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**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA**

WEDNESDAY, FEBRUARY 17, 2016

Regular Meeting 6:00 p.m.

Town Council Chambers
14955 Dale Evans Parkway

PLANNING COMMISSION MEMBERS

Bruce Kallen, Chairman
Doug Qualls, Vice-Chairman
Jason Lamoreaux, Commissioner
Mark Shoup, Commissioner
B. R. "Bob" Tinsley, Commissioner

PLANNING DIVISION OFFICE: (760) 240-7000 Ext. 7200
www.AVPlanning.org

Monday - Thursday 7:30 a.m. to 5:30 p.m.
Alternating Fridays 7:30 a.m. to 4:30 p.m.



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**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY, FEBRUARY 17, 2016 – 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 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

ELECTION OF NEW OFFICERS

1. Nomination for Chairperson
2. Nomination for Vice-Chairperson

RECESS FOR REORGANIZATION

APPROVAL OF MINUTES

1. Minutes for the Regular Meeting of January 20, 2016.

PUBLIC HEARING ITEMS

- 2. Development Permit No. 2015-005, Special Use Permit No. 2015-015 and Tentative Parcel Map No. 18095.** Proposal to construct an eighty-four (84) room, 43,000 square foot three (3) story hotel, 3,500 square foot restaurant, 10,261 square foot retail building, seven (7) separate buildings, totaling 23,719 square feet that also include drive-through restaurants and two (2) gasoline stations. The combined building square-footage is 80,480 square feet.

Applicant: Steeno Design Studio Inc
Location: The project is located at the northeast corner of Interstate 15, Dale Parkway and bisected by Willow Springs Road; APN 0472-232-20 and 21.
Project Planner: Douglas Fenn, Senior Planner
Recommendation: Continuance to March 16, 2016

- 3. Conditional Use Permit No. 2015-010.** A request for approval of a Conditional Use Permit to allow the operation of an automotive repair facility. The project will occupy 5,000 square-feet within an existing industrial building. The project site is two (2) acres in size and is located within the Service Commercial (C-S) zoning designation
Applicant: Mr. Brian Egger, representing All Pro Automotive
Location: 22164 Ottawa Road, Suites 104-106; APN 3087-391-05.
Project Planner: Ms. Pam Cupp, Associate Planner
Recommendation: Approval

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

- 4. General Plan Conformity Finding.** To consider a General Plan Conformity Finding, pursuant to Government Code Section 65402(a), for the vacation of a thirty (30)-foot wide, unimproved, public right-of-way (Aniwa Road) that extends south from Mana Road to the northern terminus of Swift Fox Court.
Applicant: Cubit Engineering
Location: Southeast corner of Mana Road and Aniwa Road; along the western boundary of APNs 0473-141-63 and -71.
Project Planner: Pam Cupp, Associate Planner
Recommendation: Adopt Planning Commission Resolution No. 2016-001.
- 5. Planning Commission Resolution No. 2016-002.** The proposed Planning Commission Resolution will adopt a policy establishing a Design Criteria Checklist based upon a point system. The policy will be Town-wide and apply to all single-family infill development

Applicant: Town of Apple Valley
Location: Town-wide
Project Planner: Pam Cupp, Associate Planner
Recommendation: Adopt Planning Commission Resolution No. 2016-002.

ADJOURNMENT

In that there are no items scheduled to be heard at the March 4, 2016 meeting, the Planning Commission will adjourn to its next regularly scheduled Planning Commission on March 16, 2016.

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, January 20, 2016

CALL TO ORDER

At 6:01 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for January 20, 2016, was called to order by Chairman Kallen.

ROLL CALL

Planning Commission

Roll call was taken with the following members present: Commissioner Jason Lamoreaux, Commissioner Mark Shoup, Commissioner B.R. "Bob" Tinsley, Vice-Chairman Doug Qualls and Chairman Bruce Kallen. Absent: None.

STAFF PRESENT

Lori Lamson, Assistant Town Manager, Carol Miller, Principal Planner, Doug Fenn, Senior Planner, Haviva Shane, Town Attorney, and Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Vice-Chairman Doug Qualls led the Pledge of Allegiance.

1. APPROVAL OF MINUTES

Minutes for the Regular Meeting of December 2, 2015.

Motion by Commissioner Tinsley, and seconded by Commissioner Lamoreaux, to approve the Minutes for the Regular Meeting of December 2, 2015.

Motion Carried by the following vote: Ayes: Commissioner Lamoreaux, Commissioner Shoup, Commissioner Tinsley, Vice-Chairman Qualls, and Chairman Kallen. Noes: None. Absent: None. Abstain: None.

PUBLIC HEARING ITEMS

- 2. Conditional Use Permit No. 2015-011.** A Conditional Use Permit to operate automobile sales and repair business.
Applicant: Mr. Bill Martin, representing Lo-Cost Motors

Location: The site is located at 21870 Bear Valley Road, APN No(s): 3087-531-25 and 26

Chairman Kallen opened the public hearing at 6:03 p.m.

Mr. Doug Fenn, Senior Planner stated that the item is tabled at the request of the Applicant; therefore, there is no item to present to the Planning Commission.

PUBLIC COMMENT

None.

Chairman Kallen closed the public hearing at 6:04 p.m.

MOTION

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

1. Table the item.

ROLL CALL VOTE

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

Noes: None

Abstain: None

Absent: None

The motion carried by a 5-0-0-0 vote.

3. **Variance No. 2015-002, A request to allow a ten (10)-foot side yard setback where a minimum fifteen (15)-foot side yard setback is required.**

Applicant: Sharon and Keith Session

Location: The site is located at 13418 Delaware Road; APN 3087-041-35

Chairman Kallen opened the public hearing at 6:04 p.m.

Ms. Carol Miller, Principal Planner, presented the staff report as filed with the Planning Division. She explained that, due to the shape of the lot, orientation of the house on the lot, and topography of the lot, to require the strict application of the Ranchos Overlay requirements would preclude the property owners from

constructing a RV garage that is consistent with the underlying R-SF setback requirements there is a need for a variance for a ten (10)-foot setback.

Ms. Miller also responded to concerns expressed by Commissioner Shoup about the Variance being inconsistency with the Ranchos Residential Overlay District requirements. She stated that although the proposal is inconsistent with the Ranchos Overlay requirements, the proposed setback is consistent with the R-SF standards. She also noted that the Applicant obtained a letter from the adjacent property owner most affected by the encroachment, who indicated that they had no objections to the encroachment

Mr. Keith Session, Applicant, commented on the various issues related to the layout of his property, that prohibits the constructing an RV garage. He respectfully requested that the Planning Commission approve the ten (10)-foot variance to the side yard setback.

Discussion ensued regarding the characteristics of the surrounding lots.

Chairman Kallen asked the applicant if he agreed to the Conditions of Approval.

Mr. Session, Applicant, stated he agreed with the Conditions of Approval.

PUBLIC COMMENT

None.

Chairman Kallen closed the public hearing at 6:21 p.m.

MOTION

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

1. Determine that the project is not anticipated to have any direct or indirect impact upon the environment, as it has been determined that 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 Variance No. 2015-002 and direct staff to file a Notice of Exemption.

ROLL CALL VOTE

Ayes: Commissioner Lamoreaux
 Commissioner Shoup
 Commissioner Tinsley

Vice-Chairman Qualls
Chairman Kallen
Noes: None
Abstain: None
Absent: None
The motion carried by a 5-0-0-0 vote.

PUBLIC COMMENTS

None.

OTHER BUSINESS

4. Housing Program Requirements

Location: Town of Apple Valley

Heather Wylie, Housing and Community Development Specialist, presented a Power Point Presentation to the Planning Commission on the Housing 101 Program.

Ms. Wylie made a correction to the information on Slide No. 6; the Town of Apple Valley Census Bureau estimates for Median value of owner occupied housing is 167,100. She also noted that Household Cost Affordability is based on the expense cap of 30% of household income.

Discussion ensued regarding information as it relates to Household Income Distribution, Apple Valley households that fall under low income, as well as the criteria to meet the RHNA deficit.

Vice-Chairman Qualls asked questions regarding the opportunity that exists for affordable units.

Ms. Lori Lamson, Assistant Town Manger, commented on the requirement for the Town to provide the opportunity for 1,309 of certain affordable housing levels. She also explained how non-profit agencies are able to establish Covenants on a property.

Additional discussion ensued regarding matters related to the Housing Elements including certification requirements, affordable housing, as well as Covenants and RHNA units.

Ms. Lamson stated that staff has received direction from the Town Council to move forward with purchasing land for the purpose of building affordable units. She also commented on the funding available through the state and federal government for Veteran and Senior affordable housing.

Commissioner Lamoreaux thanked staff for the information provided regarding this item.

This is a discussion item only. There was no action taken.

PLANNING COMMISSION COMMENTS

Vice-Chairman Qualls announced the upcoming Planning Commissioners Academy in Northern California, beginning March 2 through March 4, 2016.

