

## MINUTES

### TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, February 5, 2014

#### CALL TO ORDER

At 6:00 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for February 5, 2014, was called to order by Chairman Lamoreaux.

#### ROLL CALL

##### Planning Commission

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

#### STAFF PRESENT

Carol Miller, Senior Planner; Douglas Fenn, 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:

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

##### ROLL CALL VOTE

Ayes: Commissioner Qualls  
Commissioner Shoup  
Chairman Lamoreaux  
Noes: None  
Abstain: Vice-Chairman Kallen  
Absent: Commissioner Tinsley  
The motion carried by a 3-0-1-1 vote.

##### MOTION:

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

**ROLL CALL VOTE**

Ayes: Commissioner Lamoreaux  
Commissioner Qualls  
Commissioner Shoup  
Chairman Kallen  
Noes: None  
Abstain: None  
Absent: Commissioner Tinsley  
The motion carried by a 4-0-0-1 vote.

**RECESS FOR REORGANIZATION**

**PUBLIC HEARING ITEMS**

2. **Conditional Use Permit No. 2008-014, Time Extension.** A request for approval of a two (2) year time extension on Conditional Use Permit No. 2008-014, a proposal to construct eighty (80) senior housing units comprised of one (1) and two (2) bedroom units consisting of 650 to 886 square feet of livable area.  
**Applicant:** Housing Partners 1, Inc.  
**Location:** Properties are located on the south side of Sequoia Street, west of Kiowa Road.

Chairman Kallen opened the public hearing at 6:07 p.m.

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

Applicant, Housing Partners 1, Inc.'s representative Gus Joslin stated Applicant would be happy to go back to the original plan and include a community garden at the site as it would be a nice amenity for the people who lived there.

The Planning Commission took this time to discuss allowing the Applicant the option to install a community garden on the property, drought tolerant landscaping, ensuring compliance with current building codes and parking.

Ms. Haviva Shane, Town Attorney, provided the following proposed change to Condition of Approval No. P31:

“P31. Plans submitted for plan check may ~~shall~~ replace the community garden with a covered gazebo (outside of the front setback) and seating area and improve a portion of the lawn area with an amenity such as a putting green, subject to review and approval of the Planning Division.”

Commissioner Shoup requested modification of Building and Safety Division Condition of Approval No. BS9 to read as follows:

“BS9. Construction must comply with current ~~2007~~ California Building Codes.”

Chairman Kallen asked the Applicant if he agreed to the Conditions of Approval as written and as amended.

The Applicant stated he has read them and agreed to all of them.

**PUBLIC COMMENTS**

None.

Chairman Kallen closed the public hearing at 6:23 p.m.

**MOTION:**

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

1. Determine that, pursuant to the California Environmental Quality Act (CEQA), Section 15162, this proposal (extension of time) is Exempt and does not require further environmental review.
2. Approve a two (2)-year extension of time for Conditional Use Permit No. 2008-014 as amended.

**ROLL CALL VOTE**

Ayes: Commissioner Lamoreaux  
Commissioner Shoup  
Vice-Chairman Qualls  
Chairman Kallen

Noes: None

Abstain: None

Absent: Commissioner Tinsley

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

3. **Conditional Use Permit No. 2013-013.** A request to approve a Conditional Use Permit to operate an automobile repair facility.

**Applicant:** Ms. Sara Guajardo and Sandra Williams

**Location:** 18080 Quantico Road, Apple Valley; APN 0473-152-21

Chairman Kallen opened the public hearing at 6:25 p.m.

Mr. Douglas Fenn, Senior Planner, presented the staff report as filed by the Planning Division.

Applicant, Ms. Sara Guajardo and Sandra Williams' representative, Joaquin Guajardo, manager of the proposed automobile repair facility, took the opportunity to inform the Planning Commission what the business would do for the community and its area of specialty.

Chairman Kallen asked the Applicant if he agreed to the Conditions of Approval as written.

The Applicant stated he has read them and agreed to all of them.

**PUBLIC COMMENTS**

None.

Chairman Kallen closed the public hearing at 6:37 p.m.

**MOTION:**

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

1. Find that, pursuant to the California Environmental Quality Act (CEQA), Section No. 15301, Class 1, 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 Conditional Use Permit No. 2013-013, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

**ROLL CALL VOTE**

Ayes: Commissioner Lamoreaux  
Commissioner Shoup  
Vice-Chairman Qualls  
Chairman Kallen

Noes: None

Abstain: None

Absent: Commissioner Tinsley

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

**PUBLIC COMMENTS**

None.

**PLANNING COMMISSION COMMENTS**

Vice-Chairman Qualls congratulated Chairman Kallen on his new position on the Planning Commission.

**STAFF COMMENTS**

Ms. Carol Miller, Senior Planner, informed the Planning Commission that Tract No. 14582, Amendment No. 3, which permits the reduction from a 200-foot building setback to a seventy-five (75) foot building setback, had been appealed. The item would be scheduled before the Town Council at its February 11, 2014 meeting.

**OTHER BUSINESS**

None.

**ADJOURNMENT**

Motion by Commissioner Lamoreaux, seconded by Vice-Chairman Qualls, and unanimously carried to adjourn the meeting of the Planning Commission at 6:43 p.m. to the Regular Meeting on March 5, 2014.

Respectfully Submitted by:

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Debra Thomas  
Planning Commission Secretary

Approved by:

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Chairman Bruce Kallen