



Get a Slice of the Apple.

**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY, NOVEMBER 15, 2017 – 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_____; Kallen _____; Qualls_____
Vice-Chairman Tinsley_____ and Chairman Shoup_____

PLEDGE OF ALLEGIANCE

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.

APPROVAL OF MINUTES

1. Minutes for the regular meeting of November 1, 2017. *(Continued to December 6, 2017 meeting).*

PUBLIC HEARING ITEMS

2. **Development Permit No. 2017-009.** The applicant proposes a request for Planning Commission review of a Development Permit involving an exterior façade modification. The proposed remodel will include the addition of a metal panel tower element and a metal slatted wall valance. The project site is 0.40 acres in size located in a sixteen (16)-acre shopping center within the General Commission (C-G) zoning designation.
APPLICANT: Mr. John Dodson representing Taco Bell
LOCATION: 20185 Highway 18; APN 3112-171-14
ENVIRONMENTAL DETERMINATION: The project is a minor exterior alteration of an existing private structure. Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301, Class 1, the proposal is Exempt from further environmental review.
CASE PLANNER: Ms. Pam Cupp, Associate Planner
RECOMMENDATION: Approval
3. **Sign Program No. 2016-002.** The applicant proposes a request to approve a Sign Program for a multi-tenant office building previously approved under Development Permit No. 2014-005. The Sign Program will determine the design guidelines and locations for all wall and freestanding signs located on the project site.
APPLICANT: Sooter Signs representing Apple Valley Dental
LOCATION: 17768 Wika Road; APN 0473-441-05
CASE PLANNER: Ms. Pam Cupp, Associate Planner
RECOMMENDATION: Approval
4. **Development Permit No. 2017-008, Special Use Permit No. 2017-005.** A request to approve a Development Permit and Special Use Permit to allow the construction of gasoline station with a 4,000 square-foot convenience store.
Applicant: Tom Steeno representing Mark Maida
Location: The project is located at the northwest corner of Apple Valley Road and Yucca Loma Road (APNs 0444-216-01, -13, -14)
Environmental Determination: Pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15332, Class 32, the proposed request is Exempt from further environmental review.
Project Planner: Carol Miller, Assistant Community Development Director
Recommendation: Approval
5. **Special Use Permit No. 2017-002 and Variance No. 2017-001.** The applicant proposes a request for a Special Use Permit to allow the installation of a gasoline pump island with fuel pumps at an existing liquor store. The Variance is a request to deviate from the following Development Code Sections: Section 9.36.190(C)(3) to allow a four (4)-foot setback from the front property line where a ten (10)-foot setback is required,

Development Code Section 9.36.190(C)(6)(a) to allow approximately 3.5 percent of the site is to be landscaped where a minimum ten (10) percent is required, Development Code Section 9.36.190(C)(7) to allow two (2) existing thirty-five (35) foot wide driveways to remain where one thirty-two (32) foot wide driveway is allowed for gas stations, and Development Code Section 9.72.080(A)(2) to allow zero landscape setback along Navajo Road where a minimum ten (10) foot landscape setback is required along the street frontage.

APPLICANT: Dale Mell & Associates

LOCATION: 13601 Navajo Road, APN 3087-341-19

ENVIRONMENTAL

DETERMINATION: Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Sections 15303 and 15305, the proposed Variance and Development Permit are Categorically Exempt from further environmental review per Sections 15303 and 15305, Minor Alteration in Land Use Limitations.

CASE PLANNER: Carol Miller, Assistant Director of Community Development

RECOMMENDATION: Denial

PLANNING COMMISSION COMMENTS

STAFF COMMENTS

OTHER BUSINESS

ADJOURNMENT

The Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on December 6, 2017.



