

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, January 20, 2016

CALL TO ORDER

At 6:01 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for January 20, 2016, 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, Doug Fenn, Senior Planner, Heather Wylie, Housing and Community Development Specialist, Haviva Shane, Town Attorney, and Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Vice-Chairman Doug Qualls led the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Minutes for the Regular Meeting of December 2, 2015.

Motion by Commissioner Tinsley, and seconded by Commissioner Lamoreaux, to approve the Minutes for the Regular Meeting of December 2, 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. Conditional Use Permit No. 2015-011. A Conditional Use Permit to operate automobile sales and repair business.

Applicant: Mr. Bill Martin, representing Lo-Cost Motors

Location: The site is located at 21870 Bear Valley Road, APN No(s): 3087-531-25 and 26

Chairman Kallen opened the public hearing at 6:03 p.m.

Mr. Doug Fenn, Senior Planner stated that the item is tabled at the request of the Applicant; therefore, there is no item to present to the Planning Commission.

PUBLIC COMMENT

None.

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

MOTION

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

1. Table the item.

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. Variance No. 2015-002, A request to allow a ten (10)-foot side yard setback where a minimum fifteen (15)-foot side yard setback is required.**

Applicant: Sharon and Keith Session

Location: The site is located at 13418 Delaware Road; APN 3087-041-35

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

Ms. Carol Miller, Principal Planner, presented the staff report as filed with the Planning Division. She explained that, due to the shape of the lot, orientation of the house on the lot, and topography of the lot, to require the strict application of the Ranchos Overlay requirements would preclude the property owners from constructing a RV garage that is consistent with the underlying R-SF setback requirements there is a need for a variance for a ten (10)-foot setback.

Ms. Miller also responded to concerns expressed by Commissioner Shoup about the Variance being inconsistent with the Ranchos Residential Overlay District requirements. She stated that although the proposal is inconsistent with the Ranchos Overlay requirements, the proposed setback is consistent with the R-SF standards. She also noted that the Applicant obtained a letter from the adjacent property owner most affected by the encroachment, who indicated that they had no objections to the encroachment

Mr. Keith Session, Applicant, commented on the various issues related to the layout of his property, including the difficulty to build on the slope. He respectfully requested that the Planning Commission approve the ten (10)-foot variance to the side yard setback.

Discussion ensued regarding the characteristics of the surrounding lots.

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

Mr. Session, Applicant, stated he agreed with the Conditions of Approval.

PUBLIC COMMENT

None.

Chairman Kallen closed the public hearing at 6:21 p.m.

MOTION

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

1. Determine that the project is not anticipated to have any direct or indirect impact upon the environment, as it has been determined that 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 Variance No. 2015-002 and direct staff to file a 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.

PUBLIC COMMENTS

None.

OTHER BUSINESS

4. Housing Program Requirements **Location:** Town of Apple Valley

Heather Wylie, Housing and Community Development Specialist, presented a Power Point Presentation to the Planning Commission on the Housing 101 Program.

Ms. Wylie made a correction to the information on Slide No. 6; the Town of Apple Valley Census Bureau estimates for Median value of owner occupied housing is 167,100. She also noted that Household Cost Affordability is based on the expense cap of 30% of household income.

Discussion ensued regarding information as it relates to Household Income Distribution, Apple Valley households that fall under low income, as well as the criteria to meet the RHNA deficit.

Vice-Chairman Qualls asked questions regarding the opportunity that exists for affordable units.

Ms. Lori Lamson, Assistant Town Manger, commented on the requirement for the Town to provide the opportunity for 1,309 of certain affordable housing levels. She also explained how non-profit agencies are able to establish Covenants on a property.

Additional discussion ensued regarding matters related to the Housing Elements including certification requirements, affordable housing, as well as Covenants and RHNA units.

Ms. Lamson stated that staff has received direction from the Town Council to move forward with purchasing land for the purpose of building affordable units. She also commented on the funding available through the state and federal government for Veteran and Senior affordable housing.

Commissioner Lamoreaux thanked staff for the information provided regarding this item.

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

PLANNING COMMISSION COMMENTS

Vice-Chairman Qualls announced the upcoming Planning Commissioners Academy in Northern California, beginning March 2 through March 4, 2016.

STAFF COMMENTS


Ms. Lamson reminded the Planning Commissioners of the Joint Meeting scheduled for February 8, 2016 between the Town Council and the Planning Commission.

Ms. Lamson also introduced Ms. Maribel Hernandez, the new Executive Secretary for the Community Development Department.


ADJOURNMENT

Motion by Commissioner Lamoreaux, seconded by Commissioner Tinsley, and unanimously carried to adjourn the meeting of the Planning Commission at 8:45 p.m. to the Regular Meeting on February 17, 2016.

Respectfully Submitted by:


~~Yvonne Rivera~~ DEBRA THOMAS
Planning Commission Secretary

Approved by:


Chairman Bruce Kallen