STAFF COMMENTS

Ms. Lamson reminded the Planning Commissioners of the Joint Meeting scheduled for February 8, 2016 between the Town Council and the Planning Commission.

Ms. Lamson also introduced Ms. Maribel Hernandez, the new Executive Secretary for the Community Development Department.

ADJOURNMENT

Motion by Commissioner Lamoreaux, seconded by Commissioner Tinsley, and unanimously carried to adjourn the meeting of the Planning Commission at 8:45 p.m. to the Regular Meeting on February 17, 2016.

Respectfully Submitted by:

Yvonne Rivera
Planning Commission Secretary

Approved by:

Chairman Bruce Kallen



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TOWN OF APPLE VALLEY PLANNING COMMISSION

Agenda Item No. 2

Staff Report

- AGENDA DATE:** February 17, 2016
- CASE NUMBER:** Development Permit No. 2015-005, Special Use Permit No. 2015-015 and Tentative Parcel Map No. 18095.
- APPLICANT:** Town of Apple Valley
- PROPOSAL:** Development Permit No. 2015-005: The proposal is to construct an eighty-four (84) room, 43,000 square foot three (3) story hotel, 3,500 square foot restaurant, 10,261 square foot retail building, seven (7) separate buildings, totaling 23,719 square feet that also include drive-through restaurants and two (2) gasoline stations. The combined building square-footage is 80,480 square feet.
- Special Use Permit No. 2015-015: Special Use Permit is required for five (5) proposed buildings are planned for drive-through restaurants and two (2) gas stations.
- Tentative Parcel Map No. 18095: The applicant requests to subdivide 8.7-acres of the 9.5-acre project into eight (8) separate parcels ranging in size from 0.6- acres to 2.6-acres.
- LOCATION:** The project is located at the northeast corner of Interstate 15, Dale Parkway and bisected by Willow Springs Road; APN 0472-232-20 and 21.
- EXISTING GENERAL PLAN DESIGNATION:** Regional Commercial (C-R)
- EXISTING ZONING:** Regional Commercial (C-R)
- PROJECT PLANNER:** Mr. Douglas Fenn, Senior Planner
- RECOMMENDATION:** Continuance

RECOMMENDATION

Due to a building setback issue, the applicant is requesting a continuance to the March 16, 2016 Planning Commission hearing to allow time to either correct the design issue or submit a variance application.

Prepared By:

Douglas Fenn
Senior Planner

Reviewed By:

Carol Miller
Principal Planner



TOWN OF APPLE VALLEY PLANNING COMMISSION

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Staff Report

- AGENDA DATE:** February 17, 2016
- CASE NUMBER:** Conditional Use Permit No. 2015-010
- APPLICANT:** Mr. Brian Egger, representing All Pro Automotive
- PROPOSAL:** A request for approval of a Conditional Use Permit to allow the operation of an automotive repair facility. The project will occupy 5,000 square-feet within an existing industrial building. The project site is two (2) acres in size and is located within the Service Commercial (C-S) zoning designation.
- LOCATION:** 22164 Ottawa Road, Suites 104-106; APN 3087-391-05.
- ENVIRONMENTAL DETERMINATION:** Pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301 Class 1, the proposed request is Exempt from further environmental review.
- CASE PLANNER:** Ms. Pam Cupp, Associate Planner
- RECOMMENDATION:** Approval

PROJECT SITE AND DESCRIPTION

- A. Project Size:
The project site is two (2) acres in size and contains two (2) industrial buildings totaling 15,000 square feet of floor area.
- B. General Plan Designations:
- | | |
|----------------|----------------------------------|
| Project Site - | Service Commercial (C-S) |
| North - | Public Facilities (P-F) |
| South - | Medium Density Residential (R-M) |
| East - | Service Commercial (C-S) |
| West - | Service Commercial (C-S) |

C. Surrounding Zoning and Land Use:

Project Site- Service Commercial (C-S); Industrial Building
 North - Public Facilities (P-F); Public Works Yard
 South - Multi-family Residential (R-M); Vacant
 East - Service Commercial (C-S); Vacant and Industrial Building (Apple Valley Christian School)
 West - Service Commercial (C-S); Church

D. Site Characteristics:

The subject site is a level parcel that contains two (2) industrial buildings totaling 15,000 square feet of floor area. The site is a level lot that is void of formal parking or landscaping. The proposal is located within the Service Commercial (C-S) zoning designation. There is existing development located north, east and west of the site. The property to the south, across Ottawa Road, is vacant.

E. Parking Analysis:

Type of Use	Square Footage	Parking Ratio	Number of Spaces Required	Number of Spaces Provided
Automotive Repair	3,390	1/400 sq ft	8	8
Office	110	1/200 sq ft	1	1
Storage	1,500	1/500	3	3
Service Bay Credit (1 sp per 2 bays)			-1	-1
Sign Manufacturer	1,500	1/500	3	2
Industrial Uses not Specified	8,500	3/1,000 sq ft	26	
Total	15,000		40	14

Required parking for this location is forty (40) spaces. Other tenants at this location include a sign manufacturer and others leasing space for private uses that have not been issued business licenses. Records indicate the building was built in 1989 during the transition from County to Town authority. Based upon property condition, it is unclear whether or not parking improvements were ever installed. There is ample space available for parking; however, the property owner has stated that any required improvements shall be made at the expense of the project applicant. The applicant will be required to stripe the fourteen (14) parking spaces as shown on the submitted site plan. The applicant will be utilizing a 1,500 square foot suite for the storage of vehicles waiting for repairs. Staff is satisfied with the parking improvements that will be provided by the applicant.

ANALYSIS

A. General:

Pursuant to the Development Code, Planning Commission approval of a Conditional Use Permit is required for all vehicle repair facilities within any commercial zone. The Conditional Use Permit process allows the Commission an opportunity to consider certain

uses which have the potential to adversely impact surrounding properties or the general public. The applicant, All Pro Automotive, is requesting Planning Commission review and approval of a Conditional Use Permit to operate an automotive repair facility.

The project site contains two (2), metal industrial buildings consisting of a 5,000 square foot building and a 10,000 square foot building. The automotive repair business occupies three (3) units, totaling 5,000 square feet, within the 10,000 square foot building. Unit 104 is 1,500 square feet in size and, due to the lack of improved storage or parking areas outside, will be used to store vehicles awaiting repair. Unit 105 is also 1,500 square feet in size and will be used for repair activities and storage of oil and other hazardous materials. Unit 106 is 2,000 square feet in size and will be used for repair activities and also contains a 110 square foot office area.

The business provides bumper to bumper automotive repairs. Currently, the business is owner operated with only one (1) additional employee. Business hours are Monday through Saturday between the hours of 8:00 a.m. and 5:00 p.m.

Due to the nature of the business, it may be necessary to occasionally store vehicles overnight. Because of the parking deficit, staff is including recommended Condition No. P9, which requires that all vehicles being repaired, or awaiting repair, be stored inside the building. As noted above, Unit 104 will be used for said vehicle storage. In addition, staff is recommending Condition No. P10, which requires that all repairs be done within an enclosed building and P14 which prohibits vehicle from being displayed for sale upon the premises.

The proposed auto repair facility will include the use of oils, grease and disposal of waste products. Due to the nature of this type of business, the applicant is required to adhere to regulations and secure approval from the San Bernardino County Department of Environmental Health Services prior to obtaining a Certificate of Occupancy from the Town. In this respect, Condition No. P11 requires the applicant to file a State of California Business Contingency Plan with the San Bernardino County Department of Environmental Health Services prior to issuance of a Certificate of Occupancy.

The site is deficient of any trash enclosure for its dumpster. The Development Code requires trash enclosures for all businesses that generate four (4) cubic yards, or more, of commercial solid waste per week. Environmental and Transit Services is recommending Condition ETS1 requiring the project to provide a trash enclosure that can accommodate both a trash and a recycle bin.

The project location has numerous issues that include outdoor storage of containers and other items associated with unknown users, deficient parking, deficient landscaping, fence screening in disrepair and no trash enclosure. Based upon the recommended conditions of approval, the automotive repair facility will provide small improvements to the site. The Commission should consider whether or not the use under review would exacerbate an already blighted location and should this applicant be responsible for improvements beyond the parking lot striping and trash enclosure, as recommended by staff.

B. Development Review

This project was not reviewed by the Development Advisory Board; however, project information was distributed and comments were requested from Town Divisions and

affected agencies. All comments and recommended Conditions of Approval received from Town Divisions and local agencies are included in this report.

C. Environmental Assessment:

Pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301, Class 1, the proposed request is Exempt from further environmental review.

D. Noticing:

The project was legally noticed in the Apple Valley News on February 5, 2016 and notices were mailed to all property owners within 300-feet of the project site.

E. Findings:

CONDITIONAL USE PERMIT FINDINGS:

As required under Section 9.16.090 of the Development Code, prior to approval of a Conditional Use Permit, the Planning Commission must make specific Findings. The Findings, and a suggested comment to address each, are presented below:

1. That the proposed location, size, design and operating characteristics of the proposed use is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;

Comment: The proposed automotive repair business is allowed with the review and approval of a Conditional Use Permit by the Planning Commission. Therefore, it is in compliance with the Development Code of the Town of Apple Valley and adopted General Plan, upon the.