TOWN OF APPLE VALLEY PLANNING COMMISSION

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Staff Report

- AGENDA DATE:** November 15, 2017
- CASE NUMBER:** Development Permit No. 2017-009
- APPLICANT:** Mr. John Dodson representing Taco Bell
- PROPOSAL:** A request for Planning Commission review of a Development Permit involving an exterior façade modification. The proposed remodel will include the addition of a metal panel tower element and a metal slatted wall valance. The project site is 0.40 acres in size located in a sixteen (16)-acre shopping center within the General Commission (C-G) zoning designation.
- LOCATION:** 20185 Highway 18; APN 3112-171-14.
- ENVIRONMENTAL DETERMINATION:** The project is a minor exterior alteration of an existing private structure. Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301, Class 1, the proposal is Exempt from further environmental review.
- CASE PLANNER:** Pam Cupp, Associate Planner
- RECOMMENDATION:** Approval

PROJECT SITE AND DESCRIPTION

- A. Project Size:
The project site is a 0.4-acre parcel within an existing sixteen (16)-acre shopping center.
- B. General Plan Designations:
- | | | |
|--------------|---|--------------------------|
| Project Site | - | General Commercial (C-G) |
| North | - | General Commercial (C-G) |
| South | - | General Commercial (C-G) |
| East | - | General Commercial (C-G) |
| West | - | General Commercial (C-G) |

C. Surrounding Zoning and Land Use:

Project Site - General Commercial (C-G), Restaurant
North - General Commercial (C-G), Retail Center
South - General Commercial (C-G), Retail Center
East - General Commercial (C-G), Retail Center
West - General Commercial (C-G), Vacant

D. Site Characteristics:

The project site is 0.4 acres in size and contains an existing fast-food restaurant with a drive-through. The site is within an existing retail center with commercial retail development to the north, east and south. The property to the west is vacant and within the General Commercial (C-G) zoning designation.

E. Building/Unit Analysis:

The structure is 2,163 square feet in size. No additional floor area is proposed.

F. Building Height:

The existing building is eighteen (18) feet tall with architectural pop-outs that extend approximately four (4) feet above the roofline. No significant change to the existing height is proposed.

ANALYSIS

A. General:

The applicant has proposed an exterior remodel of an existing fast-food restaurant that includes a drive-through. Development Code Section 9.17.020 requires a Development Permit approved by the Director for any exterior remodeling or construction altering the appearance of a commercial, office or industrial building. The remodel includes a substantial use of metal as an exterior material; therefore, Planning Commission review and approval is required for this proposal.

B. Site Analysis:

The project is located within the Walmart shopping center with access to the project site from the interior of the shopping center. Site plan improvements include the installation of an accessible path of travel from Highway 18 and a new bike rack located along the buildings west elevation. The trash enclosure will be reconstructed to include a trellis cover made of metal to match the proposed wall valance. No other site improvements are proposed.

C. Architecture Analysis:

This is the structure's first renovation since it's construction in 1997. The existing structure has bell-shaped pop-outs located along the north, east and west elevations that extend approximately four (4) feet above the roof-line. The existing design also includes a flat terracotta tile wainscot and corrugated metal awnings above the storefront glass and entry doors.

As proposed the remodel will remove the existing architectural pop-outs located on the north elevation facing Highway 18. The pop-outs on the east and west elevations will be redesigned as a flat roofline and will remain approximately four (4) feet above the roofline. This architectural modification will blend with pop-out features of neighboring structures within the center.

The existing corrugated, metal awnings will be removed and replaced with flat, metal canopies located above the drive-through windows and the west entry doors. The canopies are consistent with what was previously approved for several commercial building and the Mc Donald's located within this center.

The applicant is proposing an aluminum slat, horizontal valance on the north, east and west elevations. The metal valance will be offset from the wall surface approximately six (6) inches with a one (1)-foot offset above the north entryway. The wall behind the valance is backlit and will be painted a dark purple matching the corporate logo colors. Where present, the valance will cover the wall surface above the storefront windows. There is a metal valance feature on the Mc Donald's; however, the metal valance proposed for this project is large in scale and covers approximately 450 square feet of the wall surface.

In addition to the metal valance, the proposed remodel incorporates a corner tower element consisting of metal panels that would be non-reflective with the appearance of a "rust wall". The "rust wall" corner will be twenty-two (22) feet tall and occupy the north seven (7) feet of the east elevation and wrap seven (7) feet around to the north elevation facing Highway 18. The "rust wall" will extend approximately four (4) feet above the roof line. There are no additional architectural features proposed for this architectural treatment.

The existing retail center has structures comprised of stucco of earthen tones such as tan, brown and some deep reds. Square pop-out features with heights extending above the roof line are also common within the center. The Commission has approved projects that incorporate much smaller metal slat valances and metal canopies. The Development Code encourages centers to incorporate the use of similar architectural treatments to create a theme or sense of unity. It should be noted that, although metal is not a unifying treatment within the center, single pad tenants are often afforded architectural latitude that would not necessarily be suitable for an inline tenant.

