

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting April 18, 2012

CALL TO ORDER

At 6:00 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for April 18, 2012, was called to order by Vice-Chairman Cusack.

ROLL CALL

Planning Commission

Roll call was taken with the following members present: Commissioner David Hernandez, Commissioner Jason Lamoreaux, Commissioner Mark Shoup, and Vice-Chairman Larry Cusack. Absent: Chairman B.R. "Bob" Tinsley.

STAFF PRESENT

Lori Lamson, Acting Director of Community Development; Carol Miller, Senior Planner; Haviva Shane, Town Attorney; and Debra Thomas, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Shoup led the Pledge of Allegiance.

ELECTION OF NEW OFFICERS

MOTION:

Commissioner Hernandez made a motion, seconded by Commissioner Shoup, that Vice-Chairman Cusack be nominated as Chairman of the Apple Valley Planning Commission.

ROLL CALL VOTE

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

MOTION:

Chairman Cusack made a motion, seconded by Commissioner Shoup, that Commissioner Lamoreaux be nominated as Vice-Chairman of the Apple Valley Planning Commission.

ROLL CALL VOTE

Ayes: Commissioner Hernandez
Commissioner Lamoreaux
Commissioner Shoup
Chairman Cusack

Noes: None

Abstain: None

Absent: Commissioner Tinsley

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

RECESS FOR REORGANIZATION

1. APPROVAL OF MINUTES

A. Minutes for the Regular Meeting of January 18, 2012.

Ms. Haviva Shane, Town Attorney, incorporated a change to the January 18, 2012 Planning Commission Minutes, Item No. 3, to include a heading that was missing on page 1-6 of the Planning Commission April 18, 2012 Agenda.

Motion by Commissioner Shoup, seconded by Chairman Cusack, to approve the Minutes, as modified, for the Regular Meeting of January 18, 2012.

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

PUBLIC HEARING ITEMS

2. Tentative Tract Map No. 18841. A request to approve Tentative Tract Map No. 18841 to adjust the lot lines between seven (7) parcels within Tract Map No. 17062-2 to create six (6) reconfigured parcels.

Applicant: Buccola Engineering for Pulte Homes

Location: The project is located within the Jess Ranch Specific Plan on Boulder Street and Phoenix Road.

Chairman Cusack opened the public hearing at 6:08 p.m.

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

Mr. Steve Ford, Pulte Del Webb, agreed to the Conditions of Approval contained in the staff report and expressed his appreciation to the Planning Commission and the Town of Apple Valley for accommodating the changes.

PUBLIC COMMENTS

None.

Chairman Cusack closed the public hearing at 6:10 p.m.

MOTION:

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

1. Find that pursuant to the California Environmental Quality Act (CEQA), Section No. 15305, 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 Tentative Tract Map No. 18841, subject to Conditions of Approval included in the staff report.
4. Direct staff to file the Notice of Exemption

ROLL CALL VOTE:

Ayes: Commissioner Hernandez
 Commissioner Shoup
 Vice-Chairman Lamoreaux
 Chairman Cusack

Noes: None

Abstain: None

Absent: Commissioner Tinsley

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

3. **Tentative Tract Map No. 18842.** A request to approve Tentative Tract Map No. 18841 to adjust the lot lines between thirteen (13) parcels within Tract Map No. 17186 to create ten (10) reconfigured parcels.

Applicant: Buccola Engineering for Pulte Homes

Location: The project is located within the Jess Ranch Specific Plan on Darby Lane.

Chairman Cusack opened the public hearing at 6:11 p.m.

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

Mr. Steve Ford, Pulte Del Webb, agreed to the Conditions of Approval contained in the staff report and expressed his appreciation to the Planning Commission and the Town of Apple Valley for accommodating the changes.

Commissioner Shoup asked Mr. Ford if he believed widening the parcels would make those lots out of proportion with the rest of the neighborhood.

Mr. Ford stated “no” and explained how the new product would fit into this area to assist with sales.

PUBLIC COMMENTS

None.

Chairman Cusack closed the public hearing at 6:13 p.m.

MOTION:

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

1. Find that, pursuant to the California Environmental Quality Act (CEQA), Section No. 15305, 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 Tentative Tract Map No. 18842, subject to the Conditions of Approval included in the staff report.
4. Direct staff to file the Notice of Exemption

ROLL CALL VOTE:

Ayes: Commissioner Hernandez
Commissioner Shoup
Vice-Chairman Lamoreaux
Chairman Cusack

Noes: None

Abstain: None

Absent: Commissioner Tinsley

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

PUBLIC COMMENTS

Mr. Anthony Elliott, Apple Valley, asked Mr. Steve Ford to explain again how the lot sizes would change.

PLANNING COMMISSION COMMENTS

None.

STAFF COMMENTS

Ms. Lori Lamson, Acting Director of Community Development, informed the Planning Commission that one of the issues up for discussion at the next meeting was hot food trucks. A workshop would be conducted with invitations going out to the community asking for their input to assist with potential regulations and what, if any, ramifications could be expected.

OTHER BUSINESS

None.

ADJOURNMENT

Motion by Commissioner Hernandez, seconded by Vice-Chairman Lamoreaux, and unanimously carried to adjourn the meeting of the Planning Commission at 6:16 p.m. to the Regular Meeting on May 2, 2012.

Respectfully Submitted by:

Debra Thomas
Planning Commission Secretary

Approved by:

Chairman Larry Cusack