2. That the location, size, design and operating characteristics of the proposed use will be compatible with, and will not adversely affect, nor be materially detrimental to adjacent uses, residents, buildings, structures or natural resources;

Comment: The location, size, design and operating characteristics of the proposed, auto repair facility and the conditions under which it will be operated and site improvements will ensure the project is not detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity because all activities associated with the auto repair facility shall occur within an enclosed structure.

3. That the proposed use is compatible in scale, bulk, lot coverage, and density with adjacent uses;

Comment: The proposed automotive repair business will be compatible with surrounding uses. The proposed location is within an existing commercial building that is compatible with other buildings and uses within the area. No changes to the site are proposed.

4. That there are public facilities, services and utilities available at the appropriate levels or that these will be installed at the appropriate time to serve the project as they are needed;

Comment: No changes to the site are proposed nor will additional services be required because the proposed automotive repair business is located within an existing commercial building that has existing services and utilities available for this proposal.

5. That there will not be a harmful effect upon desirable neighborhood characteristics;

Comment: The proposal will not be harmful to the neighborhood characteristics because all activities associated with the automotive repair business will occur within an enclosed structure.

6. That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets;

Comment: Traffic generated from the project will not adversely impact the surrounding area because the project site is located along an improved local commercial road, which can accommodate traffic generated from the proposed use.

7. That traffic improvements and/or mitigation measures are provided in a manner adequate to maintain the existing service level or a Level of Service (LOS) C or better on arterial roads and are consistent with the Circulation Element of the General Plan;

Comment: Primary access to the proposed automotive repair business is located from Nomwaket Road, which can accommodate traffic generated from the project site. Traffic generated from the project will not adversely impact the surrounding area.

8. That there will not be significant harmful effects upon environmental quality and natural resources;

Comment: The proposed auto repair facility will include the use of oils, grease and disposal of waste products. Due to the nature of this type of business, the applicant is required to adhere to regulations and secure approval from the San Bernardino County Department of Environmental Health Services.

9. That there are no other relevant negative impacts of the proposed use that cannot be reasonably mitigated;

Comment: The proposed project will not produce adverse impacts upon the site, nor the surrounding properties that require mitigation because all of the activities associated with the business will occur within an enclosed structure.

10. That the impacts, as described in paragraphs 1 through 9 above, and the proposed location, size, design and operating characteristics of the proposed use and the

conditions under which it would be maintained will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity, nor be contrary to the adopted General Plan;

Comment: The location, size, design and operating characteristics of the proposed auto repair business, and the recommended conditions under which it will be operated and maintained, will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity because all activities associated with the auto repair business will occur within an enclosed structure. The project is required to conform to the Noise Control Ordinance of the Development Code.

11. That the proposed conditional use will comply with all of the applicable provisions of this title.

Comment: The proposed automotive repair business can operate in conformance to the Development Code, subject to approval of a Conditional Use Permit and adherence to the recommended Conditions of Approval.

12. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures;

Comment: The proposed automotive repair business will be located within an existing, permitted industrial building. No modifications are proposed to the structure or the site.

13. That the development proposal does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;

Comment: The proposed automotive repair business will be located within an existing, permitted industrial building; therefore, the use will not block public views or dominate its surroundings.

14. That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures;

Comment: The proposed automotive repair business will be located within an existing, permitted industrial building. No modifications are proposed to the structure or the site.

15. That access to the site and circulation on- and off-site is safe and convenient for pedestrians, bicyclists, equestrians and motorists.

Comment: The proposed automotive repair business will operate within an existing, permitted industrial building. No modifications are proposed to the structure or the site; however, the existing site has been designed to provide safe, on- and off-site circulation.

Recommendation:

Based upon the information contained within this report, and any input received from the public at the hearing, it is recommended 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. 2015-010, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

Prepared By:

Reviewed By:

Pam Cupp
Associate Planner

Carol Miller
Principal Planner

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Site Plan
3. Floor Plans
4. Zoning/Location Map

TOWN OF APPLE VALLEY

RECOMMENDED CONDITIONS OF APPROVAL

Case No. Conditional Use Permit No. 2015-010

Planning Division Conditions of Approval:

- P1. This project shall comply with the provisions of State law and the Town of Apple Valley Development Code and the General Plan. This conditional approval, if not exercised, shall expire three (3) years from the date of action, October 21, 2018, of the reviewing authority, unless otherwise extended pursuant to the provisions of application of State law and local ordinance. The extension application must be filed, and the appropriate fees paid, at least sixty (60) days prior to the expiration date. The Conditional Use Permit becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town's Development Code.
- P2. The applicant agrees to defend at its sole expense (with attorneys approved by the Town), hold harmless and indemnify the Town, its agents, officers and employees, against any action brought against the Town, its agents, officers or employees concerning the approval of this project or the implementation or performance thereof, and from any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of this obligation under this condition.
- P3. The filing of a Notice of Determination requires the County Clerk to collect a documentary handling fee of fifty dollars (\$50.00). The fee must be paid in a timely manner in accordance with Town procedures. No permits may be issued until such fee is paid.
- P4. The approval of Conditional Use Permit No. 2015-010 by the Planning Commission is recognized as acknowledgment of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, *Appeals*, of the Town of Apple Valley Development Code.
- P5. Parking requirements must be met and be in compliance with Town standards. All parking stalls, as shown on the approved site plan, shall be clearly striped and permanently maintained with double or hairpin lines.
- P6. Required parking spaces will be provided for the handicapped in accordance with Town standards and in accordance with Title 24 of the California Administrative Code. The handicapped spaces shall be located as close as practical to the entrance of the facility. Each space must be provided with access ramps and clearly marked in accordance with Title 24 of the California Administrative Code.
- P7. All signs shall have a separate permit and are subject to final approval by the Town of Apple Valley.
- P8. Lighting fixtures shall be of a type and be located in such a manner that no light or reflected glare is directed off-site and shall provide that no light is directed above a

horizontal plane passing through the bottom of the fixture. All glare shall be directed onto the site and away from adjacent properties.

- P9. Any overnight parking of vehicles shall be inside the building.
- P10. All repairs must be done within an enclosed building.
- P11. The applicant shall file a State of California Business Contingency Plan with the San Bernardino County Department of Environmental Health Services prior to issuance of a Certificate of Occupancy.
- P12. If hazardous substances are used and/or stored, a technical report, identifying any hazards presented by project must be mitigated. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building and Safety Division. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.
- P13. Outdoor storage of parts, tires, equipment, etc. is prohibited.
- P14. The display of vehicles intended for sale is prohibited.

Environmental and Regulatory Compliance Conditions of Approval

- ER1. The project must provide trash enclosures with adequate areas for collecting and loading recyclable materials in compliance with AB 341. The trash enclosure must comply with the newly adopted recycling standards.

Building and Safety Division Conditions of Approval

- BC1. Provide plans for required modifications due to change in use or occupancy (5 sets).
- BC2. Plans and specifications shall meet the provisions set forth in the 2013 California Code of Regulations, T-24 including but not limited to: CBC Section 311 and 406.8, CFC Section 2311, CPC Section 1016 & 1017, CMC Section 911.7 and 911.8, CED Article 511.
- BC3. Submit plans, engineering and obtain permits for all structures, retaining walls, tenant improvements and signs.
- BC4. Comply with State of California Disability Access requirements (2013 CBC, 11-B).
- BC5. Page two (2) of the submitted building plans shall contain the conditions of approval.
- BC6. Construction shall comply with 2013 California Building Codes.

