. Olsen responded that all tenant signage will be reviewed by staff for conformance with the Sign Program, that the Sign Program is in conformance with the Sign Ordinance and no further Commission action will be required.

Mr. McKoy questioned the colors of the tenant signs. Mr. Kirschmann replied it is difficult to regulate corporate signage.

Mr. Huntington opened the public hearing.

Applicant representative Joey Aliano of San Diego stated the sign program limits tenant signage to one color per sign. The tenant will present the sign concept to the landlord who will approve or disapprove the sign based on the sign program.

There being no others wishing to address the item, Mr. Huntington closed the public hearing.

Mr. Kirschmann stated the sign program contains signage for a food court which was not part of the original approval. If a food court is proposed the applicant will have to work with the CA Regional Water Quality Control Board regarding septic issues and return to the Commission for approval.

Mr. Cooper moved that the Planning Commission approve Sign Program 34-06 based on the information contained within the staff report. The motion was seconded by Mr. Goodpaster and passed 4-0, Mr. Willman having been excused from the hearing.

Mr. Willman rejoined the meeting at 7:35 p.m.

**BUSINESS ITEMS:** None

**DEPARTMENT REPORTS:** None

**CONSENT AGENDA:**

### **3. MINUTES**

Mr. Cooper moved to approve as submitted the Minutes of the Regular Planning Commission Meeting held on March 6, 2007. The motion was seconded by Mr. Goodpaster and passed unanimously by voice vote.

**COMMISSIONER REPORTS AND REQUESTS:** None

**ANNOUNCEMENTS:**

Mr. Huntington announced that there being no items to come before the Planning Commission on April 3, 2007; the next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, April 17, 2007 at 7:00 p.m.

**ADJOURNMENT**

The meeting adjourned at 7:40 p.m.

Respectfully submitted by,



Jeannie Lindberg  
Sr. Administrative Assistant