

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, June 3, 2015

CALL TO ORDER

At 6:00 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for June 3, 2015, was called to order by Chairman Kallen.

ROLL CALL

Planning Commission

Roll call was taken with the following members present: Commissioner Mark Shoup, Commissioner B.R. "Bob" Tinsley, Vice-Chairman Doug Qualls and Chairman Bruce Kallen. Absent: Commissioner Jason Lamoreaux.

STAFF PRESENT

Carol Miller, Principal Planner; Doug Fenn, Senior Planner; Haviva Shane, Town Attorney; and Debra Thomas, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Vice-Chairman Qualls led the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Minutes for the Regular Meeting of May 6, 2015.

Motion by Vice-Chairman Qualls, and seconded by Commissioner Tinsley, to approve the Minutes for the Regular Meeting of May 6, 2015.

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

PUBLIC HEARING ITEMS

2. **Conditional Use Permit No. 2015-003.** The applicant is requesting a Conditional Use Permit to allow exterior modifications to three (3) existing non-conforming metal buildings. On-site parking and landscaping improvements are also proposed.

Applicant: HD Surplus, Inc.

Location: The project site is located at 13584 Central Road; 3087-382-08.

Chairman Kallen opened the public hearing at 6:02 p.m.

Mr. Doug Fenn, Senior Planner, presented the staff report as filed by the Planning Division.

Chairman Kallen asked the Applicant if he would be replacing the roof at the location.

Mr. Octavio Carrasco, Applicant, stated they would be resurfacing the roof.

Chairman Kallen asked the Applicant if he agreed to the Conditions of Approval.

Mr. Carrasco stated "Yes".

PUBLIC COMMENT

None.

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

MOTION

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

1. Find that, pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (a), the proposed request is Exempt from further environmental review.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve Conditional Use Permit No. 2015-003, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption

ROLL CALL VOTE

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

Noes: None

Abstain: None

Absent: Commissioner Lamoreaux

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

3. **Development Code Amendment No. 2015-002.** *(Continued from May 6, 2015 meeting).* An amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code by amending Chapter 9.74 "Signs and Advertising Displays" as it relates to temporary political signs and digital advertising displays.
Applicant: Town of Apple Valley
Location: Town-wide

Chairman Kallen opened the public hearing at 6:09 p.m.

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

Ms. Miller commented on the fact that the Town Council overturned the Planning Commission's decision to deny Sign Program No. 2015-001 and the Planning Commission's recommendations were contrary to the comments that the Town Council made at its May 26, 2015 meeting.

Commissioner Shoup stated that the Planning Commission held a long discussion on the sign program and still believed that digital advertising should be limited and guidelines put in place.

Chairman Kallen agreed.

Commissioner Shoup did not want to give up on prohibiting political signs in the narrows. He would like to keep the area in a pristine state by designating it into a type of historical or scenic natural corridor.

Discussion ensued regarding the definition of "institutional uses" and any exclusions the Planning Commission wishes to add to "Definitions" of Section 9.08 "Digital Advertising Displays".

Ms. Haviva Shane, Town Attorney, stated she would look into what could be done to designate the Narrows as an historical or scenic area.

PUBLIC COMMENT

None.

Chairman Kallen closed the public hearing at 6:40 p.m.

MOTION

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

1. Approve Planning Commission Resolution No. 2015-004, 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 and as amended.

ROLL CALL VOTE

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

Absent: Commissioner Lamoreaux
The motion carried by a 4-0-0-1 vote.

PUBLIC COMMENTS

A member of the public inquired whether a Conditional Use Permit would be required in order to assemble as a church on a residential property.

Chairman Kallen recommended he present his questions to the Planning Division during normal business hours.

PLANNING COMMISSION COMMENTS

None.

STAFF COMMENTS

Ms. Carol Miller, Principal Planner, informed the Planning Commission of the decision of Council to overturn the Commission's denial of Sign Program No. 2015-001.

OTHER BUSINESS

4. Appointment of two (2) Planning Commissioners to form an ad-hoc committee with two (2) members of the Town Council and staff to address the issues related to landscaping and residential design for single-family infill development.

Chairman Kallen offered to serve on the ad-hoc committee and nominated Commissioner Tinsley to serve as the second Commissioner.

MOTION

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

1. Appoint Chairman Kallen and Commissioner Tinsley to form an ad-hoc committee with two (2) members of the Town Council and staff to address the issues related to landscaping and residential design for single-family infill development.

ROLL CALL VOTE

Ayes: Commissioner Shoup
Commissioner Tinsley
Vice-Chairman Qualls
Chairman Kallen
Noes: None
Abstain: None
Absent: Commissioner Lamoreaux
The motion carried by a 4-0-0-1 vote.

ADJOURNMENT

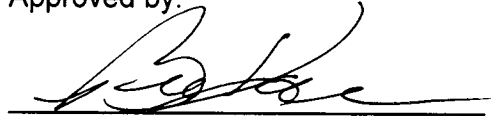
Motion by Chairman Kallen, seconded by Commissioner Tinsley, and unanimously carried to adjourn the meeting of the Planning Commission at 6:50 p.m. to the Regular Meeting on July 1, 2015.

Respectfully submitted by:



Debra Thomas
Planning Commission Secretary

Approved by:



Chairman Bruce Kallen