

## MINUTES

### TOWN OF APPLE VALLEY PLANNING COMMISSION REGULAR MEETING

August 15, 2018

#### CALL TO ORDER

Chairman Tinsley 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; Mark Shoup; Chairman B.R.  
"Bob" Tinsley  
Absent: Vice-Chairman Lamoreaux

#### Staff Present

Lori Lamson, Assistant Town Manager, Albert Maldonado, Town Attorney, Yvonne Rivera, Planning Commission Secretary.

#### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Kallen.

#### APPROVAL OF MINUTES

1. **Approval of Minutes**
  - 1a. Regular Meeting of July 18, 2018.

#### MOTION

Motion by Commissioner Shoup, seconded by Commissioner Kallen, to approve the minutes for the Regular Meeting of July 18, 2018.

Vote: Motion carried 4-0-1-0

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

Absent: Vice-Chairman Lamoreaux.

1b. Regular Meeting of August 1, 2018.

**MOTION**

Motion by Commissioner Shoup, seconded by Commissioner Qualls, to approve the minutes for the Regular Meeting of August 1, 2018.

Vote: Motion carried 4-0-1-0

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

Absent: Vice-Chairman Lamoreaux.

**PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS**

**CONTINUED FROM AUGUST 1, 2018**

2. **Conditional Use Permit No. 2018-007 and Deviation Permit No. 2018-006.** A request for approval of a Conditional Use Permit to install a seventy-five (75)-foot tall wireless telecommunications tower designed as a faux water tank. The tower has been designed to accommodate a second carrier. The tower will be situated within the southeasterly corner of the park within a 784 square-foot lease area that accommodates the tower and equipment enclosure. The Deviation is a request for a reduced separation distance from residential zoned property to the south and west.

**Applicant:** Spectrum Services for Verizon Wireless

Chairman Tinsley opened the public hearing at 6:05 p.m.

Lori Lamson, Assistant Town Manager, presented the staff report as filed with the Planning Division. She noted that the faux water tank would include the Town's Logo, as well as the name "Lenny Brewster Sports Complex", which she believed would make the tank aesthetically pleasing for the area.

Commissioner Qualls questioned the properties that may be affected by the deviation. He also asked if a tentative tract map existed for the properties that have not been developed.

Ms. Lamson informed the Commission that the proposed site is located within the dry lake area where the zoning is low density residential. She commented on the specifications used for new construction in the dry lake area, including the need to elevate homes above the flood plain levels.

Elinor "Jan" Mander, Apple Valley, requested information regarding the separation distance between the cell tower and her property.

Chairman Tinsley asked the Applicant if he agreed with all Conditions of Approval.

Chris Colten, Spectrum Services, stated that the applicant was in agreement with all of the conditions.

There being no one else wishing to speak from the audience, Chairman Tinsley closed the public hearing at 6:15 p.m.

### **MOTION**

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

1. Determine that pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15303, Conditional Use Permit No. 2018-007 and Deviation Permit No. 2018-006 are exempt from further environmental review.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings for Conditional Use Permit No. 2018-007 and Deviation Permit No. 2018-006.
3. Approve Conditional Use Permit No. 2018-007 and Deviation Permit No. 2018-006, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

Vote: Motion carried 4-0-1-0

Yes: Commissioners Kallen; Qualls; Shoup; Chairman Tinsley

Absent: Vice-Chairman Lamoreaux

### **PLANNING COMMISSION COMMENTS**

Chairman Tinsley would like an update on the discussion items held at the August 1, 2018 meeting regarding the interpretation of the current on-site consumption of alcohol regulations within the Development Code, as well as the issues surrounding the Point System Program.

Commissioner Qualls commented on the current interpretation of garden walls and planter walls as described in the Points System Program. He believed it lacked clarity. He would like staff to implement a guide sheet that would better clarify the descriptions of garden walls and planter walls within the program.

Lori Lamson, Assistant Town Manager, responded to the concerns expressed by the Commission regarding the Points System Program. She believed that the majority of the in-fill developers that build in Apple Valley understand the program. However, she informed the Commission that staff would be happy to work with the developers on a case by case basis, to address any issues they may have.

Ms. Lamson also informed the Commission that an initiation for a Development Code Amendment for Beer and Wine Consumption agenda item would go before the Town Council at its next regular meeting on August 28, 2018.

It was the consensus of the Commission to have staff work with the builders on a case by case basis for any issues they may have with the Points System Program.

**STAFF COMMENTS**

None.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

Commissioner Shoup informed the Commission and public that former Planning Commissioner Gard Elliot Jensen passed away. He commented on the many contributions that he made while serving on the Commission. He respectfully requested that tonight's meeting be adjourned in his memory.

Motion by Commissioner Shoup, seconded by Commissioner Kallen, and unanimously carried, to adjourn the meeting of the Planning Commission at 6:30 p.m. in memory of former Planning Commissioner, Gar Elliot Jensen.

Respectfully Submitted by:



---

Yvonne Rivera  
Planning Secretary

Approved by:



---

Chairman Bob "B.R." Tinsley