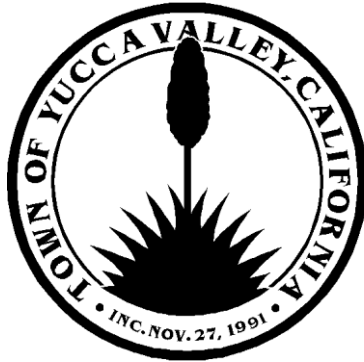


TOWN OF YUCCA VALLEY PLANNING COMMISSION MEETING



*The Mission of the Town of Yucca Valley is to
provide a government that is responsive to its citizens
to ensure a safe and secure environment
while maintaining the highest quality of life.*

**PLANNING COMMISSION: 6:00 PM
TUESDAY, MARCH 14, 2017**

**YUCCA VALLEY COMMUNITY CENTER
YUCCA ROOM
57090 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284**

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**Planning Commission
John Terfehr, Commissioner,
Steven Whitten, Chairman,
Jeff Evans, Vice Chairman,
Charles McHenry, Commissioner,
Margie Trandem, Commissioner**

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**TOWN ADMINISTRATIVE OFFICE:
760-369-7207**

www.yucca-valley.org

**AGENDA
MEETING OF THE
PLANNING COMMISSION
TUESDAY, MARCH 14, 2017
6:00 PM**

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at 760-369-7209 at least 48 hours prior to the meeting.

An agenda packet for the meeting, and any additional documents submitted to the majority of the Planning Commission, are available for public view in the Town Hall lobby and with respect to the staff agenda packet, on the Town's website, www.yucca-valley.org, prior to the Regular Meeting. Any materials submitted to the Agency after distribution of the agenda packet will be available for public review in the Town Clerk's Office during normal business hours and will be available for review at the Regular Meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at 760-369-7209 ext. 226.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Commission Secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

Where appropriate or deemed necessary, action may be taken on any item listed in the agenda.

CALL TO ORDER:

Commissioner Evans, McHenry, Terfehr, Trandem, and Chair Whitten
Pledge of Allegiance

APPROVAL OF AGENDA:

Approval of Meeting Agenda of March 14, 2017.

CONSENT AGENDA:

All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on

consent calendar items should be filed with the Commission Secretary before the consent calendar is called.

1. Planning Commission - Regular Meeting - Feb 14, 2017 6:00 PM

Recommendation:

Approve the meeting minutes of Tuesday, February 14, 2017 as presented.

PUBLIC HEARING:

2. Variance 01-17 Humphreville, a request to encroach twenty (20) feet into the required fifty (50) foot front yard setback and to encroach ten (10) feet into the required fifteen (15) foot side yard setback. The property is located at 8997 Hermosa Avenue, on the northeast corner of Hermosa Avenue and Cortez Drive. The property is also identified as Assessor Parcel Number 589-342-07.

Recommendation:

Environmental Assessment, EA 09-16:

That the Planning Commission finds that the project is exempt from CEQA pursuant to Section 15305, Class 5 Minor Alterations in Land Use Limitations.

Variance, V 01-17:

That the Planning Commission approves Variance, V-01-17, Humphreville, a request to encroach twenty (20) feet into the required fifty (50) foot front yard setback and to encroach ten (10) feet into the required fifteen (15) foot setback, based upon the information contained within the staff report and the required findings.

3. Conditional Use Permit, CUP 02-16, Environmental Assessment, EA-08-16, Mohawk Carwash: A request for approval for the construction and development of an approximate 2,250 square foot drive thru carwash to include an attached 400+/- square foot retail sales building and restroom, a 94 square foot free-standing pet wash station, an ice vending machine, paved parking, and paved vacuum and detailing spaces. The property is located at 56150 29 Palms Hwy, on the northwest corner of 29 Palms Hwy and Mohawk Trail, and is also identified as Assessor Parcel Number's, APN 595-331-08 and 595-331-09

Recommendation:

Environmental Assessment, EA 08-16:

That the Planning Commission finds that the project is exempt from CEQA pursuant to Section 15332, Infill Development.

Conditional Use Permit, CUP 02-16:

That the Planning Commission approves Conditional Use Permit, CUP 02-16, Mohawk Carwash, for the development of an approximate 2,250 square foot drive-thru carwash to include an attached 400+/- square foot retail sales building and restroom, a 94+/- square foot free-standing pet wash station, an ice vending machine, paved parking and paved vacuum and detailing spaces based upon the information contained within the

staff report, the recommended conditions of approval and the required findings, and deny the request for deferral of infrastructure requirements pursuant to Chapter 9.30, Dedication and Infrastructure Improvements, of the Yucca Valley Development Code.

4. Environmental Assessment, EA- 03-17: Development Code Amendment, DCA 01-17; Resolution No. PC-01-17; Ordinance, AN ORDINANCE OF THE TOWN OF YUCCA VALLEY AMENDING SECTIONS 9.07.040, 9.09.020, 9.10.020, 9.12.030, 9.13.051, 9.50.020, and 9.99.140, AND REPEALING SECTION 9.14.050, AND ADDING SECTION 9.53, TITLED MARIJUANA USES PROHIBITED: PERSONAL MARIJUANA CULTIVATION REGULATIONS, OF TITLE 9, YUCCA VALLEY DEVELOPMENT CODE, OF THE YUCCA VALLEY MUNICIPAL CODE, TO PROHIBIT ALL MARIJUANA USES WITHIN THE TOWN AND ESTABLISH REASONABLE REGULATIONS FOR THE INDOOR PERSONAL CULTIVATION OF MARIJUANA

Recommendation:

That the Planning Commission receives the Staff Report, holds the Public Hearings, modifies the Draft Ordinance as deemed necessary:

Finds that the project is exempt from the California Environmental Quality Act (CEQA). The project is exempt from CEQA under Section 15061(b)(3) since there is no possibility of a significant impact on the environment caused by this amendment.

The proposed amendment to revise the Town’s Development Code regulations has no potential to impact the environment. The proposed amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Development Code Amendment, DCA 01-17 meets the exemption criteria which states “that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA”.

Adopts the Resolution, and forwards a recommendation to the Town Council.

DEPARTMENT REPORTS:

FUTURE AGENDA ITEMS:

PUBLIC COMMENTS:

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern which are on the Closed Session or not on the agenda. When you are called to speak, please

state your name and community of residence. Please limit your comments to three (3) minutes or less. Inappropriate behavior which disrupts, disturbs or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

STAFF REPORTS AND COMMENTS:

COMMISSIONER REPORTS AND COMMENTS:

Commissioner McHenry
Commissioner Terfehr
Commissioner Trandem
Vice Chair Evans
Chair Whitten

ANNOUNCEMENTS:

Upcoming Meeting Schedule

The next regular meeting of the Yucca Valley Planning Commission is scheduled for Tuesday, March 28, 2017 at 6PM in the Yucca Valley Community Center Yucca Room.

ADJOURNMENT: