

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, March 18, 2015

CALL TO ORDER

At 6:00 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for March 18, 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.

STAFF PRESENT

Carol Miller, Principal Planner; Doug Fenn, Senior Planner; Pam Cupp, Associate 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 February 18, 2015.

Motion by Commissioner Tinsley, and seconded by Vice-Chairman Qualls, to approve the Minutes for the Regular Meeting of February 18, 2015.

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

PUBLIC HEARING ITEMS

2. Sign Program No. 2015-001. A request to approve a Sign Program for a multi-tenant, medical office building.

Applicant: South West Sign Maintenance representing Magnus Windsor, LLC

Location: 16008 Kamana Road; APN 0473-412-18

Chairman Kallen opened the public hearing at 6:04 p.m.

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

Discussion ensued regarding various concerns the Planning Commission had as it related to a proposed digital advertising display within the requested monument sign.

PUBLIC COMMENT

None.

Chairman Kallen closed the public hearing at 6:24 p.m.

Ms. Winnie Liu, Applicant, requested this item be continued to the next regularly scheduled Planning Commission meeting.

MOTION

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

1. Continue Sign Program 2015-001 to the next regularly scheduled Planning Commission meeting on April 15, 2015.

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. **Conditional Use Permit No. 2014-004.** A request to approve a Conditional Use Permit to operate an automobile repair facility.

Applicant: Ms. Rosa Godinez

Location: The project site is located at 13625 Manhasset; APN 3087-351-33.

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

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

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

Ms. Rosa Godinez, Applicant, agreed to the Conditions of Approval.

PUBLIC COMMENT

None.

Chairman Kallen closed the public hearing at 7:03 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 No. 15301, Class 1, 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. 2014-004, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

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.

4. **Specific Plan No. 2012-01, Amendment No. 1.** A request to consider an Amendment to the Jess Ranch PUD to allow the future development of Lot Numbers 69 thru 204 and Lots 210 thru 219 within recorded Tract Map No. 14484 to change from Recreation Vehicle (RV) lots to Single-Family Residential lots in accordance with the Medium Density Residential Development Standards of the Jess Ranch PUD.

Applicant: Paul Onufer

Location: The Jess Ranch Lakes RV Resort is located on the northeast corner of Jess Ranch Parkway and Apple Valley Road.

Chairman Kallen opened the public hearing at 7:04 p.m.

Ms. Carol Miller, Principal Planner, presented the staff report as filed by the Planning Division. Staff indicated that a revised Planning Commission Resolution and Conditions of Approval for TM 14484 were provided to reflect that Lot Nos. 220 thru 227 were RV lots and that they were inadvertently omitted

Ms. Miller indicated that due to the Commercial Recreation overlay, the Amendment to the recommended PUD requires changes to Section 2.5 "Commercial Recreation" which is recommended to read as follows:

"Phase Y" (TM 14484, currently zoned Medium Density Residential, shall have placed upon it a Commercial Recreation overlay to allow for Lot Nos. 1 through 68 and Lot Nos. 220 through 227 to be developed and used as RV lots in accordance with Section 3.4 Subsection D (Jess Ranch Lakes Recreational Vehicle Resort – Tract Map No. 14484)."

It was also stated that the PUD would need to reflect a change to the heading of Subsection D so that the standards for the Jess Ranch Lakes RV resort are identified to be lot specific.

In addition, the Conditions of Approval were also modified to make certain they address any compatibility issues between the two (2) housing characteristics.

Mr. Paul Onufer, Applicant, agreed to the Conditions of Approval, with the exception of Condition of Approval Nos. 26 and 27 and requested that those be deleted. He also requested that Lots 104-120 and the side yards of 120, 185, 203 and 204 be added to Condition of Approval No. 34.

PUBLIC COMMENT

Mr. Peter Richards, Vice President of Jess Ranch Lakes RV Resort Homeowner's Association, was in favor of developing the area.

Mr. Carl Coleman, Project Engineer, was in favor of the project.

Mr. Larry Brennan, Property Owner, owns the part of the lots under consideration and offers his assistance if the Planning Commission has any questions.

Mr. Chuck Widley, Jess Ranch Lakes RV Resort Homeowner's Association, had some concern about the site separation not utilizing a solid continuous wall but; otherwise, he supported the project.

Mr. Jay Shipley, Jess Ranch Lakes RV Resort Homeowner's Association, had concerns regarding the foot traffic in the common area but was in favor of the project.

Mr. Onufer agreed to install a gate for the common area and to provide all residents with keys. When asked if he agreed to all Conditions of Approval, Mr. Onufer stated "Yes". Chairman Kallen closed the public hearing at 7:42 p.m.

Planning Commission discussion ensued regarding Lot "C" and concerns with landscaping, which will still need to be reviewed and approved.

Ms. Haviva Shane, Town Attorney, suggested that Condition of Approval No. 11 be amended and read as follows:

"A plan for development of all open space lots including site amenities, landscaping, gating and water quality shall be provided to the Town"

Planning Department for approval and to the HOA for concurrence, and the approved improvements shall be installed prior to issuance of the Certificate of Occupancy. [The second sentence shall stay as it is]."

Mr. Onufer stated he agreed to the amended Condition of Approval No. 11, which needed to include water quality.

MOTION

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

1. Approve Resolution No. 2015-02, as amended, forwarding a recommendation that the Town Council amend the Jess Ranch Planned Unit Development Sections 2.5 and 3.4 and with the recommended changes as discussed.

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.

PUBLIC COMMENTS

None.

PLANNING COMMISSION COMMENTS

Commissioner Tinsley commented on the success of the recent Planners Academy and that he enjoyed it.

Vice-Chairman Qualls appreciated the opportunity to attend the Planners Academy.

Chairman Kallen stated the Planners Academy was great and appreciated the Town giving the Commissioners the opportunity to attend those types of events.

STAFF COMMENTS

Ms. Carol Miller, Principal Planner, stated that the Findings portion within the reports will include "because" to explain why the project meets the Finding.

OTHER BUSINESS

None.

ADJOURNMENT

Motion by Vice-Chairman Qualls, 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 April 15, 2015.

Respectfully Submitted by:



Debra Thomas
Planning Commission Secretary

Approved by:



Chairman Bruce Kallen