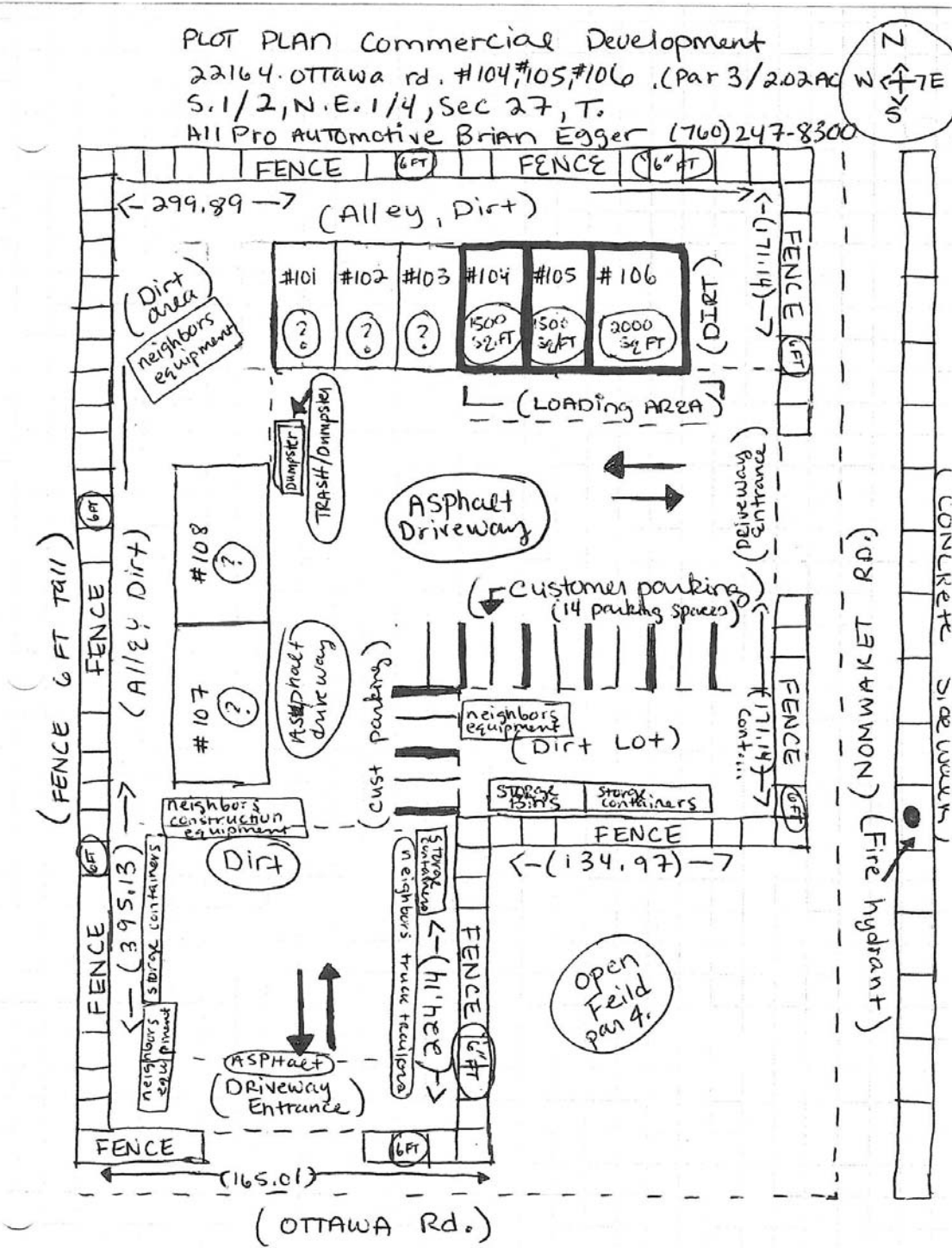
Public Works Conditions of Approval

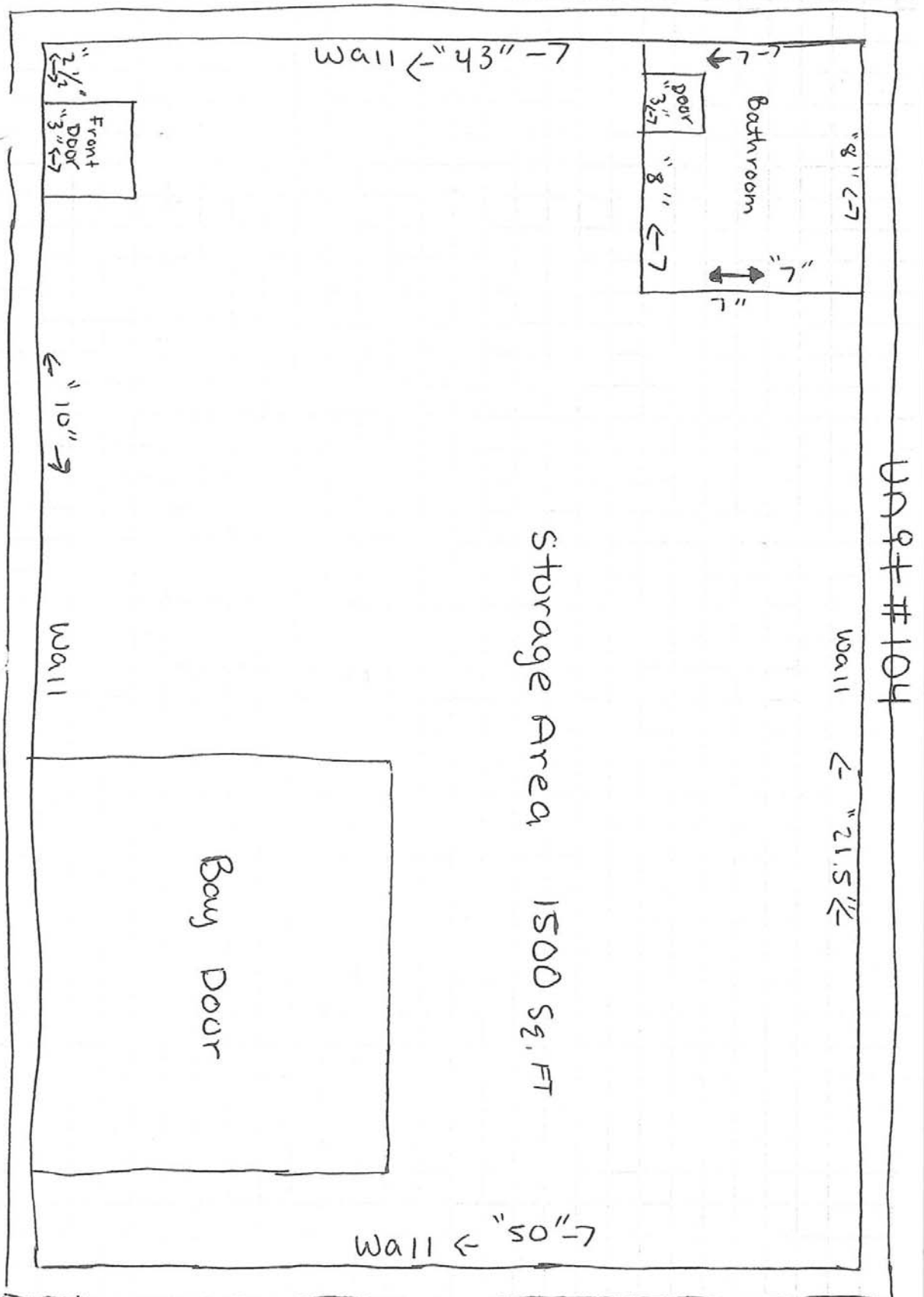
- PW1. This project is connected to the Town Sewer System. Sewer connection fees are required if any new plumbing fixtures are being installed or if any existing fixtures were not previously permitted.

Apple Valley Fire Protection District Conditions of Approval

- FD1. Approved numbers or addresses shall be placed on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Additional non-illuminated contrasting (18) inch numbers shall be displayed and the location will be determined by fire department prior to installation.
- FD2. Provide a strip sign above the main entrance door which reads: "This Door To Remain Unlocked When Building is Occupied."
- FD3. Every exit door with the exception of the main entrance shall be openable from the inside without the use of a key, tool or special knowledge or effort. Special locking devices shall be of an approved type.
- FD4. Fire Extinguishers with a minimum rating of 2A40BC shall be provided, as per inspection, prior to Certificate of Occupancy.

