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**TOWN OF APPLE VALLEY  
PLANNING COMMISSION AGENDA  
REGULAR MEETING  
WEDNESDAY, August 19, 2015 – 6:00 P.M.**

PUBLIC PARTICIPATION IS INVITED. Planning Commission meetings are held in the Town Council Chambers located at 14955 Dale Evans Parkway, Apple Valley, California. If you wish to be heard on any item on the agenda during the Commission's consideration of that item, or earlier if determined by the Commission, please so indicate by filling out a "REQUEST TO SPEAK" form at the Commission meeting. Place the request in the Speaker Request Box on the table near the Secretary, or hand it to the Secretary at the Commission meeting. (G.C. 54954.3 {a}).

Materials related to an item on this agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection in the Town Clerk's Office at 14955 Dale Evans Parkway, Apple Valley, CA during normal business hours. Such documents are also available on the Town of Apple Valley website at [www.applevalley.org](http://www.applevalley.org) subject to staff's ability to post the documents before the meeting.

*The Town of Apple Valley recognizes its obligation to provide equal access to those individuals with disabilities. Please contact the Town Clerk's Office, at (760) 240-7000, two working days prior to the scheduled meeting for any requests for reasonable accommodations.*

**REGULAR MEETING**

The Regular meeting is open to the public and will begin at 6:00 p.m.

**CALL TO ORDER**

**ROLL CALL**

Commissioners: Lamoreaux\_\_\_\_\_; Shoup\_\_\_\_\_; Tinsley\_\_\_\_\_  
Vice-Chairman Qualls\_\_\_\_\_; and Chairman Kallen\_\_\_\_\_

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

1. Minutes for the Regular Meeting of July 15, 2015.

**PUBLIC HEARING ITEMS**

2. **Conditional Use Permit 2015-006.** The applicant is requesting a Conditional Use Permit to allow the construction of a single-story 11,715 square foot commercial automotive tire sales and service building.  
**Applicant:** Evergreen Devco, Inc.  
**Location:** The project site is adjacent to Highway 18 within the Apple Commons shopping center.  
**Project Planner:** Douglas Fenn, Senior Planner  
**Recommendation:** Approval

3. **Conditional Use Permit No. 2015-002 and Deviation No. 2015-002** *(Continued from the July 15, 2015 meeting)*. A request to approve a Conditional Use Permit to allow the construction of a sixty-three (63)-foot high wireless telecommunication facility designed as a faux church tower. The Deviation is a request to encroach by 185 feet into the required separation distance from residential land uses.  
**Applicant:** Reliant Land Services representing Verizon  
**Location:** The project site is located at the 21938 Thunderbird Road; APN 437-222-29.  
**Project Planner:** Douglas Fenn, Senior Planner  
**Recommendation:** Approval
  
4. **Tentative Tract Map No. 16979, Time Extension.** The applicant proposes a request of a three (3) year time extension for Tentative Tract Map No. 16979, a previously approved 156 single-family residential lot subdivision on 179.26 acres, within the Single-Family Residential (R-SF) Zoning District. The expiration date (after exhausting all of the State-mandated automatic extensions) of this Tentative Tract Map is September 5, 2015.  
**Applicant:** United Engineering, Beau Cooper  
**Location:** The site is located on Apple Valley Road north of Ohna Road and at the terminus of Kasota Road; APN 0473-001-30.  
**Project Planner:** Douglas Fenn, Senior Planner  
**Recommendation:** Approval
  
5. **Development Code Amendment No. 2015-004** *(Continued from the July 1, 2015 meeting)*. An amendment to the Development Code as it pertains to fencing of vacant parcels.  
**Applicant:** Town of Apple Valley  
**Location:** Town-wide  
**Project Planner:** Lori Lamson, Assistant Town Manager  
**Recommendation:** Adopt Planning Commission Resolution No. 2015-007.
  
6. **Development Code Amendment No. 2015-002** *(Remanded from the July 28, 2015 Town Council meeting)*. An amendment to the Development Code as it pertains to development standards for digital advertising displays.  
**Applicant:** Town of Apple Valley  
**Location:** Town-wide  
**Project Planner:** Pam Cupp, Associate Planner  
**Recommendation:** Adopt Planning Commission Resolution No. 2015-004.

## **PUBLIC COMMENTS**

Anyone wishing to address an item not on the agenda, or an item that is not scheduled for a public hearing at this meeting, may do so at this time. California State Law does not allow the Commission to act on items not on the agenda, except in very limited circumstances. Your concerns may be referred to staff or placed on a future agenda.

## **PLANNING COMMISSION COMMENTS**

## **STAFF COMMENTS**

**OTHER BUSINESS**

7. Carol Miller, Principal Planner, will present the annual review of Development Permit projects that have been administratively approved. This report is available for public review at the Planning Division located at 14955 Dale Evans Parkway, Apple Valley, CA. No action is required – to receive and file only.

**ADJOURNMENT**

Because there are no items scheduled for the meeting of September 2, 2015, the Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on September 16, 2015.