

**TOWN OF APPLE VALLEY  
TOWN COUNCIL/PLANNING COMMISSION**

**JOINT SPECIAL MEETING  
MINUTES – May 1, 2019**

**CALL TO ORDER:**

Mayor Cusack called to order the joint special meeting of the Apple Valley Town Council and Planning Commission at 6:03 p.m.

Roll call was taken with the following members present:

Roll Call of Town Council Members:

Present: Council Members Bishop; Emick; Leon; Mayor Pro Tem Nassif; Mayor Cusack

Absent: None

Roll Call of Planning Commission Members:

Present: Commissioner Arias; Harrison; Tinsley; Vice-Chairman Kallen; Chairman Lamoreaux

Absent: None

**OPENING CEREMONIES**

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Chairman Lamoreaux

**PUBLIC COMMENTS**

Al Rice, Apple Valley, thanked the Town Council for televising this meeting. He expressed concern regarding the content of the webpage and the need to update its content to remove outdated information.

**BUSINESS OF THE COUNCIL/COMMISSION**

**1. Discussion of Possible Modifications to the Development Code  
Recommendation:**

Doug Robertson, Town Manager, introduced this item and explained that the intent of this meeting was to hear issues of concern by the public which might be addressed. He explained that there will be a series of informal meetings to address the specific issues that are identified by the public.

The Town Council and Planning Commission Members thanked the members of the public for their attendance and looked forward to hearing their input and thoughts on this topic.

Mark Shoup, Apple Valley, spoke of drafting a process to meet economic goals that included standards that would meet the quality of life that the community of Apple Valley desires. He commented on the need to develop a process that is smooth and quick for individuals wishing to develop in the community.

Jim Chapdelaine, Apple Valley, expressed concern about having to build an Accessory Dwelling Unit (ADU) while giving up space on a corner lot. He believed that his dwelling would enhance the neighborhood; however, the grandfathering and corner lot restrictions are making his ability to build difficult. He commented on the ADU restrictions.

Clayton Borah, Apple Valley, briefed the Council and the Commission on his personal history. He stated that he is a disabled veteran trying to establish a business in the community, but the cost is excessive for small businesses. He explained that he wanted to bring his trucking business to the area, but he just can't afford it. He believed Apple Valley is not business friendly.

Al Rice, Apple Valley, believed that proper noticing should be addressed. He felt the Town was not noticing residents about projects as required. He commented on noise control and the need to have a noise control officer as listed in the code.

Carlos Rodriguez, Building Industry Association (BIA), thanked the Town for hosting this meeting. He spoke on the shortage of homes in San Bernardino County as well as the lack of affordability. He commented on the Regional Housing Needs Assessment and offered the industries assistance to work with the Town as needed.

Chet Hitt, Apple Valley, believed that good things came out of his rant regarding development in the community. He appreciated the ability to meet and come together to address the concerns of the public. He stated that he would like to work with the Property Business Improvement District and Code Enforcement as he completes his project. He recommended that the Town Council and Commission address both residential and commercial development.

Tom Steeno, Architect, stated that he has a lot of projects currently within the Town. He spoke on issues addressed in the municipal code regarding landscaping restrictions and setback lines. He also commented on the many studies that delay a project and the inability to market projects.

Jose Rodriguez, Jr, Apple Valley, stated that he lived on Pale Road and inquired about storing moving containers on his property. He stated that he was told that his property was light industrial and allowed to have the containers; however, he is now told that the area is residential, and he is being cited.

Jeff Chapdelaine, Apple Valley, expressed concern about subdivisions. He spoke on the cost to bring in sewer and other mandates. He felt the cost to enhance versus the worth of the property may not be feasible.

Council Member Leon thanked everyone for attending. She reminded the public that often the Council and/or Commission are not aware of projects submitted and denied. She spoke on the need for developed lots to build housing. She also commented on the need for larger signs as well as digital signs, believing that signs bring business. She stated that she would like to see a less restrictive sign ordinance. She also commented on the amount of infrastructure required for first builders in an area.

Council Member Emick spoke on the many issues that we have already discussed and the innovation that we can accomplish as we are moving forward.

Council Member Bishop thanked Mark Shoup as one of the early Council Members who attempted to approve a code that would enhance the Town's quality of life. He commented on the gentleman trying to move his trucking company and the cost and thanked the BIA for discussing affordable housing and the need for more. Council Member Bishop also thanked Chet Hitt for his comments and the uniqueness of the village as well as thanking Mr. Steeno for his comments.

Mayor Pro Tem Nassif thanked the public for their comments and concerns and that it was the goal of the Town to work with everyone to enhance development.

Commissioner Harrison thanked the members of the public for attending.

Commissioner Tinsley commented on the restrictions of the Planning Commission. He also talked about finding a way to expedite projects that don't require the first applicant to bear all the costs. He spoke on the great opportunities in the Town as we move forward.

Commissioner Arias talked about changing the process to allow staff to work with individuals instead of denying them. He believed the public should be provided a go to person who can assist them through the processing stage.

Vice-Chairman Kallen expressed concern regarding the lack of individuals in attendance at a meeting that has been discussed for months. He noted that the Planning Commission is not an elected body. He explained that maybe the code should be reviewed annually and that we should move forward with trying to do things that are logical. He spoke on trying to adhere with keeping a standard in the community.

Chairman Lamoreaux spoke about phasing in projects and permits. He commented on meeting with someone who said their project could not be built in the Town today due to the many restrictions. He believed for future meetings outreach should be done outside of the community.

Mr. Robertson thanked the public for their comments and believed that staff would be comfortable moving forward with the list of topics included in the agenda.

Council Member Bishop spoke of the importance in focusing on the Administrative category listed on the issues to consider.

Chairman Lamoreaux encouraged staff to set another meeting for residential development.

Mayor Cusack stated that the Town Council is always available to listen to the concerns of the public on both commercial and residential development.

Mayor Pro Tem Nassif concurred and believed that staff is the experts in development and recommended that they work to prioritize the items for modification to the Development Code.

Council Member Leon felt that housing brings commercial development and recommended that we move quickly with setting another meeting for residential development.

Lori Lamson, Assistant Town Manager, discussed several items in which staff would like additional clarification. She believed the Town Council may wish for some items to be less restrictive. She

also encouraged the Town Council/Commission and the public that some requirements listed in the Development Code are state and/or federal mandates and not requirements of local government.

After discussion on this issue, it was the consensus that certain items be handled on a case by case basis.

Commissioner Tinsley commented on the possibility of making the Property Business Improvement District area a specific plan.

Vice-Chairman Kallen suggested that additional clarification be provided on fencing of outside storage areas in non-residential zones.

Mr. Robertson concluded the meeting stating that the Town is spending public dollars on development and we need public input. He asked for direction to work with speakers to ensure that we are meeting the needs of the public. He noted that as staff looks for ways to do things, he reminded the public that there is an appeal process

Council Member Bishop recommended that the Town Manager review the speaker comments from tonight's meeting and bring something back to the Town Council as a reportable action.

<b>ADJOURNMENT</b>
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Mayor Cusack adjourned the joint special meeting of the Apple Valley Town Council and Planning Commission at 7:48 p.m.

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Larry Cusack  
Mayor

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La Vonda M-Pearson  
Town Clerk