D. Landscaping Analysis

The site contains existing landscaping, and no additional landscaping is proposed. However, based upon the landscape plan approved in 1997, much of the vegetation is no longer present. The construction of the accessible path of travel from Highway 18 will disrupt existing landscaping and will require revegetation. Therefore, staff is recommending Condition of Approval P12 requiring the site to be fully landscaped in accordance with the Town standards.

E. Environmental Assessment:

The project is a minor exterior alteration of an existing private structure. Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15301, Class 1, the proposal is Exempt from further environmental review.

F. Noticing:

This item was advertised as a public hearing in the Apple Valley News newspaper on November 3, 2017.

G. Development Permit Findings:

As required under Section 9.16.090 of the Development Code, prior to approval of a Development Permit, the Planning Commission must make positive findings to approve this proposal. These Findings, as well as a comment to address each, are presented below.

1. That the location, size, design, density and intensity of the proposed development 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 existing structure is located within a retail center within the General Commercial (C-G) zoning designation and consistent with the General Plan. There are no changes proposed to the size or intensity of the existing structure. The exterior remodel as proposed, including the use of metal, is permitted subject the Planning Commission approval.

2. That the location, size and design of the proposed structures and improvements are compatible with the site's natural landforms, surrounding sites, structures and streetscapes;

Comment: The existing structure is located within a retail center within the General Commercial (C-G) zoning designation and consistent with the General Plan. There are no changes proposed to the size or intensity of the existing structure. The exterior remodel as proposed, including the use of metal, is compatible with surrounding structures located within the retail center and is permitted subject the Planning Commission approval of a Development Permit.

3. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of development between adjacent land uses;

Comment: The proposed remodel will not create additional bulk, scale or lot coverage.

4. That the building, site and architectural design are accomplished in an energy efficient manner;

Comment: The proposed remodel must be done in accordance with the Uniform Building Code as well as UBC Title 24 requirements.

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

Comment: The colors and design proposed for the remodel are compatible with those within the retail center. The use of metal exteriors is permitted with Planning Commission approval of a Development Permit.

6. 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 remodel will not create additional bulk, scale or lot coverage. As designed, the structure will not block public views and

will be consistent with previously approved developments in the vicinity.

7. That the amount, location, and design of open space and landscaping conforms to the requirements of this Code, enhances the visual appeal and is compatible with the design and function of the structure(s), site and surrounding area;

Comment: The site has an existing landscape plan that complements the existing structure and blends with the center landscaping. With adherence to the Conditions of Approval, the landscaping will be compatible with the center.

8. 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 design, materials and details of the proposed remodel will utilize an architectural design consistent with previously approved structures in the immediate area. The use of metal exteriors is permitted when approved by the Planning Commission.

9. That excessive and unsightly grading of hillsides does not occur, and the character of natural landforms and existing vegetation are preserved where feasible and as required by this Code;

Comment: The project is not located along any hillside or natural landforms. The proposal does not include any significant ground disturbance.

10. That historically significant structures and sites are protected as much as possible in a manner consistent with their historic values;

Comment: The site is a development commercial property and void of any historically significant structures.

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

Comment: There are existing improvements available to serve the site.

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

Comment: Access to the site shall be improved with the addition of an accessible path of travel from Highway 18. The site circulation remains safe and convenient for pedestrians, bicyclists, equestrians and motorists.

13. That the proposed development's generation of traffic will not adversely impact the capacity and physical character of surrounding streets;

Comment: The proposed remodel of an existing fast-food restraint with drive-through is not anticipated to generate any additional traffic or impact the capacity or physical character of surrounding streets.

14. That traffic improvements and or mitigation measures are provided in a manner adequate to maintain a Level of Service C or better on arterial roads and are consistent with the Circulation Element of the Town General Plan;

Comment: The proposed remodel does not require any traffic improvements. Existing improvements are adequate to service the location.

15. That environmentally unique and fragile areas such as the knolls, areas of dense Joshua trees, and the Mojave River area shall remain adequately protected;

Comment: The proposal is within a General Commercial (C-G) zoning district, with minimal vegetation and is outside of any known environmentally unique or fragile areas. The site is void of any protected plants.

