

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

NOVEMBER 10, 2009

Vice-chairman Lombardo called the regular meeting of the Yucca Valley Planning Commission to order at 7:00 p.m.

Commissioners present: Vice-chairman Robert Lombardo, Commissioners Dennis McKoy, Dawn Rowe and Margo Sturges

Chairman Shannon Goodpaster was absent.

Mr. Lombardo led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Mr. McKoy moved that the Agenda be approved, which motion was seconded by Ms. Rowe and passed unanimously by voice vote of the Commissioners present.

PUBLIC COMMENTS: None

PUBLIC HEARINGS: None

DEPARTMENT REPORTS:

1. CONDITIONAL USE PERMIT CUP 02-06 - VICKERY - EXTENSION OF TIME

A proposal to construct four industrial, multi-tenant buildings totaling 68,080 square feet and 371 mini-storage units and 44 RV storage units on a 10.8 acre site. The property is located on the north side of Yucca Trail, west of Wall Street (extended) and is identified APN's 594-041-22, 27, 28 &44.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. The Planning Commission reviewed and approved this project at their meeting of June 19, 2007 for a 2 year period ending on June 19, 2009. The applicant filed the extension request on October 5, 2009, after their expiration. However, upon staff reviewing Development Code Section 83.010350 Extension and Expiration of Land Use Decisions staff realized that the original approval should have been for three years, not two. Therefore, staff is recommending that the extension be approved and the new expiration date will be June 19, 2013.

There being no discussion, Ms. Rowe moved that the extension of time as requested by staff be approved. The motion was seconded by Mr. McKoy and passed unanimously by voice vote of the Commissioners present.

2. CONDITIONAL USE PERMIT CUP 04-07 – BALLINGER – EXTENSION OF TIME

A proposal to construct a 3,000 square foot, two story office building on a .30 acre lot located at the southeast corner of Yucca Trail and Valley Vista South and is identified as APN 587-282-33.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. The Planning Commission reviewed and approved this project at their meeting of January 15, 2008 for a period of 2 years. Staff requests that the project be extended until January 15, 2014.

There being no discussion, Mr. McKoy moved that the extension of time as requested by staff be approved. The motion was seconded by Ms. Sturges and passed unanimously by voice vote of the Commissioners present.

3. CONDITIONAL USE PERMIT CUP 06-07 – ESSIG - EXTENSION OF TIME

A proposal to construct a 4,207 square foot, two story retail building on a 14,625 square foot lot located on the south side of Yucca Trail one lot east of Barberry Ave and identified as APN 587-102-10.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Associate Planner Robert Kirschmann presented the project discussion to the meeting. The Planning Commission reviewed and approved this project at their meeting of December 4, 2007 for a period of two years. Staff recommends approval of an extension until December 4, 2013.

There being no discussion, Ms. Sturges moved that the extension of time as requested by staff be approved. The motion was seconded by Ms. Rowe and passed unanimously by voice vote of the Commissioners present.

CONSENT AGENDA: MINUTES – None

STAFF REPORTS AND COMMENTS:

Deputy Town Manager Shane Stueckle reported grading permits have been issued for the Arco AM/PM at Balsa and SR62. Construction will probably move forward as soon as a contractor has been selected. The owner also indicates through the architect that construction plans for the Sonic Burger will be submitted soon. The Rite-Aid project at Warren Vista and SR62 is in second plan check for both grading and building plans. A Pre-Application has been received for an 80 unit senior only affordable housing project located immediately north of the Von's store on approximately 5 acres.

Ms. Rowe asked if that project is within the Airport District. Mr. Stueckle replied it is outside of the easement area so no height restrictions are anticipated.

Mr. Stueckle commented staff had planned to return the discussion on Native Plants to the Commission meeting on November 24, 2009. Since several of the Commissioners have indicated they will not be available for that meeting, that discussion will be scheduled for the Commission meeting on December 8, 2009. It is unlikely there will be a second Commission meeting in December on the 22nd. Staff anticipates the Commission's public hearing on the Native Plan Ordinance will be held on January 12, 2010.

The Town Council will be discussing the policy regarding the Medical Marijuana Ordinance on December 1, 2009. That ordinance will be coming back to the Commission for a public hearing. The Commission must, by law, make a recommendation to the Town Council on changes to the Development Code.

COMMISSIONER REPORTS AND REQUESTS: None

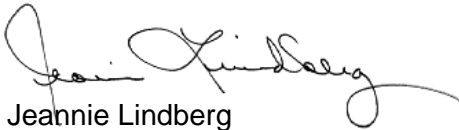
ANNOUNCEMENTS:

Mr. Lombardo announced that, due to a lack of a quorum for a meeting on November 24, 2009, the next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, December 8, 2009 at 7:00 pm.

ADJOURNMENT

The meeting adjourned at 7:12 pm.

Respectfully submitted by,



Jeannie Lindberg
Deputy Town Clerk