

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, December 2, 2015

CALL TO ORDER

At 6:03 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for December 2, 2015, was called to order by Chairman Kallen.

ROLL CALL

Planning Commission

Roll call was taken with the following members present: Commissioner Jason Lamoreaux, Commissioner Mark Shoup, Commissioner B.R. "Bob" Tinsley, Vice-Chairman Doug Qualls and Chairman Bruce Kallen. Absent: None.

STAFF PRESENT

Lori Lamson, Assistant Town Manager; Carol Miller, Principal Planner; Pam Cupp, Associate Planner; Haviva Shane, Town Attorney and Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Shoup led the Pledge of Allegiance.

Chairman Kallen offered a moment of silence for the victims in the City of San Bernardino.

1. APPROVAL OF MINUTES

Minutes for the Regular Meeting of November 4, 2015.

Motion by Vice-Chairman Qualls, and seconded by Commissioner Shoup, to approve the Minutes for the Regular Meeting of November 4, 2015.

Motion Carried by the following vote: Ayes: Commissioner Lamoreaux, Commissioner Shoup, Vice-Chairman Qualls, and Chairman Kallen. Noes: None. Absent: None. Abstain: Commissioner Tinsley.

PUBLIC HEARING ITEMS

- 2. Development Code Amendment No. 2015-007.** An amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code by amending Section 9.31.020 "Single Family Site Planning Design Standards" and Section 9.31.030 "Single Family Architectural Design Standards." The proposal will add plotting and design criteria specific to single family infill development. Additionally, this amendment will add to the Development Code the provisions adopted through Planning Commission Policy No. 2004-001 "Plotting and Design Criteria for Single Family Homes.

Applicant: Town of Apple Valley

Location: Town-wide

Chairman Kallen opened the public hearing at 6:08 p.m.

Ms. Pam Cupp, Associate Planner, presented the report as filed by the Planning Division.

Ms. Cupp would like to make the following modification to the resolution as shown on page 2-53, item G3 read:

"It is encouraged that trim, including that with a stucco covering, be painted in a contrasting color. The contrasting color shall be compatible with the structure's primary color."

Discussion ensued regarding the Design Criteria Checklist outlined on Page 2-14. Ms. Cupp explained that the checklist would be brought back to the Commission for review as a Planning Commission Policy.

Commissioner Tinsley had concern regarding specifically identifying T1-11 as a product of concern. Discussion ensued regarding the use and durability of T1-11. It was the consensus of the Commission to modify the Resolution as shown on page 2-52, item D4 to read: ,

"The use of plywood products on any exterior will require Director review and approval. Approval shall be based upon product quality and proven durability."

Commissioner Tinsley had concern regarding the requirement for a prefabricated block cap for block walls within subdivision. It was the consensus of the Commission to amend the Resolution as shown on page 2-54, item H14 to read:

"All block walls shall be capped with prefabricated block cap or molded top. Stucco walls must have a molded top."

PUBLIC COMMENT

None.

Chairman Kallen closed the public hearing at 6:45 p.m.

Chairman Kallen thanked staff for creating the Design Criteria Checklist, which he believed would be helpful to builders.

Commissioner Shoup also thanked staff and the Infill Ad Hoc Committee for their work.

MOTION

Motion by Vice-Chairman Qualls, seconded by Commissioner Tinsley that the Planning Commission move to:

- 1. Approve Planning Commission Resolution No. 2015-012, forwarding a recommendation that the Town Council amend Title 9 "Development Code" of the Town of Apple Valley Municipal Code, as amended.

ROLL CALL VOTE

Ayes: Commissioner Lamoreaux
 Commissioner Shoup
 Commissioner Tinsley
 Vice-Chairman Qualls
 Chairman Kallen

Noes: None

Abstain: None

Absent: None

The motion carried by a 5-0-0-0 vote.

- 3. **Development Code Amendment No. 2015-005.** A request to consider an amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code by amending Table 9.28.030-A(B)(8) as it relates to the keeping of Llama and Alpaca and amending Section 9.29.030 (D) as it relates to small domestic animals.