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

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

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

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), 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.

18. That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained, will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity, nor be contrary to the adopted General Plan; and

Comment: The project can be constructed within the guidelines of the Development Code and all applicable Town policies. The exterior remodel of an existing fast-food restaurant with a drive-through will not cause any negative impacts.

19. That the proposed development will comply with each of the applicable provisions of this Code and applicable Town policies, except approved variances.

Comment: The project can be constructed within the guidelines of the Development Code and all applicable Town policies. The exterior remodel of an existing fast-food restaurant with a drive-through will not cause any negative impacts.

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. Determine that pursuant to Section 15301 of the State Guidelines to Implement the California Environmental Quality Act (CEQA), the proposed request is Categorical 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 Development Permit No. 2017-009.
3. Approve Development Permit No. 2017-009, 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
Assistant Director of Community Development

ATTACHMENTS:

1. Site Plan
2. Building Elevations
3. Zoning/Location Map

TOWN OF APPLE VALLEY

RECOMMENDED CONDITIONS OF APPROVAL

Case No. Development Permit No. 2017-009

Please note: *Many of the suggested Conditions of Approval presented herewith are provided for informational purposes and are otherwise required by the Municipal Code. Failure to provide a Condition of Approval herein that reflects a requirement of the Municipal Code does not relieve the applicant and/or property owner from full conformance and adherence to all requirements of the Municipal Code.*

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 two (2) years from the date of action 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 Development 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 approval of Development Permit No. 2017-009 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.
- P4. The Community Development Director or his/her designee, shall have the authority for minor architectural changes focusing around items such as window treatments, color combinations, façade treatments and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Development Permit.
- P5. The filing of a Notice of Exemption 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. The check shall be made payable to the Clerk of the Board of Supervisors.

- P6. The site plan rendering presented to and approved with conditions by the Planning Commission at the public hearing shall be the anticipated and expected appearance of the structure upon completion.
- P7. It is the sole responsibility of the applicant on any Permit, or other appropriate discretionary review application for any structure, to submit plans, specifications and/or illustrations with the application that will fully and accurately represent and portray the structures, facilities and appurtenances thereto that are to be installed or erected if approved by the Commission. Any such plans, specifications and/or illustrations that are reviewed and approved by the Planning Commission at an advertised public hearing shall accurately reflect the structures, facilities and appurtenances expected and required to be installed at the approved location without substantive deviations, modifications, alterations, adjustments or revisions of any nature.
- P8. No deviation, modification, alteration, adjustment or revision to or from the appearance, location, fixtures, features or appurtenances thereto of any type or extent shall be approved without said changes being first submitted to the Planning Commission for consideration and approval. Said review shall not rise to the level of a revision to the original Permit or other discretionary review, therefore necessitating a new public hearing, but shall, instead, constitute a clarification of the Planning Commission's original approval.
- P9. All outdoor mechanical and electrical equipment, whether rooftop, side of structure, or on the ground, shall be screen from view from the public street by architectural elements designed to be an integral part of the building.
- P10. Light standards shall blend architecturally with approved project design.
- P11. All lighting used in parking lots for security purposes or safety-related uses shall be scheduled so light rays emitted by the fixture are projected below the imaginary horizontal plane passing through the lowest point of the fixture and in such a manner that the light is directed away from streets and adjoining properties. Light poles in parking lot shall not exceed twenty (20) feet in height.
- P12. Landscaping shall be installed within the existing landscape planters with appropriate combinations of drought tolerant trees, shrubs, and ground cover, consistent with Chapter 9.75, *Water Conservation Landscape Regulations*, of this Code.
- P13. Final landscape and irrigation plans shall be submitted prior to the issuance of Building Permits and installed prior to issuance of occupancy permits subject to approval by the Planning Division.
- P14. All required and installed landscaping shall incorporate and maintain a functioning automatic sprinkler system, and said landscaping shall be maintained in a neat, orderly, disease and weed free manner at all times.
- P15. All identification signs shall have a separate permit and are subject to final approval by the Town Planning Division. A Sign Program shall be required and approved for all multi-tenant buildings/ centers.

- P16. Trash Enclosure shall be in accordance with Town Standards and is recommended to reflect the architectural design of approved project subject to the review and approval of the Planning Division. Trash enclosures shall be located at convenient distances from the building they serve.