~End of Conditions~



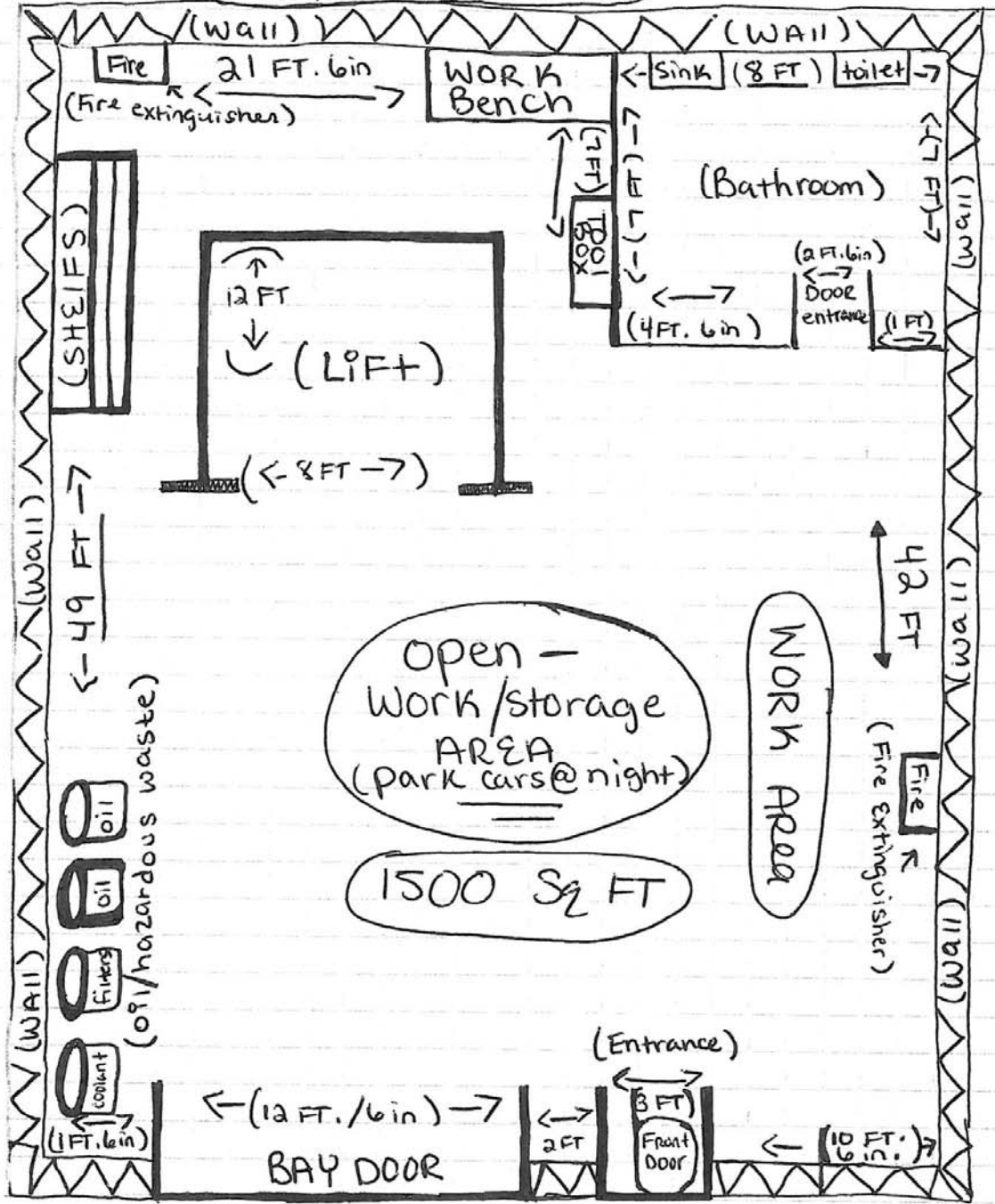


Brian Egger (760) 247-8300

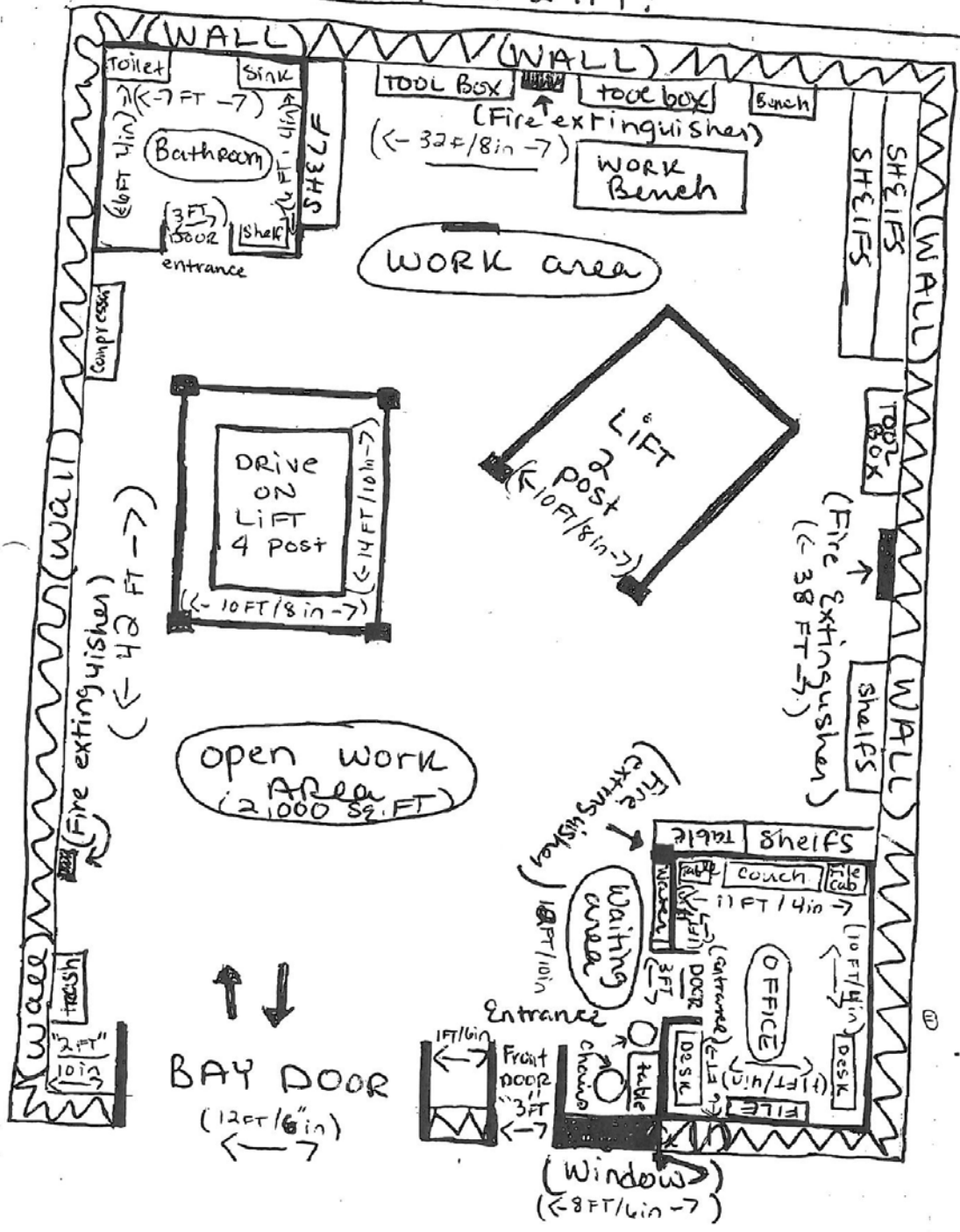
22164 Ottawa Rd. #105

(PAR 3) ALL PRO AUTOMOTIVE

S. 1/2, N.E. 1/4, Sec 27, T.



All PRO AUTOMOTIVE / Brian Egger (766) 247-8300
22164 Ottawa rd. #106 / par 3
S. 1/2, N.E. 1/4, sec 27, T.



