



Get a Slice of the Apple.

**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY, July 15, 2015 – 6:00 P.M.**

PUBLIC PARTICIPATION IS INVITED. Planning Commission meetings are held in the Town Council Chambers located at 14955 Dale Evans Parkway, Apple Valley, California. If you wish to be heard on any item on the agenda during the Commission's consideration of that item, or earlier if determined by the Commission, please so indicate by filling out a "REQUEST TO SPEAK" form at the Commission meeting. Place the request in the Speaker Request Box on the table near the Secretary, or hand it to the Secretary at the Commission meeting. (G.C. 54954.3 {a}).

Materials related to an item on this agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection in the Town Clerk's Office at 14955 Dale Evans Parkway, Apple Valley, CA during normal business hours. Such documents are also available on the Town of Apple Valley website at www.applevalley.org subject to staff's ability to post the documents before the meeting.

The Town of Apple Valley recognizes its obligation to provide equal access to those individuals with disabilities. Please contact the Town Clerk's Office, at (760) 240-7000, two working days prior to the scheduled meeting for any requests for reasonable accommodations.

REGULAR MEETING

The Regular meeting is open to the public and will begin at 6:00 p.m.

CALL TO ORDER

ROLL CALL

Commissioners: Lamoreaux _____; Shoup _____; Tinsley _____
Vice-Chairman Qualls _____; and Chairman Kallen _____

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Minutes for the Regular Meeting of July 1, 2015.

PUBLIC HEARING ITEMS

2. **Conditional Use Permit No. 2015-002 and Deviation No. 2015-002.** A request to approve a Conditional Use Permit to allow the construction of a sixty-three (63)-foot high wireless telecommunication facility designed as a faux church tower. The Deviation is a request to encroach by 185 feet into the required separation distance from residential land uses.
Applicant: Reliant Land Services representing Verizon

Location: The project site is located at the 21938 Thunderbird Road; APN 437-222-29.
Project Planner: Douglas Fenn, Senior Planner
Recommendation: Approval

3. **Development Permit No. 2015-004.** A request to review and approve a Development Permit to allow construction of a nineteen (19) foot one (1) inch tall, 1,068 square-foot, detached garage.

Applicant: Mike Bergstrom/Bergstrom Construction
Location: The project site is located at the 16076 Serrano Road; APN 0441-093-09.
Project Planner: Douglas Fenn, Senior Planner
Recommendation: Approval

4. **Conditional Use Permit No. 2015-004.** A request for approval of a Conditional Use Permit to allow expansion of a legal, non conforming church.

Applicant: Pastor Josh Gerbracht, representing First Assembly of God
Location: 21811 Ottawa Road; APN 3087-361-05
Project Planner: Pam Cupp, Associate Planner
Recommendation: Approval

5. **General Plan Amendment No. 2015-001 and Zone Change No. 2015-001.**

General Plan Amendment No. 2015-001 is a request to modify the General Plan Land Use designation for a two (2) acre portion of Lenny Brewster Sports Complex (APN 0440-085-13) from Very Low Density Residential (R-VLD) to Open Space (OS); to modify the General Plan Land Use designation for a 19.5 acre parcel within the Town of Apple Valley Dry Lake (APN 0440-085-06) from Very Low Density Residential (R-VLD) to Public Facilities (P-F); and a request to update the Town of Apple Valley General Plan Circulation Element by modifying Figure II-6 "General Plan Street System".

Zone Change No. 2015-001 is a request to change in zoning designation for a two (2) acre portion of Lenny Brewster Sports Complex (APN 0440-085-13) from Very Low Density Residential (R-VLD) to Open Space Recreation (OS-R) and to change a 19.5 acre parcel within the Town of Apple Valley Dry Lake (APN 0440-085-06) from Very Low Density Residential (R-VLD) to Public Facilities (P-F).

Applicant: Town of Apple Valley
Location: APN 0440-085-13 is located at the northwesterly edge of 21024 Otoe Road (Brewster Park);
APN 0440-085-06 is located on the north side of Otoe Road, approximately 1,300 feet west of Navajo Road; and, Navajo Road, between Gustine Road and Fresno Road; Fresno Road, between Navajo Road and Dakota Road; and Gustine Road, between Navajo Road and Dakota Road.
Project Planner: Pam Cupp, Associate Planner
Recommendation: Adopt Planning Commission Resolution No. 2015-008

6. **General Plan Amendment No. 2015-002 and Zone Change No. 2015-002.**

General Plan Amendment No. 2015-002. A request to change the General Plan land use designation from (R-E) Residential Estate (1 DU per 1 to 2.5 gross acres) to General Commercial (C-G).

Zone Change No. 2015-002. The proposed Zone Change would change the project site from (R-E) Residential Estate (1 DU per 1 to 2.5 gross acres) to General Commercial (C-G).

Applicant: Melissa and Chad Moon

Location: The site is located at 21482 Yucca Loma Road; APN: 3112-482-13.

Project Planner: Carol Miller, Principal Planner

Recommendation: Adopt Planning Commission Resolution No. 2015-009

PUBLIC COMMENTS

Anyone wishing to address an item not on the agenda, or an item that is not scheduled for a public hearing at this meeting, may do so at this time. California State Law does not allow the Commission to act on items not on the agenda, except in very limited circumstances. Your concerns may be referred to staff or placed on a future agenda.

PLANNING COMMISSION COMMENTS

STAFF COMMENTS

OTHER BUSINESS

7. Development Code Interpretation No. 2015-002. Staff is requesting the Planning Commission's interpretation of the Development Code relating to semi-permanent RV enclosures.

ADJOURNMENT

Because there are no items scheduled for the meeting of August 5, 2015, the Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on August 19, 2015.