

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

**MARCH 23, 2010**

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

Commissioners present: Vice-chair Dawn Rowe, Commissioners Mike Alberg, Tim Humphreville and Margo Sturges

Chair Lombardo announced at the previous meeting that he would not be able to attend due to family obligations.

Ms. Rowe led the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

Ms. Sturges moved that the Agenda be approved, which motion was seconded by Mr. Humphreville and passed unanimously by voice vote.

**PUBLIC COMMENTS:**

David Mahaffey commented that, according to Co. Environmental health, a shopping center built many years ago should not be at that location. That property was set aside by the County as a known need-to-be park. Depressions developed in that center and a building settled. The Commission should go back and do investigative studies. This is related to a long term vision for Yucca Valley as a green zone and a cooling zone for traffic on SR62. That also relates to the Water District and structures over the aquifers. In their big pipe project, which he thinks will fail, would create fractures in the big pipes.

**PUBLIC HEARINGS: None**

**DEPARTMENT REPORTS:**

**1. GENERAL PLAN OPEN SPACE ELEMENT DISCUSSION AND  
PRESENTATION ON THE ACTIVITIES OF THE MORONGO BASIN  
OPEN SPACE GROUP**

A discussion of the General Plan Open Space Element and a presentation by Stephanie Weigel of the Morongo Basin Open Space Group

Deputy Town Manager Shane Stueckle introduced Stephanie Weigel of the Morongo Basin Open Space Group. She has been working in the basin for approximately two years and will give a presentation on the results of the working group's efforts to date. Following that the Commission may want to ask questions and then walk through the Open Space Element of the General Plan.

Stephanie Weigel stated she is the regional land use planner who works with the Morongo Basin Open Space Group (OSG) and thanked the Commission for the opportunity to present this evening. In the time I have allotted, I plan to give you a brief background and context on the work of the Morongo Basin OSG. Then, I plan to share with you some of what these ongoing efforts may mean to you as decision makers and to the members of your community and our region.

In preparing for meeting with you tonight I went to the Town website, and was struck by the common themes I found in Mayor Mayes' welcome on the home page and in our tag line shown on my opening slide. Mayor Mayes talks about "balancing our current growth with maintaining our community's character and quality of life." We talk about "planning for growth" as we "protect what we value". The mayor talks about what the town offers to residents and visitors, including open spaces, clean air, and sunshine.

These same values are found across the Morongo Basin, and are the ones that bring us together to work regionally toward making what we are calling "Basin-Wise" choices about our future that protect what we value.

In the Morongo Basin, we often hear phrases like rural living, dark night skies, and small town lifestyle. Different organizations focus on values that they use to make choices about quality of life. For planning, some of these values include: Quality development, Predictability, Promoting healthy economies, Fairness, and Participation.

Regardless of which values matter to you the most, the Basin has a certain personality that makes this place one of a kind. One of the ways to keep this unique character for the future is to plan together, as a region. Our interconnections are governmental, economic, social and personal, and reflect the desert landscapes we all live in.

What is the context of our work? Why now? We have a window of opportunity to plan for the future. Some of the motivation for planning is by our design, some is not. For example, there are external forces such as renewable energy development and the current economy that bring pressures from outside our region. But from within, there was a group that came together in 2006, by design, who realized that there were many local discussions about planning going on, and they wanted to bring together a collaborative group to expand these discussions and keep them going.

Andy Takata, your previous Town Manager, was instrumental in getting the group formed, and they called the group the Morongo Basin OSG. The group was formed to talk about land use with a view to the future. In March of 2008 I was hired as a Regional Land Use Planner to work with the OSG. Funding for my position comes from a Desert Legacy Fund Grant through The Community Foundation for San Bernardino and Riverside Counties. Our planning area is defined as the Morongo Unified School District boundary, and includes the Town of Yucca Valley, City of Twentynine Palms, unincorporated county communities, and portions of the Marine Base and Joshua Tree National Park. In all there are 22 partners involved, all concerned about the economic and social well being of the Basin.

Our planning partners include local governments, including the Town, business and education, land and resource managers, and non-profits. There are some of our planning partners here in the audience tonight, as well as some of the stakeholders who participated in our meetings and workshops. I'd like to ask them to stand. These groups

and their representatives knew that the best way to make wise land use decisions together was to bring together BOTH scientific data and public input on what community members care about, and use both to create strategies for desert appropriate development and conservation that benefits all citizens of the region.

How have we been working on these issues? We started with some Community Values outreach. We visited with groups across the Basin and asked people to note the places they treasure the most on maps of the Morongo Basin. Some of the responses were hard to map, such as night skies and amazing views, but many of you gave the same answers for places over and over. This map and the map on the easel show the location of the responses. The #1 answer was Joshua Tree National Park, not surprisingly, much of our economy in the Basin depends on visitation to the park. But the #2 answer was even more telling – it was My Backyard. Not mine, of course, but what it says is how much people appreciate the landscape and the experiences they have living here. We are currently incorporating this Community Treasures information into our Conservation Priorities mapping, which is a more focused, parcel level mapping project, that I will tell you more about in a minute.

I've mentioned we are planning using both community values and scientific information. We are very fortunate here in the Morongo Basin to have the results of two studies that examined the least cost corridors for wildlife – that is, the easiest ways for wildlife to have room to live and travel through the Basin. The studies examined the connections on the west end of the Basin—between the Little San Bernardino and San Bernardino Mountains— and also the connections between the Marine Base and Joshua Tree National Park. You have a color map showing the study results, and a map showing a zoomed in area around the Town. These studies were done after local experts were brought together to identify the most critical species and the factors that provide the best live and movement areas for these species. These reports are available on the website of South Coast Wildlands (identified on your handouts). A copy of the reports has been provided to the Town. I have provided digital versions of the maps and the data to the Town and our other local government agencies.

She presented closer view of the linkage designs in relation to the Town boundaries in Yucca Valley. Once again, these are the locations that have been modeled as the easiest ways for wildlife to get from place to place, which doesn't mean that wildlife don't live and move through other areas. Road density is used as a factor in doing this modeling so there aren't a lot of corridors in the center of Town in the higher density of roads. That doesn't mean there aren't animals there. These linkages are called the least cost corridor, which are the easiest places for the animals to live and move around.

Having this information is critical as a basis for our conservation planning across the region, since the animals don't recognize boundaries between the city, county and town. Wildlife corridor planning is being incorporated into general plans and development codes across the West. The City of Twentynine Palms Council has asked its general plan update consultant to develop a wildlife corridor overlay zone and indicate some special development standards for their town. Later this year with the Sonoran Institute we will bring a "Planning for Wildlife and People" workshop to the Basin that I hope many of you have the opportunity to attend. This is a cutting edge area of interest here in the west because of the importance that has been put on protecting some of these species.

Building on our work with community values and conservation science is our Conservation Priority Setting work. These are a set of parcel level maps that correspond to the five different conservation values shown here. Those values are: Park Mission Buffer, Base Mission Buffer, Wildlife Connectivity and Habitat, Community Separators, and Community Views and Treasures.

For each of the values we are mapping whether a parcel is a high, medium or low priority for that value. We will also produce a summary map. In a minute I'll show you a preliminary version of the map for the Park Mission Buffer. These maps will be available for review and discussion at the OSG meetings and as part of a report we are producing, due out in June of this year. We are working on this Conservation Priority Setting project with the assistance of funding through a \$40,000 joint venture grant and with technical help from Joshua Tree National Park staff.

She presented a preliminary map of conservation priorities by parcel for the Park Mission Buffer. Parcels shaded in yellow and red are deemed higher priority, based on the features that were developed for this value. Some of those red parcels aren't near the Park, so they have to do with all those different factors that contributed. When we showed this preliminary map at our OSG meeting in December, we got a question from a City Council member from 29 Palms, asking how people can have access to this information. I'm happy to report that again this year we are working with a graduate student from the University of Redlands, who is working to develop an Internet based Geographic Information System. So people could go in click on a parcel and find out why a parcel is ranked so high. Once she gets this pilot project up and running, we are looking for funding and partners to keep this data available and updated. Last year the OSG worked with 2 other University of Redlands students, who did projects on Development Suitability and Conservation Suitability for the Morongo Basin. This arrangement is a win-win.