ZONING/LOCATION MAP

Conditional Use Permit No. 2015-010

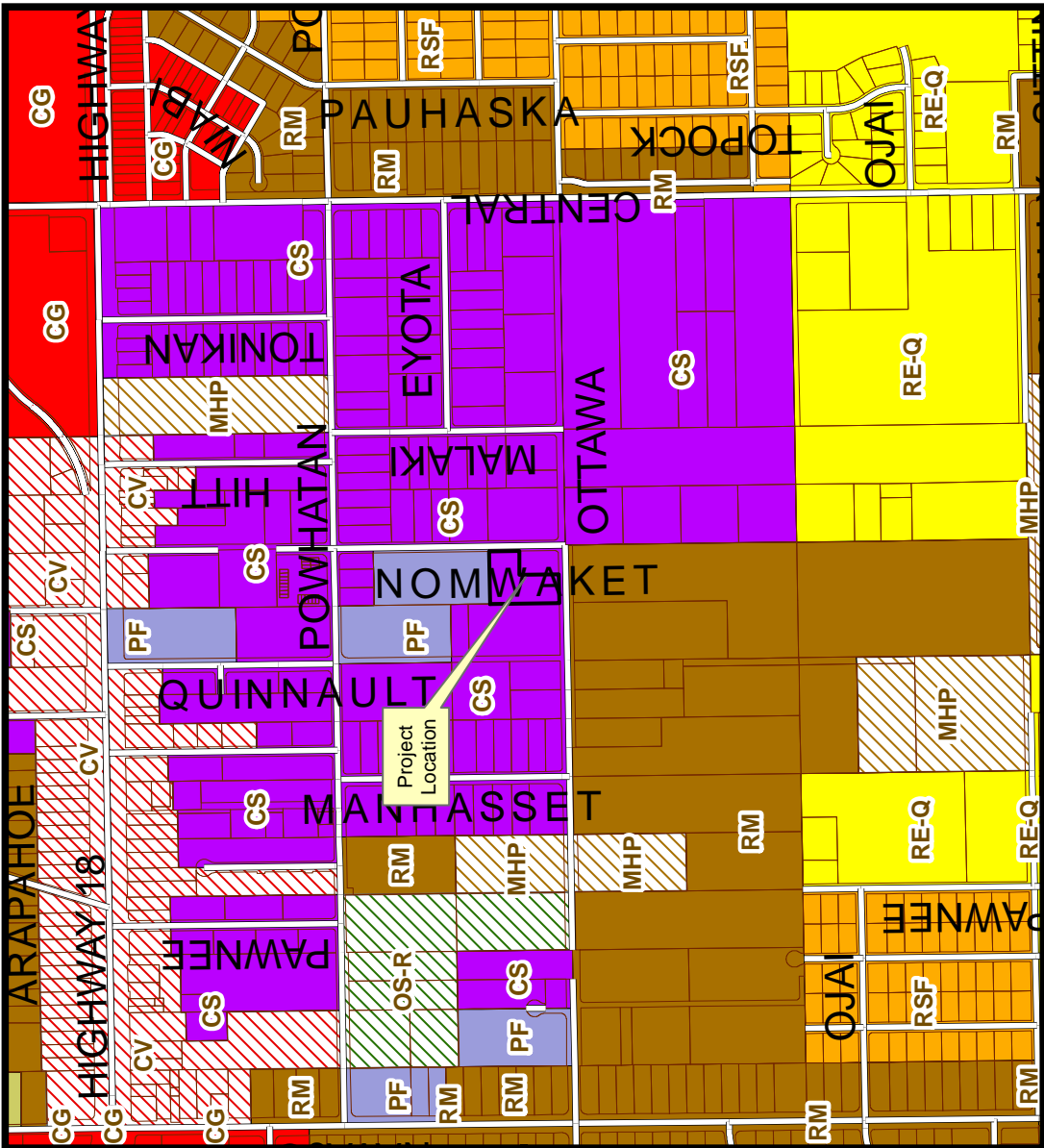
22164 Ottawa Road
 APN 3087-391-05



Legend

(R-E)	Estate Residential (1.0 to 2.5 gross acres)
(R-EC)	Equestrian Residential (1.0 to 0.4 to 0.9 net acre)
(R-SF)	Single Family Residential (1 to 0.4 to 0.9 net acre)
(R-M)	Multi-Family Residential (2 to 20 duplex units)
(MHP)	Mobile Home Park
(C-G)	General Commercial
(C-V)	Village Commercial
(C-S)	Service Commercial
(P-F)	Public Facilities
(OS-R)	Open Space Recreation

Date: 2/2/2016





TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

- AGENDA DATE:** February 17, 2016
- CASE NUMBER:** General Plan Conformity Finding for a Right-of-Way Vacation
VAC 2016-001
- APPLICANT:** Cubit Engineering
- PROPOSAL:** To consider a General Plan Conformity Finding, pursuant to Government Code Section 65402(a), for the vacation of a thirty (30)-foot wide, unimproved, public right-of-way (Aniwa Road) that extends south from Mana Road to the northern terminus of Swift Fox Court.
- LOCATION:** Southeast corner of Mana Road and Aniwa Road; along the western boundary of APNs 0473-141-63 and -71.
- ENVIRONMENTAL DETERMINATION:** The General Plan conformity finding is not a project as defined by CEQA. The future transfer of excess right-of-way property to adjacent parcel owners is exempt from CEQA review, per Section 15061(b)(3), because the project has no potential for causing a significant effect on the environment.
- STAFF PERSON:** Pam Cupp, Associate Planner
- RECOMMENDATION:** Adopt Planning Commission Resolution No. 2016-001, which recommends to the Town Council that the requested right-of-way vacation is consistent with the goals and policies of the Town's General Plan.
- A. Project Summary: The proposed Planning Commission action consists of a General Plan conformity finding that the vacation of a thirty (30)-foot wide right-of-way be forwarded and reviewed by the Town Council. Government Code Sections 65402(a) and (c) require that, prior to street vacation or acquiring/selling real property for any purpose, the planning agency of any city (Town of Apple Valley) or county, with an adopted General Plan, must report that the street vacation or acquisition/sale conforms to the General Plan. As described in this staff report, the proposed right-of-way vacation conforms to the Town's General Plan.
- B. General Plan Designations:
- | | |
|----------------|---|
| Project Site - | Single-Family Residential (R-SF) |
| North - | Single-Family Residential (R-SF) and Medium Density Residential (R-M) |
| South - | Single-Family Residential (R-SF) |

East - Single-Family Residential (R-SF)
West - Single-Family Residential (R-SF)

C. Surrounding Zoning and Land Use:

Project Site- Single-Family Residential (R-SF), vacant
North - Single-Family Residential (R-SF) - Single Family Residences and Multi-family residential (R-M), vacant.
South - Single-Family Residential (R-SF) - Single Family Residences
East - Single-Family Residential (R-SF) - Vacant
West - Single-Family Residential (R-SF) - Single Family Residences

ANALYSIS

A. General Plan Conformance: As described, Government Code Sections 65402(a) and (c) require that, prior to a street vacation the planning agency with an adopted General Plan must report that the street vacation conforms to their General Plan. Although the General Plan does not address street vacations specifically, the General Plan does indicate the following:

- 1) Maintaining connectivity between land uses whenever possible;
- 2) Maintain and expand a safe and efficient circulation and transportation system; and
- 3) Strict implementation of the Town's Circulation Map.

The applicant proposes to vacate a 950-foot, unimproved section of Aniwa Road. This section of right-of-way is thirty (30) feet wide and located between Mana Road and Swift Fox Road. The right-of-way was dedicated in 1988 as a part of Parcel Map No. 11292. The easterly portion of Parcel Map No. 11292 has since been subdivided into fifteen (15) single family lots under Tract No. 17278 and street improvements have been installed to serve the tract.

The subject portion of right-of-way is unimproved and is not essential for ingress/egress to any of its bordering properties. The lots to the west are served by Branding Iron Road and Mana Road. The two (2) vacant parcels to the east obtain access from Mana Road, Branding Iron Road and Swift Fox Court. Therefore, the street vacation for this portion of right-of-way will not impact connectivity between land uses or the overall circulation of the vicinity. The proposed right-of-way vacation will not create or perpetuate any landlocked parcels.

Currently, the right-of-way exists on paper only and once the vacation has been completed, the land will revert to private ownership and be incorporated into Parcel Nos. 2 and 4 of Parcel Map No. 11292 located along the eastern boundary of the subject right-of-way. Staff found the proposal to be consistent with the Town's General Plan because the right-of-way section in question is not identified as an existing or future roadway, nor is it required to provide access to any adjacent parcels.

B. Environmental Assessment: The General Plan conformity finding is not a project as defined by CEQA. The future transfer of excess right-of-way property to adjacent parcel owners is exempt from CEQA review, per Section 15061(b) (3), because the project has no potential for causing a significant effect on the environment.

RECOMMENDATION

Adopt Planning Commission Resolution No. 2016-001, finding and reporting that the right-of-way vacation as described herewith is in conformance with the Town's General Plan.

ATTACHMENTS:

1. Aerial Photo
2. Planning Commission Resolution No. 2016-001



PLANNING COMMISSION RESOLUTION NO. 2016-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, FINDING THE PROPOSED STREETVACATION OF ANIWA ROAD, BETWEEN MANA ROAD AND SWIFT FOX COURT, TO BE IN CONFORMANCE WITH THE GENERAL PLAN.

WHEREAS, on August 11, 2009 the Town Council adopted a Comprehensive General Plan Update for the Town of Apple Valley; and

WHEREAS, consideration is being given to the possible street vacation of Aniwa Road, between Mana Road and Swift Fox Court; and

WHEREAS, the proposal is consistent with the Town's General Plan because the unimproved, thirty (30)-foot wide portion of public right-of-way is not identified as an essential access route and will not create or perpetuate any landlocked parcels; and

WHEREAS, the proposal will not impact connectivity between land uses or impact circulation or transportation systems; and

WHEREAS, Government Code Sections 65402(a) and (c) of the State of California requires that, prior to an agency taking action to vacate any street segment, an assessment must be made by the Planning Commission as to the conformity with their General Plan.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission hereby reports that the street vacation, as shown on Exhibit "A", attached hereto and made a part hereof is in conformance with the Town of Apple Valley General Plan.

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 17th day of February, 2016.

Chairman

ATTEST:

I, Yvonne Rivera, Secretary to the Planning Commission of the Town of Apple Valley, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 17th day of February, 2016 by the following vote, to-wit:

Ms. Yvonne Rivera, Planning Commission Secretary

AYES:
NOES:
ABSENT:
ABSTAIN

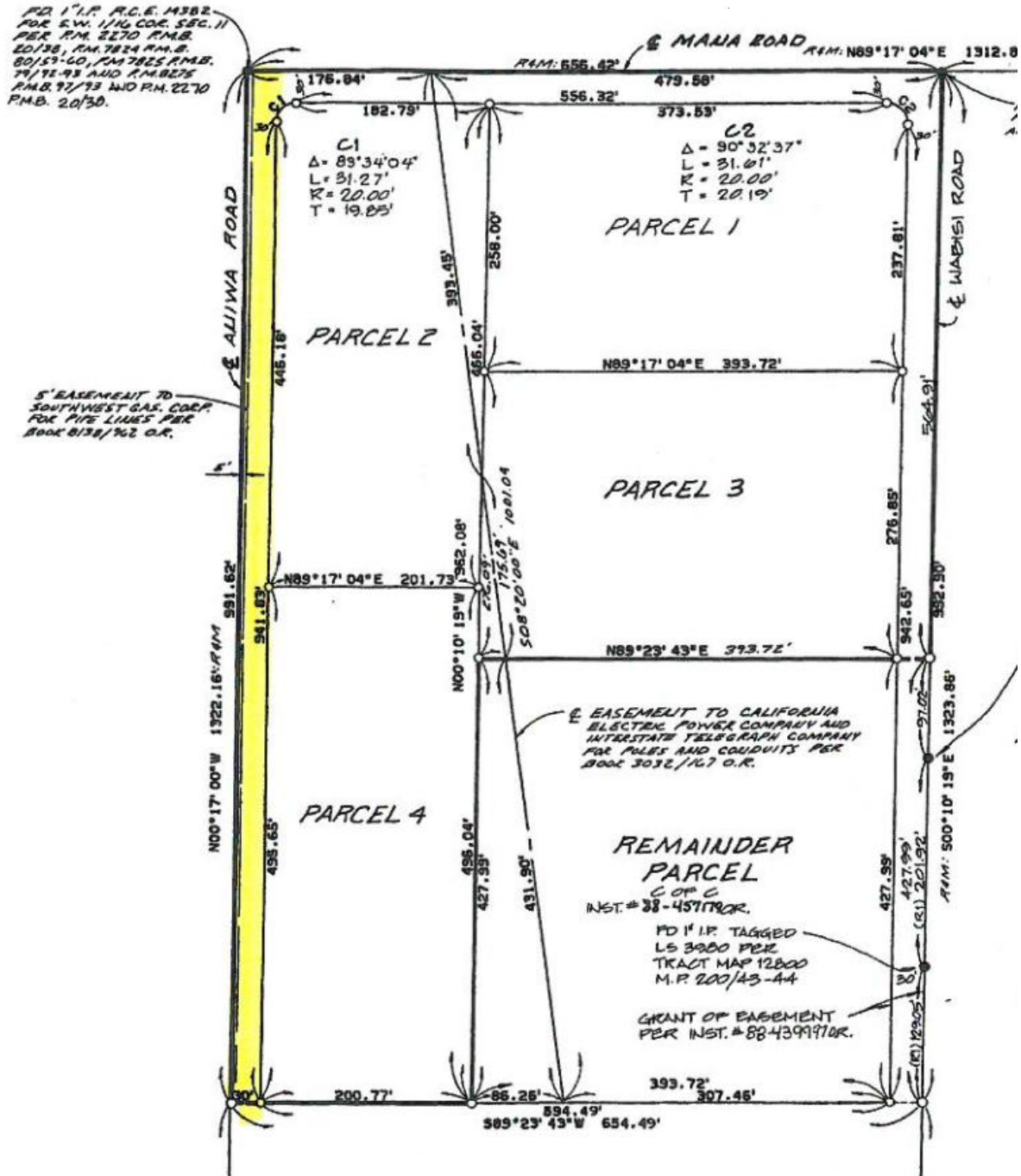
EXHIBIT "A"

TOWN OF APPLE VALLEY
PARCEL MAP NO. 11292

BEING A SUBDIVISION OF THE W.1/2 OF THE S.E.1/4
 OF THE S.W.1/4 OF SECTION 11, T.5N., R.4W., S.B.M.,
 EXCEPT THE S.1/2 OF THE S.W.1/4 OF THE S.E.1/4
 OF THE S.W.1/4 OF SAID SECTION IN THE COUNTY
 OF SAN BERNARDINO, STATE OF CALIFORNIA

INLAND ENGINEERING CORPORATION

SHEET 2 OF 2 SHEETS





Get a Slice of the Apple.

Agenda Item No. 5

TOWN OF APPLE VALLEY PLANNING COMMISSION

Staff Report

AGENDA DATE:	February 17, 2016
CASE NUMBER:	Planning Commission Resolution No. 2016-002
APPLICANT:	Town of Apple Valley
PROPOSAL:	The proposed Planning Commission Resolution will adopt a policy establishing a Design Criteria Checklist based upon a point system. The policy will be Town-wide and apply to all single-family infill development.
LOCATION:	Town-wide
EXISTING GENERAL PLAN DESIGNATION:	Single-Family Residential Land Use Designations/Town-wide
EXISTING ZONING:	Single-Family Residential Zoning Designations/Town-wide
ENVIRONMENTAL DETERMINATION:	Pursuant to Section 15061(b)(3) of the State Guidelines to implement the California Environmental Quality Act (CEQA), which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.
PROJECT PLANNER:	Ms. Pam Cupp, Associate Planner
RECOMMENDATION:	Adopt Planning Commission Resolution No. 2016-002.

BACKGROUND

On December 2, 2015, the Planning Commission reviewed Development Code Amendment No. 2015-007, which was a request to incorporate plotting and design criteria for single family infill and subdivision development. The Commission approved Planning Commission Resolution No. 2015-012, forwarding a recommendation of approval to the Town Council. On January 26, 2016, the Town Council reviewed and approved the proposal as Town Council Ordinance No. 481, which was formally adopted on February 9, 2016.

The Ordinance requires all single-family infill development to be architecturally designed to project an image of a custom home and that the number of custom features shall be based upon architectural style and/or overall size of home, subject to the Planning Commission Design Criteria Policy. Planning Commission Resolution No. 2016-002 will adopt the Design Criteria Policy. The policy has been crafted to assist developers with their designs and give staff the tools necessary to conduct consistent architectural plan reviews.

ANALYSIS

Consideration was given as to whether or not to list required design features within the Development Code. Single-family infill plotting requirements were added to the Code; however, the single-family design criteria were written to provoke design creativity, while providing architectural elements that should be given consideration. Adoption of a policy will provide flexibility that would not otherwise be afforded based upon Development Code regulations. The Design Criteria Policy may be amended at the Commission's discretion when deemed appropriate.

The Design Criteria Policy has been designed in the form of a point-driven checklist containing a comprehensive list of design elements to select from. The list has been divided into two (2) sections identified as major features and minor features. Items from the major list will count as one (1) point; however, five (5) items from the minor will be required to achieve one (1) point. The number of points required is based upon the overall size of the house, excluding any covered porches or patios. The Director will have the authority to review design features not specifically identified on the list. Pictorial definitions for each design element will be attached for developer consideration.

When the concept was first developed, staff experimented with the checklist to assess its usefulness, and to determine if additional adjustments would be needed. It was used to measure the architectural features presented on several custom homes. Most of the homes reviewed met the criteria of the checklist; however, a couple did not. The checklist was also compared against a recently submitted single-family stock plan. While the initial submittal did not meet the requirements of the checklist, staff worked with the developer and eventually the plan was able to meet the criteria outlined in the checklist. The checklist/point concept has been successfully tested and introduced to several of our infill developers, which resulted in positive results and feedback. Based upon the usefulness of the concept and the positive feedback received from the development community, it is staff's position that the point based checklist can be successfully implemented.

RECOMMENDATION

Following receipt of public input and discussion by the Commission, it is recommended that the Planning Commission move to approve Planning Commission Resolution 2016-002

Prepared By:

Reviewed By:

Pam Cupp
Associate Planner

Carol Miller
Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2016-002

**A RESOLUTION BY THE TOWN OF APPLE VALLEY, CALIFORNIA
PLANNING COMMISSION ADOPTING A POLICY FORMULATING A
POINT BASED, DESIGN CRITERIA CHECKLIST FOR SINGLE FAMILY,
INFILL DEVELOPMENT.**

WHEREAS, The General Plan of the Town of Apple Valley was adopted by the Town Council on August 11, 2009; and

WHEREAS, Title 9 “Development Code” of the Municipal Code of the Town of Apple Valley was adopted by the Town Council on April 27, 2010; and

WHEREAS, Town Council Ordinance 481, adopted February 9, 2016, requires the single family infill development to be consistent with the Planning Commission Design Criteria Policy; and

WHEREAS, the Town Council and Planning Commission recognizes the need to have clear interpretation and consistency in applying the standards and requirements established within the Development Code; and

WHEREAS, the Planning Commission works to preserve and protect the Town’s identity and aesthetic integrity, while preserving the aesthetics of the open, desert environment; and

WHEREAS, this Policy Statement, formulating a point based, design criteria checklist has been prepared in compliance with the Title 9 “Development Code” of the Municipal Code of the Town of Apple Valley on the recommendation of the Planning Commission; and

WHEREAS, this Policy Statement shall promote the health, safety and general welfare of the citizens of the Town of Apple Valley.

WHEREAS, this Policy Statement shall serve as a guideline to encourage quality development, preserve community pride and providing aesthetic appeal, while affording an individual property owner and developer a fair and equitable opportunity to build using creative and innovative designs; and

WHEREAS, Pursuant to Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA), it can be determined that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is EXEMPT from further CEQA review; and

NOW, THEREFORE, BE IT RESOLVED that in consideration to the evidence presented at the public meeting, and for the reasons discussed by the Commissioners at said meeting, the Planning Commission of the Town of Apple Valley, California, does hereby resolve, order and determines as follows:

Section 1. Find that the Policy establishing a Point Based Design Criteria Checklist is consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan and Development Code.

