

MINUTES

**TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING**

September 20, 2017

CALL TO ORDER

Chairman Shoup called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:00 p.m.

Roll Call

Present: Commissioners Bruce Kallen; Doug Qualls; Vice-Chairman B. R. "Bob" Tinsley; Chairman Mark Shoup.

Absent: Commissioner Jason Lamoreaux.

Staff Present

Carol Miller, Assistant Director of Community Development, Pam Cupp, Associate Planner, Thomas Rice, Town Attorney, Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Qualls.

APPROVAL OF MINUTES

1. Approval of Minutes

a. Regular Meeting of September 6, 2017

Commissioner Kallen commented on the need to modify the minutes for September 6, 2017 as follows:

Page 1-5; the second *line of Paragraph 5 should read:*

"He spoke of the hazards with wood storage and recommended it be handled as a seasonal permit for firewood business owners."

MOTION

Motion by Commissioner Qualls, seconded by Vice-Chairman Tinsley, to approve the minutes for the meeting of September 6, 2017, as amended.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

- 2. Conditional Use Permit No. 2017-004** – A request for approval to allow a helipad serving the St. Mary Medical Center to be relocated from the west side of Kasota Road to the northeasterly corner of the hospital campus adjacent to an existing parking area. The helipad is being relocated to reduce or shorten patient transfer times into the hospital.

Applicant: Dean Paradise representing St. Mary Medical Center

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

Carol Miller, Assistant Director of Community Development, presented the staff report as filed with the Planning Division. She explained that due to potential noise impacts during take-offs and landings of the helicopters, a noise assessment was prepared as part of the project. She noted that based on the results of the assessment, there would be no operational impacts associated with the relocation of the helipad.

Chairman Shoup asked questions regarding the Negative Declaration as it relates to CEQA. He questioned whether or not the requirement to be in compliance with CEQA was a result of potential issues with noise.

Ms. Miller explained that Caltrans was the permitting agency for the project and that the Town was the environmental clearinghouse for the project. She stated that the CEQA analysis was conducted as part of the Town's Conditional Use Permit process required for the relocation of the helipad. She also noted that as part of the environmental assessment, the Negative Declaration was prepared.

In response to questions regarding the merger of lots, Ms. Miller stated that merging the lots would guarantee that the helipad will remain with the hospital site as well as the parking that is on the parcel.

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

Dean Paradise, Applicant, stated that he was in agreement with the Conditions of Approval as recommended by staff.

There being no requests to speak, Chairman Shoup closed the public hearing at 6:08 p.m.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen, to:

1. Adopt the Negative Declaration for Conditional Use Permit No. 2017-004, on the basis of the whole record before the Planning Commission, including the Initial Study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment.

2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approval Conditional Use Permit No. 2017-004; subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux.

3. **Development Permit No. 2017-006.** The applicant is requesting the approval of a Development Permit to review the architectural appearance of fourteen (14) single-family residential homes on approximately ten (10) acres of land within the Single-Family Residential (R-SF) zoning designation.

Applicant: Mr. Jose Olmos, Olmos Design Company, Inc.

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

Pam Cupp, Associate Planner, presented the staff report as filed with the Planning Division. She noted that staff is recommending a condition that would require enhancements to the window treatments that would include the use of a wider window trim and/or contrast color. She also commented on the dimensions of the stone veneer and clapboard siding as described in Conditions P20 and P21.

Vice-Chairman Tinsley recommended that staff modify Condition P21 to better clarify the distance that the clapboard siding should wrap around.

Discussion ensued regarding the window treatments as illustrated in Elevation A. The Planning Commission recommended that staff modify the language for the condition that clarifies the dimension of the window surrounds.

Thomas Rice, Town Attorney, clarified that the conditions in discussion are P19, P20 and P21.

It was the consensus of the Planning Commission that Condition P19 be modified to state the following:

P19. All models shall incorporate additional window treatments to the front elevation consisting of 6" window surrounds and/or shutters in a complementary, contrasting color.

Jose Olmos, Applicant, commented on the recommendations of staff regarding the window treatments. He discussed various solutions, indicating that the solutions could be completed at a low cost.

Chairman Shoup asked the Applicant if he agreed to the Conditions of Approval as amended.

Mr. Olmos stated that he was in agreement with the Conditions of Approval as amended.

There being no requests to speak, Chairman Shoup closed the public hearing at 6:20 p.m.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Qualls 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 requires 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 Development Permit No. 2017-006, subject to the attached Conditions of Approval as amended.
4. Direct staff to file a Notice of Exemption.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux.

OTHER BUSINESS

None.

PLANNING COMMISSION COMMENTS

Vice-Chairman Tinsley commented on the ribbon cutting ceremony for the condominium exhibit in Hesperia. He stated that there was an error on the notice regarding the start time of the event and as a result, he and other members of the Town arrived late. He wanted to ensure that members of the public were aware that the Town of Apple Valley was in attendance.

Chairman Shoup commented on this year's State of the Town Address. He expressed concern that the Commissioners were not notified of the event, and respectfully requested that members be properly notified of Town events in the future.

STAFF COMMENTS

None.

ADJOURNMENT


Motion by Vice-Chairman Tinsley, seconded by Commissioner Qualls, and unanimously carried to adjourn the meeting of the Planning Commission at 6:50 p.m. to its next regularly scheduled meeting on October 18, 2017.

Respectfully Submitted by:



Yvonne Rivera
Planning Commission Secretary

Approved by:



Chairman Mark Shoup