There's so much to discuss, but I respect your time and need to wrap up my remarks. As you can tell I am excited at how far we have come from this initial vision in 2006 to being able to bring this type of information to both decision makers and the members of our regional community. I've talked about the community values that brought this effort together, the planning window of opportunity we have, and how we are planning for making Basin Wise decisions.

How can all this help you in your work? What is the value that the Morongo Basin OSG brings to you? Please consider the following:

1. The OSG is bringing outside funding and resources into the Basin to work with our local experts to provide valuable information on conservation planning. This is moving us toward our long term goal of developing implementation strategies for planning that will direct future development in the Morongo Basin. We are doing this in a way that reflects the values I mentioned at the beginning of my talk – including strong economies, participation and fairness, and options and choices.
2. Through our work on wildlife corridors we are working with local governments to provide input and information, and we are soliciting funding for developing model ordinances specific to desert communities, that will be of use in local planning efforts, such as general plan and development code updates.

3. When the idea for the OSG was formed, the necessity for planning on a local level to meet climate change goals was not on the radar of most local governments – with SB 375 we are much more aware of this. Protecting specific areas in open space works toward the achievement of climate change goals on a local level in many ways, including providing intact carbon sinks and off-setting Greenhouse Gas emissions associated with larger denser built environment
4. There are other benefits to planning for open space, including the economic benefits, recreation benefits, benefits of habitat protection, and protecting the views and qualities that our community values.
5. Finally I will mention the value of providing a forum in which community members, planners and partners of the region can come together in a collaborative dialogue about where and how we grow. Our meetings and workshops are open to the public, and are held here in this room every other month on the 3rd Tuesday from 1 – 3 PM. I encourage everyone to attend, and to stay in touch with what we are doing via our website and by contacting me. My contact information is part of your information in the packet.

So while we are developing a number of specific planning products, including a regional conservation plan, our real product is a set of choices that benefit us all in the Basin and allow us to retain what we value, including our night skies and our quality of life. Thank you again for your time and attention. I am available for your questions.

Ms. Sturges asked if the color coding is the same on two of the slides. Ms. Weigel replied no. The color codes on the map are priorities, the other colors differentiate the values from each other. They have a map for each of the 5 conservation values. It's a starting place to say this is what is important to the Park or the Base, etc. All the priorities are of equal value. Part of the process through the workshop was to make sure they were those values were rated equal. It was an intensive process and we ended by calibrating for that reason.

Ms. Sturges stated she noticed in every section of the 5 values mention was made of land ownership or size and shape of the parcel and perimeter. She asked what part of this is specific to the Planning Commission or is it something we have to embrace as a whole. Ms. Weigel replied the maps will be developed with all of these things all together, calibrated as mentioned before. The capability exists in the information system to pull out information based on criteria. Each value had a break-out group. Size of parcel for the Base value may be completely different from the size of parcel in another value group.

Ms. Rowe opened the discussion to public comments.

Ramon Mendoza of Yucca Valley stated he is one of the independent citizens who participated in that process and it was very interesting. With what you saw in the priorities we are able to define what quality of life might mean based upon the people who participated. You have 3 Visioning Plans and the General Plan which is the policy. We don't seem to understand when we get rid of plants in mass quantities you change the way the ecology works. And all of those things that we said are quality of life parameters are going to change and disappear. We saw the buffer for the Park but we did not get to see the Blue Line elements where clean water comes out of the Park. That water is important that it doesn't become a part of the burden of the aquifer being contaminated. This element has not been touched on. We need resource planners.

