

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

MAY 25, 2010

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

Commissioners present: Chair Robert Lombardo, Commissioners Mike Alberg, Tim Humphreville and Dawn Rowe.

Chairman Lombardo led the Pledge of Allegiance.

APPROVAL OF AGENDA:

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

PUBLIC COMMENTS:

Margo Sturges of Yucca Valley commented on the lack of an audio tape from the previous Planning Commission meeting and requested that the meetings be videotaped. She also requested that the Commissioners be given an update on the Burrtec project.

PUBLIC HEARINGS: None

DISCUSSION ITEMS:

**1. CONDITIONAL USE PERMIT CUP 09-07 LUPINE PLAZA
EXTENSION OF TIME**

A request for a 4 year extension of time until May 6, 2014 pursuant to Development Code Section 83.010350 for the original project to allow the construction of two office buildings, one of 6,460 square feet and one of 8,520 square feet on a two acre parcel. The project is located on the north side of Lupine Dr, approximately 95 feet north of Yucca Trail and is identified as APN's 595-172-01 thru 07.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Deputy Town Manager Shane Stueckle presented the project discussion to the meeting. The original project was approved by the Planning Commission at their meeting of May 06, 2008. At that meeting the project was approved for two years, expiring on May 06, 2010. The Development Code allows for a total time period of 6 years, including the original approval and one extension. Staff recommends that the Planning Commission approves the Extension of Time request for 4 years, expiring May 06, 2014.

Mr. Lombardo opened the discussion to public comments. There being no one wishing to comment on the item, Mr. Lombardo closed the discussion to public comments.

Ms. Rowe moved that Conditional Use Permit CUP 09-07 extension of time be approved. The motion was seconded by Mr. Humphreville and passed unanimously by voice vote.

2. CONDITIONAL USE PERMIT CUP 02-04 SUPER WAL-MART EXTENSION OF TIME

A request for a 4 year extension of time until June 25, 2014 pursuant to Development Code Section 83.010350 for the original project to develop a Super Wal-Mart of 184,146 square feet, and two pads allowing 3,500 square feet of retail use and 4,000 square feet of fast food restaurant use on a 28 acre parcel. The southeast corner of Highway 62 and Avalon Ave. and identified as APN 601-201-37.

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Deputy Town Manager Shane Stueckle presented the project discussion to the meeting. The project was approved by the Town Council. A request has been filed for an extension of that Conditional Use Permit. The Development Code allows for a maximum of 6 years between the original approval and one extension.

Staff distributed a copy of a letter regarding the "Negotiated Resolution of consolidated Civil Action, Coalition for Environmental Integrity in Yucca Valley, Center for Biological Diversity v. Town of Yucca Valley (San Bernardino County Superior Court, Case No.: CIVSS 810232) Walmart Supercenter, Yucca Valley Retail Specific Plan. The letter states that an agreement has been reach between the parties and as such the Town is not a party to that settlement agreement. We have no more information about what was included in that settlement than the letter.

In terms of the administration of the Town's process all Conditional Use Permits are to be treated consistent with each other and the language of the Development Code. The recommendation is that the Planning Commission approves the Extension of Time request for 4 years, expiring June 25, 2014.

Mr. Lombardo opened the discussion to public comments.

David Fick of Joshua Tree, representing the MBCA, stated they are in favor of the motion because they agreed in the settlement not to oppose this. This is honoring the agreement in that they cannot meet their time-line without honoring the initiative.

There being no others wishing to comment on the project, Mr. Lombardo closed the discussion to public comments.

Ms. Rowe moved that the extension of time for Conditional Use Permit CUP 02-04 Super Wal-Mart be approved. The motion was seconded by Mr. Humphreville and passed unanimously by voice vote.

CONSENT AGENDA: MINUTES –

Mr. Alberg moved that the Planning Commission approve the Consent Agenda which included the minutes of the Regular Planning Commission Meeting held on May 11, 2010 as submitted. The motion was seconded by Mr. Humphreville and passed unanimously by voice vote.

STAFF REPORTS AND COMMENTS:

Mr. Stueckle stated he is not aware of any additional information that has been submitted to the Town by Burrtec. Regarding the recording machine, cassette recorder A failed and cassette recorder B is now being used. He asked if a direct connection to the box in the Yucca Room has been tested. Staff replied it is still being worked on. He asked if there had been any discussion of replacement of the equipment. Staff replied not that they are aware of. He informed the Commission that the County Superintendent of Schools is evaluating a new school site very close to the Town's Public Works corporate yard. Staff has been verbally informed that the project is not yet funded and may not be until 2013 or later.

FUTURE AGENDA ITEMS:

Mr. Stueckle reported that Tract Map and Planned Development TM 18418, PD 02-07 Pueblo Mesa is bordered by Joshua Dr on the north, Golden Bee on the south, Joshua Lane on the east and Sage Ave on the west.

COMMISSIONER REPORTS AND REQUESTS:

Mr. Humphreville stated he attended the Town Council meeting last week when the Council considered the Native Plant Ordinance and it was at the very least negligent of the Commission to not have representation at that meeting. The Commission spent many hours working towards a fair balance of the issues. The meeting had very little discussion of the issues and the little that was discussed was full of misinformation.

Ms. Rowe requested and received confirmation from staff that the study session planned by the Town Council does not include the Planning Commission but the Commission can always have representation at those meetings.

Ms. Rowe asked if the zoning issues raised by the Burrtec project will be addressed in the Development Code revision. Mr. Stueckle replied the Development Code as approved by the Council is not designed for a rezoning of all or a portion of the Town. The issue of industrial land use designations in several locations in the community is being looked at by staff.

ANNOUNCEMENTS:

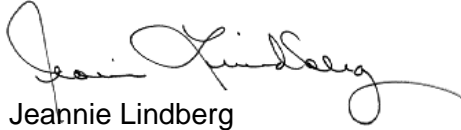
Mr. Lombardo announced that the next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, June 8, 2010 and that he will not be able to attend

either of the Commission meetings in June.

ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Jeannie Lindberg". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jeannie Lindberg
Administrative Assistant III