

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, June 15, 2016

CALL TO ORDER

Chairman Qualls called to order the Regular Meeting of the Planning Commission of the Town of Apple Valley for June 15, 2016 at 6:00 p.m.

ROLL CALL

Planning Commission

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

STAFF PRESENT

Carol Miller, Principal Planner; Pam Cupp, Associate Planner; Thomas Rice, Town Attorney; and, Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Kallen led the Pledge of Allegiance.

1. **APPROVAL OF MINUTES**

Minutes for the Regular Meeting of June 1, 2016.

Motion by Commissioner Kallen, and seconded by Commissioner Lamoreaux, to approve the Minutes for the Regular Meeting of June 1, 2016.

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

PUBLIC HEARING ITEMS

2. **Tentative Tract Map No. 17872, Extension of Time No. 1 (continued from May 4 and June 1, 2016).** This is a request for a time extension for a previously approved tentative tract map to subdivide twenty (20) acres into thirty-six (36) lots for the future development of single-family homes. The lots will range from 18,007 to 23,883 square feet in size.

Applicant: Mr. Dilip Sheth, representing Shree Properties, Inc.

Location: The project site is generally located one-half (1/2) mile east of Dale Evans Parkway and one-half mile north of Otoe Road; APNs 0441-011-20 and 21.

Chairman Qualls opened the public hearing at 6:01 p.m.

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

Ms. Cupp commented on the recommended changes to the staff report as provided by the Town Attorney, to file a Notice of Determination rather than a Notice of Exemption. She also noted that the changes do not affect the required findings for approval, nor are there any modifications to the conditions of approval. Ms. Cupp stated that the Applicant is not present; however, he provided an email acknowledging that they agreed with all Conditions of Approval.

VICE-CHAIRMAN SHOUP ARRIVED TO THE PLANNING COMMISSION MEETING AT 6:03 P.M.

Discussion ensued regarding the State's legislative actions regarding time extensions, as well as the Biological Assessment listed under Item D on Page 2.

Chairman Qualls reiterated the statement by Ms. Cupp, on behalf of the Applicant, that they are in agreement with all Conditions of Approval.

PUBLIC COMMENTS:

None.

Chairman Qualls closed the public hearing at 6:09 p.m.

MOTION

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

1. Determine that, pursuant to the California Environmental Quality Act (CEQA), Section 15162, the proposed Time Extension is exempt and does not require further environmental review (although the map is still required to fulfill all environmental requirements stipulated within the map's initial approval).
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3)-year extension of time for Tentative Tract Map 17872, subject to the attached, Conditions of Approval, as amended by the Town Attorney.
4. Direct Staff to file the Notice of Determination.

ROLL CALL VOTE

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

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

- 3. Development Code Amendment No. 2016-001.** This is a request to consider an amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code amending Section 9.74.110.G "Digital Advertising Displays".
Applicant: Town of Apple Valley
Location: Town-wide

Chairman Qualls opened the public hearing at 6:10 p.m.

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

Commissioner Kallen expressed his dislike for digital signs and further commented that digital signs should not be added to any existing sign structure, and all digital signs should require newly designed and built sign structures.

Vice-Chairman Shoup expressed his dislike of digital signs.

Chairman Qualls commented that he was not in support of allowing a digital sign every 100 feet.

Commissioner Lamoreaux is in support of allowing additional sign area for digital and expressed concern over that the separation distance.

Discussion ensued regarding the Commission's original recommendation to Council for minimum lot widths and separation distances between digital signs.

Ms. Carol Miller, Principal Planner, commented on the Town Council's position on lot width and that the Commission recommendation was modified to allow 100-foot lot widths.

PUBLIC COMMENT

None.

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

MOTION

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

1. Approve Planning Commission Resolution No. 2016-005, 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 with a strong emphasis, recommend that the Town Council consider increasing the minimum lot width, apply a separation distance, and to ask the Council to review the Planning Commission's original Planning Commission Resolution.

ROLL CALL VOTE

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

The motion carried by a 3-1-0-1 vote.

PUBLIC COMMENTS:

None.

PLANNING COMMISSION COMMENTS

None.

STAFF COMMENTS

None.

OTHER BUSINESS

None.

ADJOURNMENT

Motion by Commissioner Kallen, seconded by Commissioner Lamoreaux, and unanimously carried to adjourn the meeting of the Planning Commission at 6:50 p.m. to the Regular Meeting on July 20, 2016.

Respectfully Submitted by:

Respectfully Submitted by:



Yvonne Rivera
Planning Commission Secretary

Approved by:



Chairman Doug Qualls