Eric Mueller of Pioneertown thanked the Commission for the opportunity to see a presentation on the culmination of a historic process for the basin. Given the issues we face balancing economic development with conservation and the micro and macro issues the Commission has to consider. With thanks to Shane Stueckle and Andy Takata who really kicked this off with the Basin Wide Foundation, we have a tool to make wise planning decisions. He hopes the depth of this report and the partners that are involved are appreciated for their collaborative efforts on a base document of research. Now you have the science not just the emotion of testimony to base decisions on. He thanks Stephanie and everyone who was involved in the development of this tool that we have needed for so long.

David Mahaffey of Yucca Valley stated this is beautiful and historic. The community will benefit from this for a long time. As we go through this process, the need for a new kind of engineering plan for the community needs to be looked into by the Commissioners office. Many communities are already going to permeable streets and walks instead of solid materials. All of this will affect this community and creating what it is that people put together here which will make this community one of a kind and very up-stage as we go. He encourages the Commission to look into some award winning engineers that might be out there because there are things going on that aren't here now but the builders and community as a whole will benefit from seeing this plan through.

Ms. Rowe closed the discussion to public comments.

Ms. Sturges asked if an overlay of the open space map would be presented by staff. Mr. Stueckle replied staff anticipates that, tied into the update of the Development Code rewrite, some of the results of this effort will be addressed. One of the specific issues that will probably be looked at is the wildlife linkages and how that relates to the underlying zone. We have advised the potential bidders on the Development Code update of those possible changes to the zoning map. The Commission has also seen tonight the results of a more scientific and value based analysis and approach. It is tied into some of the similar issues you have seen in the hillside development regulations and how they tie into wildlife linkages and what the appropriate development standards would be for those areas.

Ms. Sturges moved that the Commission receive and file the report. The motion was seconded by Mr. Humphreville and passed unanimously by voice vote of the Commissioners present.

## **2. GENERAL PLAN ANNUAL REVIEW FOR CALENDAR YEAR 2009**

The annual report for calendar year 2009 on the status of the General Plan and progress on its implementation pursuant to Government Code Section 65400.

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. As of last year, each calendar year planning staff is required by both the General Plan and CA Government Code Section 65400 to present an annual report to Planning Commission and Town Council.

The current General Plan was adopted by the Town on December 14, 1995. The Housing Element was updated in September of 2009. Inside the report there are several sections. Projects that were submitted during the 2009 calendar year were the re-submittal of the Tract Map on Cholla and Carlyle known as the Lucas Tract. Town Center Mall submitted a parcel map.

Projects that are still active and require Planning Commission action are the Pueblo Mesa Tract Map and General Plan Amendment at Joshua Lane and Sage. Projects approved in the last year by the Commission are the Warren Vista retail center which includes the Rite Aid and Fresh & Easy shopping center; the Gateway Professional Center, the two-story office building in the Old Town Area; and the Golestani Tract Map at Palomar and Juarez. One General Plan Amendment was approved by the Town Council.

Included in the report are charts for all the General Plan Amendments that have been submitted since 1993. A synopsis of the Tract Maps is also included. Since incorporation 6 Tract Maps have been recorded:

1. Tract Map 16471 Desert Vista Village
2. Tract Map 16587 Mesquite 55
3. Tract Map 16786 Da Silva
4. Tract Map 16957 Living Space
5. Tract Map 17240 Strand
6. Tract Map 17328 Yucca Valley Estates

Also included is a synopsis of the Tentative Parcel Maps. Parcel Map 18349 should be 2 lots, not 3 as shown. On P41 the staff report should be corrected to read 1,734 single-family residences have been constructed, not 1,738, over a 19 year period between June 1992 to December 31, 2009. For calendar year 2009 there were 4 new single-family homes approved. The report also includes a report of all new single-family and multi-family permits issued since 1992.

As indicated earlier, the Town Council approved the Housing Element on September 15, 2009 which included the new regional housing needs assessment numbers. These figures are for the current SCAG (Southern CA Associated Governments) and SanBAG (San Bernardino County Association of Governments) planning period which will not expire until 2014. That chart also had an adding error: the total number of units should be 2,509 not 2,510 on P 44.