Environmental & Regulatory Compliance Conditions of Approval

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

Public Resource Code Section 42910-42912

- ER2. The developer shall complete and submit a Waste Management Plan (“WMP”), on a WMP form approved by the Town for this purpose as part of the application packet for the building or demolition permit. The completed WMP shall indicate all of the following:

- (1) The estimated volume or weight of project C&D debris to be generated;
- (2) The estimated volume or weight of such materials that can feasibly be diverted via reuse or recycling;
- (3) The vendor or facility that the Developer proposes to use to collect or receive that material; and
- (4) The estimated volume or weight of C&D materials that will be landfilled.

Town of Apple Valley Municipal Code Section 8.19.020(a)

- ER3. Compliance with Condition of Approval No. ER2 shall be met by any of the following:
- (1) Contract for hauling services with Town’s franchise hauler, with all Project debris delivered to San Bernardino County self-haul landfill diversion program, provided the diversion program is currently operating; and provide acceptable proof of recycling to the Town in the form of receipts and/or weigh tickets, in conformance with the WMP
 - (2) Self-haul all Project debris to San Bernardino County self-haul landfill diversion program, provided the diversion program is currently operating; and provide acceptable proof of recycling to the Town in the form of receipts and/or weigh tickets, in conformance with the WMP
 - (3) Self-haul all Project debris to a construction materials recycling facility, and provide acceptable proof of recycling to the Town in the form of receipts and/or weigh tickets, in conformance with the WMP
 - (4) Contract with a construction site cleanup company to recycle at least 50% of the Project construction debris, and provide acceptable proof of recycling to the Town in the form of receipts and/or weigh tickets, in conformance with the WMP.

Town of Apple Valley Municipal Code Section 8.19.030

- ER4. Prior to issuance of Certificate of Occupancy, the developer shall submit to the WMP Compliance Official documentation proving that it has met the Diversion Requirement for the Project. The Diversion Requirement shall be that the developer has diverted at least fifty percent (50%) of the total C&D debris generated by the Project via reuse or recycling. This documentation shall include all of the following:
- (1) Receipts from the vendor or facility that collected or received each material showing the actual weight or volume of that material;

- (2) A copy of the previously submitted WMP for the Project adding the actual volume or weight of each material diverted and landfilled;
- (3) Any additional information the Developer believes is relevant to determining its efforts to comply in good faith with this Chapter 8.19.

Town of Apple Valley Municipal Code Section 8.19.050

The developer shall make reasonable efforts to ensure that all C&D debris diverted or landfilled are measured and recorded using the most accurate method of measurement available. To the extent practical, all C&D debris shall be weighed by measurement on scales. Such scales shall be in compliance with all regulatory requirements for accuracy and maintenance. For C&D debris for which weighing is not practical due to small size or other considerations, a volumetric measurement shall be used. For conversion of volumetric measurements to weight, the developer shall use the Standardized Conversion Rates approved by the Town for this purpose.

Building and Safety Conditions of Approval

- BC1. Submit plans and obtain permits for all structures, retaining walls and signs.
- BC2. All utilities shall be placed underground in compliance with Town Ordinance No. 89.
- BC3. Comply with State of California Disability Access requirements.
- BC4. Page two (2) of the submitted building plans will be the Conditions of Approval.
- BC5. Construction must comply with current California Building Codes.
- BC6. Best Management Practices (BMPs) are required for the site during construction.