Applicant: Town of Apple Valley

Location: Town-wide

Chairman Kallen opened the public hearing at 6:46 p.m.

Ms. Carol Miller, Principal Planner, presented the staff report as filed with the Planning Division.

Discussion ensued regarding the keeping of Llamas and Alpacas.

Ms. Miller read into the record, the maximum number of animals allowed for R-EQ/R-E lots as outlined in the Development Code.

PUBLIC COMMENT

None.

Chairman Kallen closed the public hearing at 6:55 p.m.

MOTION

Motion by Chairman Kallen, seconded by Commissioner Tinsley that the Planning Commission move to:

1. Approve Planning Commission Resolution No. 2015-013, forwarding a recommendation that the Town Council amend Title 9 "Development Code" of the Town of Apple Valley Municipal Code as outlined within the staff report.

ROLL CALL VOTE

Ayes: Commissioner Lamoreaux
Commissioner Shoup
Commissioner Tinsley
Vice-Chairman Qualls
Chairman Kallen

Noes: None

Abstain: None

Absent: None

The motion carried by a 5-0-0-0 vote.

PLANNING COMMISSION COMMENTS

None.

STAFF COMMENTS

Ms. Lori Lamson, Assistant Town Manager, announced there is a Joint Meeting scheduled for February 8, 2016 between the Town Council and the Planning Commission. The Joint Meeting will be in the way of a bus trip to visit the Coachella Valley Housing Authority projects. She noted that the Town Council selected Coachella Valley Housing Authority Project to construct a low-income project on a 10-acre site just west of Navajo Road.

Chairman Kallen would like staff to come back to the Planning Commission with a report that shows the statistics of low income according to the state's average.

OTHER BUSINESS

- 4. **General Plan Conformity for the acquisition of the Apple Valley Water System** – The Planning Commission action consists of a General Plan Conformity finding for the acquisition of the Apple Valley Water System.
Applicant: Town of Apple Valley
Location: Town of Apple Valley

Commissioner Lamoreaux recused himself from this item, and left the dais at 7:04 p.m.

Haviva Shane, Town Attorney, reminded the Planning Commission of their jurisdiction as it relates to the General Plan Conformance finding for the Acquisition of the Apple Valley Water System.

Thomas Rice, Town Attorney, presented the staff report as filed with the Planning Division.

MOTION

Motion by Commissioner Shoup, seconded by Commissioner Tinsley that the Planning Commission move to:

- 1. Adopt Planning Commission Resolution No. 2015-014 finding that the acquisition of the Apple Valley Water System is consistent with the Town's General Plan.

ROLL CALL VOTE

Ayes: Chairman Kallen
Vice-Chairman Qualls
Commissioner Shoup
Commissioner Tinsley
Noes: None
Abstain: Commissioner Lamoreaux
Absent: None

The motion carried by a 4-0-1-0 vote.

Commissioner Lamoreaux returned to the dais at 7:07 p.m.

- 5. A discussion pertaining to the role, charge, and authority of the Planning Commission and whether consideration of financial matters falls within its jurisdiction.

Haviva Shane, Town Attorney, presented the staff report as filed with the Planning Division. She noted the jurisdiction of the Planning Commission excludes any consideration of financial matters.

Discussion ensued regarding the Planning Committee's functions and authority according to State Law.

Ms. Carol Miller, Principal Planner, answered questions by the Planning Commission regarding the Applicant's ability to appeal a project after receiving approval and agreeing to the Conditions of Approval.

Ms. Lori Lamson, Assistant Town Manager, explained another alternative available to the Applicant is to come back to the Planning Commission to request a modification to the Conditions of Approval.

Commissioner Lamoreaux thanked staff for their work on this report.

This is a discussion item only. There was no action taken.

PUBLIC COMMENTS

None.

PLANNING COMMISSION COMMENTS

None.

ADJOURNMENT


Motion by Chairman Kallen, seconded by Commissioner Shoup, and unanimously carried to adjourn the meeting of the Planning Commission at 8:00 p.m. to the Regular Meeting on January 20, 2016.

Respectfully Submitted by:



Yvonne Rivera
Planning Commission Secretary

Approved by:



Chairman Bruce Kallen