Also in this last planning period, on May 26, 2009 Town Council authorized beginning the process of a Development Code Update. It is anticipated this will continue during the 2010 planning period. A large chart has been presented to the Commission this evening, copies of which are preserved in the meeting and project file, which replaces the chart on P47. The last column (labeled McGrew) was omitted from the chart in the packet. The numbers do not change significantly. That project was approved by the Commission in the last planning year and by Council in 2009.

Mr. Humphreville asked if the low income housing units were based on price by the community. Mr. Stueckle replied the State of CA establishes, on a County basis, the affordability index including very low, low, moderate and the two higher income categories which are the maximum incomes for individuals. They also establish a maximum monthly mortgage or rental payment based upon that income group. The San

Bernardino County wide standards and income levels are applicable within the Town of Yucca Valley, the County area of the Basin and the City of Twentynine Palms.

Mr. Humphreville asked if the houses being purchased now which have been repossessed are part of that figure. Mr. Stueckle replied they are included in the inventory of the Housing Element. To know if they are "affordable" you have to look at the tenancy of that structure, the income of the individuals in the household and the detail of the mortgage or rental payment, not just the sale price of the home.

Mr. Humphreville asked if that will be considered when we start on the update. Mr. Stueckle replied absolutely. It plays into affordability within the whole basin.

Ms. Sturges stated she is hearing that the Town Council authorized staff to proceed with the Development Code update on May 26, 2009. The process will begin in 2010. The staff report states: The Development Code and other regulations play a critical role in implementing the goals, policies, and programs of the General Plan; Specific Plans provide more detailed goals, policies and programs for a more limited, specifically-defined area within the Town's corporate limits. She asked why we would be doing a Development Code Update before we did a General Plan update. We're putting the horse before the cart. Would you explain that to me?

Mr. Stueckle replied the Town Council considered over the last several years, and held discussions on the General Plan Update. More recently the Town Council held discussion on a Development Code update and that was the direction from the Town Council.

Ms. Sturges stated at the strategic planning meetings they did put an emphasis on revisions of the General Plan, Development Code and Design Standards. If the Development Code is used to implement the General Plan and you're updating the Development Code then all you are doing is writing the Development Code to the current General Plan. Is that correct? Mr. Stueckle replied the Development Code must be consistent with the General Plan.

Ms. Sturges stated it is confusing when we have a General Plan that has not been updated but we will spend the time and money to go through the Development Code when the General Plan is set aside. Is that correct?

Mr. Stueckle replied that is the direction of the Town Council. He believes the Council felt, at a policy level, the General Plan adequately addressed those policy issues within the community. The Council felt a comfort level with that but identified the need to update the development regulations which implement the General Plan.

Ms. Sturges commented that is good news. Everybody is happy with the General Plan, all of the Council Members. Mr. Stueckle replied, as a point of clarification, he didn't say that. What he said was the direction from the Council, which as this Commission is aware, is a consensus and requires three votes. Staff did not infer everyone or all.

Ms. Rowe stated on P33 governmental restraints on housing are discussed. Impact fees are now in place. She asked if those are addressed in the staff report as housing constraint. Mr. Kirschmann replied they are not but could be added.

Ms. Rowe stated she hears from the building community that it is a constraint. It has impact on development. She requested that it be added. Also, the Parks Master Plan is discussed on P45 which states "The Town requires the dedication of land, payment in lieu of dedication..." For her project the fee was \$600+, which is reasonable and fair. The appraisal costs close to \$4,000 to dedicate a fee of \$600. When could the Commission discuss that and where would Ord. 175 be found in the Development Code?

Mr. Stueckle replied it should be in the Code but will not show up in the index because that is the old County index. This is one of the examples why the Development Code is being revised. The appropriate time to bring up all of those inconsistencies is with the revision. The process is currently envisioned for the Commissioners to be absolutely involved. Phase 1 ultimately results in either a joint meeting of the Planning Commission and Council or perhaps a meeting of just the Council providing direction to staff and the Commission for proceeding with the update. The Commission is going to be the work-horse of this process. Eight bids were received for the update. It is scheduled to come before the Commission during 2010.