Section 2. Pursuant to Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA), it can be determined that the Code amendment is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty, as with the proposed Code Amendment, that there is no possibility that the Policy will have a significant effect on the environment and; therefore, the Amendment is EXEMPT from further environmental review.

Section 3. Pursuant to the Town Council's commitment to protecting and preserving the community's aesthetic integrity, and preventing arbitrary interpretations of the Development Code, the Planning Commission of the Town of Apple Valley hereby establishes this policy that consists of a point based, design criteria checklist with which to address the aesthetic appearance of new single-family residential home development within the Town of Apple Valley that are subject to review by the Planning Division.

Section 4. Based upon the above, Planning Commission Policy No. 2007-001 "Custom Home Plotting and Design Criteria" and Planning Commission Policy No. 2003-001 "Plotting and Design Criteria for Single Family Homes" shall be rescinded and replaced by the provisions within this Resolution.

Section 5. To achieve the intent of the Municipal Code, while encouraging creativity in design, it is essential to consistently apply the standards, criteria and requirements established within Title 9 "Development Code" of the Town of Apple Valley Municipal Code and by adopting this policy, the Commission establishes the Point Based Design Criteria Checklist (Attachment A) to provide the community with a consistent application of essential criteria needed to assure the quality of development required by the residents of the Town of Apple Valley.

Section 6. Pursuant to the goals of the Municipal Code to preserve the desert environment, community pride and the community's aesthetic appeal, while affording an individual property owner and developer a fair and equitable opportunity to build using creative and innovative designs within the Town of Apple Valley, the criteria listed below shall be considered during each review of all new, single family homes, and thus, will further community's aesthetic goals.

Section 7. The Planning Commission may modify this policy as deemed appropriate. It is the intent of the policy to be in concert with applicable guidelines required for single-family development per Title 9, of the Development Code of the Town of Apple Valley Municipal Code.

Section 8. The Director shall have the authority to interpret and/or allow features not specifically identified.

Section 9. Adopt the Point Based Design Criteria Check list (Attachment A) and associated Pictorial Definitions (Attachment B).

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 17th day February, 2016.

Chairman

ATTEST:

I, Yvonne Rivera, Secretary to the Planning Commission of the Town of Apple Valley, California, do hereby certify that the foregoing Planning Commission Resolution No. 2016-002 was adopted by the Planning Commission at a regular meeting thereof, held on the 17th day of February, 2016, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Yvonne Rivera, Planning Commission Secretary

Exhibit "A"

Design Criteria Checklist

A minimum of one point from each list must be included in the design of an infill single-family residence. Five items from the Minor list equals one point. One item from the Major list equals one point. The number of required points is determined by the square footage breakdown shown below. For pictorial examples of the terms referenced in this list, see the attached definitions. The Director shall have the authority to interpret and/or allow features not specifically identified.

Minor Features (5 checks equals one point)

Decorative features shall be required on the front and street side yard for corner lots.

- contrasting colors
- window surrounds, decorative sills or lentils
- decorative pilasters/columns/piers
- garage door with windows or decorative style (i.e. carriage style, barn door style)
- different shaped windows on the same floor which can include:
 - transom windows
 - arched windows
 - french doors
 - other _____
- decorative front door may include side lites
- , transom windows, decorative custom design
- boxed eaves, large overhangs at least 18", or exposed rafter tails, kickers or brackets
- decorative windows with muntins and mullions and/or arches and may include lead, colored glass or divided lites
- architectural moldings/ornamental details:
 - roundel
 - decorative vents
 - finials
 - medallions
 - quartfoils
 - dentils
 - quiones
 - eyebrows
 - cornice moldings
 - band course/belly band
 - other _____
- Roof material other than composition shingle (i.e. concrete tile, clay tile, simulated wood shake/shingle)
- door and window details (i.e. keystones, dentils or pediments over doors and windows)
- decorative iron work
- shutters and/or window boxes
- decorative window/door reveals (i.e. arched reveals, window or door reveals)
- second story reveal

- decorative/architectural niche
- decorative chimney tops
- smooth stucco finish
- quality decorative carriage lighting on each side of garage door and at front entry
- decorative pavers or stamped concrete walkways
- on corner lots, placing the house at a minimum of 30 degree angle.
- stucco eaves and fascia
- rain gutters and down spouts
- solar panels on roof
- decorative/stylized roof vents

Major Features (1 check equals one point)

- 2 types of materials (i.e. wainscot)
- covered front porch or arbor
- portico or decorative pronounced entryway
- front balcony
- tower feature in front or street side yard
- front courtyard niches
- garage doors not facing street
- three (3)-car garage or greater
- traditional architectural style (see definitions - i.e. Spanish revival, pueblo, craftsman, ranch)
- front or street side bay window, overhang jetty
- front or side yard porte cochere
- multiple roof lines and roof heights (i.e. shed roof, dormers)
- multiple off-sets on elevations
- front planter walls or front privacy walls that match the residence, preferably stucco, stone or brick with a decorative cap.

Point Requirement For House Size, excluding patios and porches.

1,200 sq. ft. - 1,499 sq. ft.	3 pts.
1,500 sq. ft. - 1,799 sq. ft.	4 pts.
1,800 sq. ft. - 2,199 sq. ft.	5 pts.
2,200 sq. ft. - 2,799 sq. ft.	6 pts.
2,800 sq. ft. and above	7 pts.

Minor Features (5 checks equals one point)



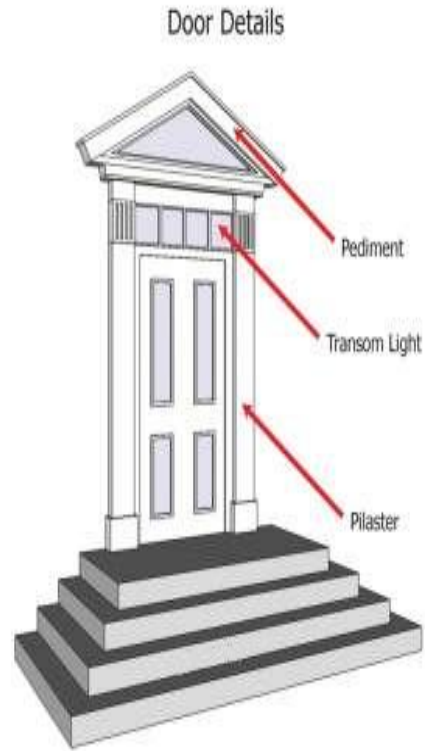
Contrasting Colors



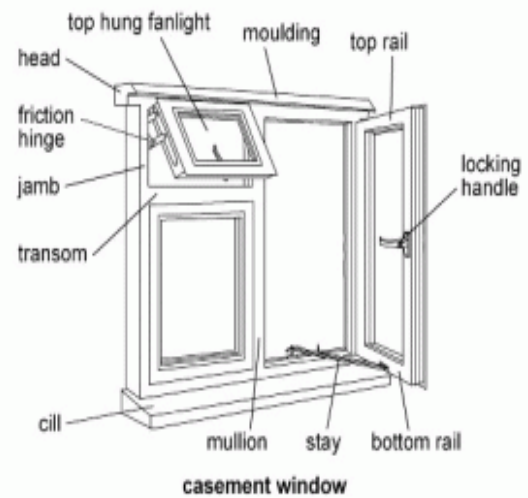
Decorative Garage with Windows



Niche and Niche courtyard with Decorative Garage



Pediments and/or Transom over Door



Casement Style Windows



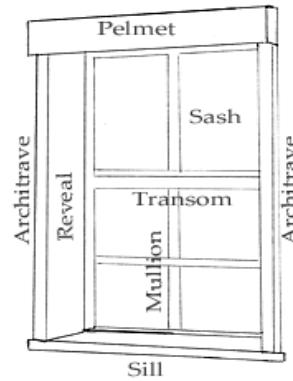
Pilaster



Use of Quatrefoil



Lentil over Window



Windows with Mullions Sash Transom, Muttons and Architrave



**Different Sizes and Styles of Windows
on Street Facing Elevation**



Finials on Pitch of Roof



Corbels under Window Sills (decorative)



Eave/Box



Reveal Lines Molding with "Reveal Lines"



Belly Band



Decorative Vents)



Decorative Iron Work



Residence with Medallion/Feature



Quoins



Cornice with Dentil



Quoins



Smooth Stucco Finish



Copula Feature



Use of Precast Concrete Trim along with Keystone Arches and Sills



Decorative Chimney Tops



Wainscot/Contrasting Materials



Carriage Lights Front Door and Garage



Decorative Pavers/Stamped Concrete Driveways

Major Features (1 checks equals one point)



Balconies



Tower Feature/Prominent Entryway



Decorative Porch with Stylized Columns



Portico Entryway



Planter Walls in Front of Residence



Porch along Front Elevation of House

Traditional Single-Family Architectural Styles



Craftsman/Bungalow



Spanish Electric



Monterey



Prairie



Rancho/California Ranch



Pueblo



Mediterranean and Tuscan/Californian Influence



Southwestern Influence



Northern Italian/Californian Influence



Contemporary



Spanish Revival