Ms. Rowe opened the discussion to public comments.

Ramon Mendoza of Yucca Valley requested and received confirmation that we have always had a Development Code which was adopted from the County. The ordinances that we wrote here were not all in the Development Code.

Mr. Stueckle replied County ordinances could have been amended, new ordinances could have been created, or some ordinances are part of the Municipal Code not within the Development Code.

Mr. Mendoza stated the idea here is to get the Development Code up to speed so when we get to the General Plan at least the two match each other. That makes sense to him. The mission statements should be consistent with the ordinances and the ordinances should be consistent with the policy which is the General Plan.

Ms. Rowe closed the discussion to public comments.

Ms. Sturges moved that the Planning Commission accept and file the General Plan Annual Report, as amended to include the Impact Fees, for the calendar year of 2009 and forward that recommendation to the Town Council. The motion was seconded by Mr. Humphreville and passed unanimously by voice vote of the Commissioners present.

### **3. PRIVATE LAND DEVELOPMENT ACTIVITY REPORT UPDATE INFORMATION REPORT**

A report on private land development projects within the Town of Yucca Valley. With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Mr. Kirschmann presented the project discussion to the meeting. This report is provided to update the Planning Commission on the private land development activity occurring in Town:

**Brehm Youth Sports Park, CUP 02-10, EA 02-10** – Submitted on March 05, 2010, a proposal to construct a sports complex consisting of baseball fields, soccer fields, a tot lot, and picnic areas, future Boys & Girls Club, concessions and restrooms. It will be located across the street from the existing Boys & Girls Club.

**Burrtec Waste & Recycling, CUP 01-10, EA 01-10** – DRC was held on March 3, 2010. The applicant is revising some material and working on resubmitting.

**Lucas Tract, Tract Map No. 18773, EA 02-09** – Also had DRC on March 3, 2010 and are also working on additional materials to be submitted.

**Pueblo Mesa, TM 18418, GPA 02-07, RZ 02-07, PD 02-07, EA 25-07-** The Town is waiting for additional materials to be provided.

**Projects Submitted for Plan Check:** The following projects have been submitted to the Town for Building & Safety and/or Engineering review:

**Warren Vista Center, CUP 01-08, EA 06-08** – The project is moving forward. Grading plans have been approved and Grading Permits are being issued. Joshua trees will probably begin to be moved within the next few weeks.

**Sonic Burger, CUP 04-06 Amendment #1** – Building plans have minor corrections to be made.

**Yucca Plaza, SPR 02-08, EA 02-08** – The Building plans have been returned to the application with corrections. Staff is waiting for their return.

**Projects Under Construction:**

**Arco AM/PM, CUP 04-06, EA 09-06** – The project is under construction.

**Carquest Expansion, SPR 04-08** – Ground has been broken and construction has begun on the expansion portion of the Carquest building.

**Yucca Inn, LUCR 04-09** – The project is close to completion. Staff is reviewing the Conditions of Approval to ensure compliance.

Attached to the report are the number of single and multi family home permits that have been issued by the Building Dept. each fiscal year since incorporation, as well as the project list.

Ms. Sturges questioned blank areas in the staff report on P55 & 56. Mr. Kirschmann replied those are projects that were approved under the jurisdiction of the County. The Lander project is under construction on Onaga. The Petty subdivision is in the dirt road portion of sky harbor. Staff will provide information on the next report.

Ms. Sturges questioned the body shop on Aviation. Most of the projects have received extensions. She questioned the In-N-Out Burger project which expired in 2006. Mr. Kirschmann replied there is also a Map tied to this project which was automatically extended by Assembly Bill 333 to either 2011 or 2012.

Mr. Alberg moved that the Planning Commission receive and file the report. The motion was seconded by Mr. Humphreville and passed unanimously by voice vote of the Commissioners present.

## **CONSENT AGENDA:**

### **4. MINUTES -**

A request that the Planning Commission approve as submitted the minutes of the regular meeting held on February 23, 2010.

Ms. Sturges requested that the minutes be pulled from the Consent Agenda. There are corrections needed. Most of them have been related to Jeannie and she is aware of them, from typos and the person speaking. Having listened to the audio tape and going over it I was able to provide a section of the audio tape to our Vice-Chair regarding Mr. Billy Weaver's comments. A copy was provided by Ms. Sturges to the other Commissioners. This is the first time I have seen verbatim minutes and it is a lot of work and I thank you, Jeannie, for that. I hope that the changes I have brought to your attention...are you in agreement with those? Is there a problem with any of those I brought up to you?

Mr. Stueckle stated the Commission is the voting authority on the approval of the minutes.

Ms. Sturges stated she was just trying to save some time because there were several. Rather than go through them page by page I have gone through them with Ms. Rowe and she pointed out one that I had overlooked.

Ms. Rowe commented she would be happy tonight to go over item by item on the minutes if the Commission chooses to do so. I am very comfortable with what Ms. Sturges and I, outside of tonight's meeting, have gone over and conveyed to staff.

Mr. Humphreville stated he is pretty comfortable with the minutes.

Ms. Rowe stated she doesn't have any desire to go through 66 pages worth. I agree with Ms. Sturges on the changes she has marked.

Ms. Sturges moved that the Planning Commission approve as submitted the minutes of the Regular Planning Commission Meeting held on February 23, 2010, with the changes previously provided to staff. The motion was seconded by Mr. Humphreville and passed by voice vote of 3 ayes, 0 nays. Mr. Alberg abstained as he was not a Commissioner when the meeting was held.

#### **STAFF REPORTS AND COMMENTS:**

#### **FUTURE AGENDA ITEMS:**

Mr. Kirschmann stated at the April 13, 2010 meeting the Native Plant ordinance will be on the Agenda.

Ms. Rowe commented, for clarification, these minutes will be included in the meeting packet as well as the minutes of the last Native Plant discussion from the Planning Commission meeting of March 9, 2010. The Commission can pull those minutes and discuss them prior to discussion of native plants. We will have one last meeting on native plants.

Ms. Sturges asked if those minutes will also be verbatim. Mr. Stueckle stated the minutes that were verbatim were because of staff absence from the meeting and the need to use outside resources. Ms. Rowe stated so the next minutes will be as we traditionally receive them. Ms. Sturges stated she will listen to the audio anyway.

#### **COMMISSIONER REPORTS AND REQUESTS:**

Mr. Humphreville commented we saw the commercial projects that are going. If we had this native plant, since we're speaking about it, done then those projects would have at least the 25% of native plant landscaping. He would like to see it get done. We have missed those projects now, it is time.

Ms. Sturges said thank you for the presentation tonight.

Ms. Rowe stated she had a request regarding a recently held gun show at the Town Center and signage along the highway, not necessarily in the CalTrans easement but off-site. Code Enforcement said that was not an option. In discussion about the show, there were about 1,000 people who came in from way outside of Town. To encourage shows like that in our community, what vehicle or means do we have to allow community members to advertise those temporary events for signage?

Mr. Kirschmann replied there are mechanisms within the sign code that allow for temporary signage. They would need to comply with them. He is not sure if there is language for free standing signs. They could probably put a banner on the wall.

Ms. Rowe asked if there is a fee for that. Mr. Kirschmann replied temporary sign permits are \$80. Ms. Rowe replied, ok, so it's reasonable. She will have the citizen clarify with staff why she couldn't do that. Mr. Stueckle commented the temporary sign ordinance is pretty specific in terms of number and size. Mr. Kirschmann replied staff will look into it and report back and will contact the person if Ms. Rowe would like.

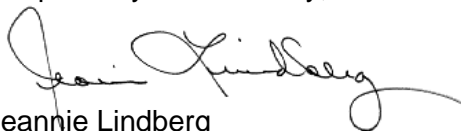
#### **ANNOUNCEMENTS:**

Ms. Rowe announced that the next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, April 13, 2010.

#### **ADJOURNMENT**

The meeting adjourned at 8:10 pm.

Respectfully submitted by,



Jeannie Lindberg  
Administrative Assistant III