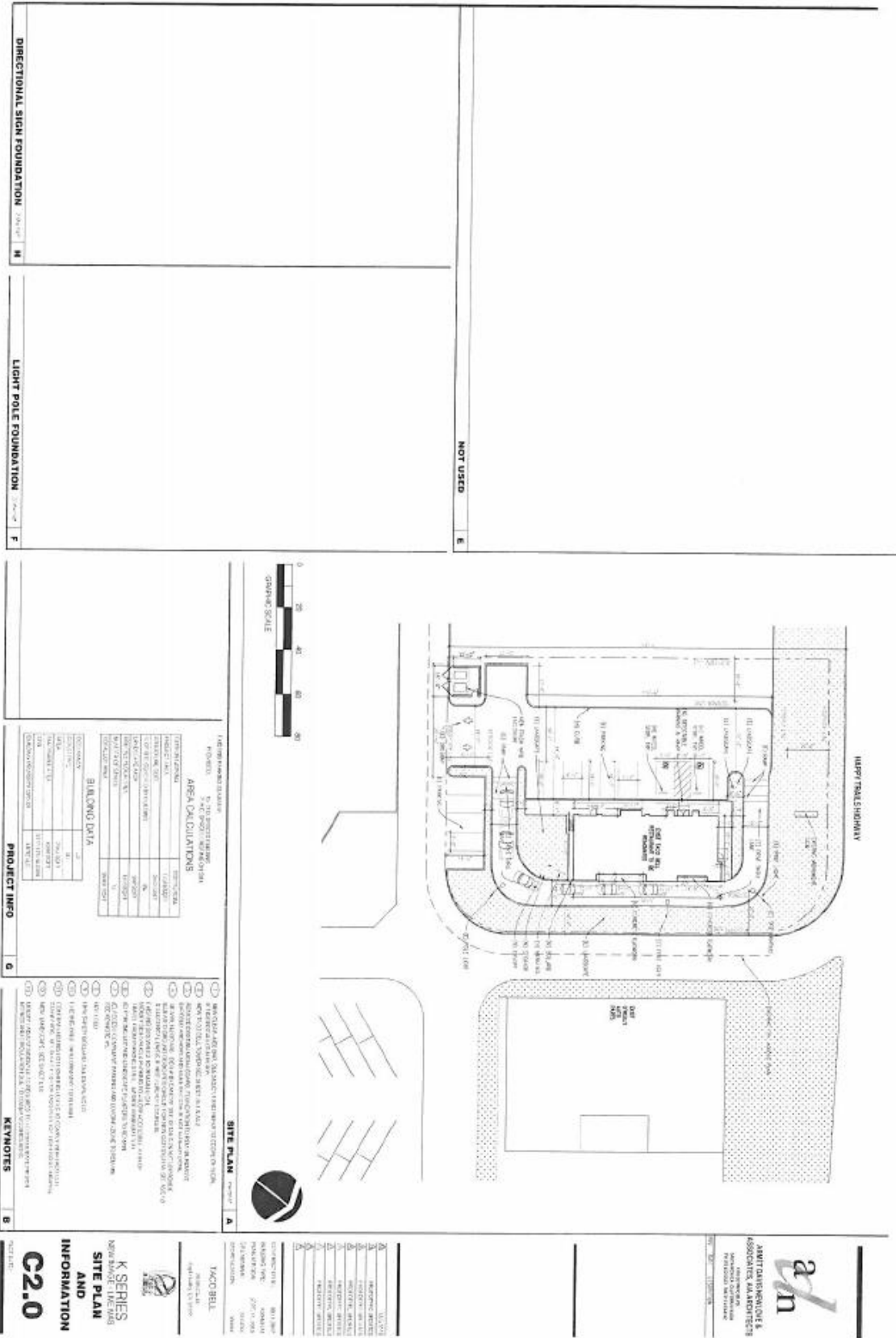
Apple Valley Fire Protection District

- FD1. Fire lanes shall be provided with a minimum width of twenty-six (26) feet, maintained, and identified. Twenty-six (26) feet access will start at both points of ingress and continue through the site.
- FD2. Approved numbers or addresses shall be placed on all new and existing 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 eighteen (18) inch numbers shall be displayed and the location will be determined by fire department prior to installation.

Apple Valley Fire Protection District, Ordinance 55

END OF CONDITIONS



DRIVE THROUGH ELEVATION N.T.S. **A**

SEE ELEVATION 4 FOR SIGNAGE AND MATERIALS.

ITEM	ITEM DESCRIPTION	CLASS
1	WOODEN DOOR WITH GLASS INSERT	1
2	WOODEN DOOR WITH GLASS INSERT	1
3	WOODEN DOOR WITH GLASS INSERT	1
4	WOODEN DOOR WITH GLASS INSERT	1
5	WOODEN DOOR WITH GLASS INSERT	1
6	WOODEN DOOR WITH GLASS INSERT	1
7	WOODEN DOOR WITH GLASS INSERT	1
8	WOODEN DOOR WITH GLASS INSERT	1
9	WOODEN DOOR WITH GLASS INSERT	1
10	WOODEN DOOR WITH GLASS INSERT	1

EIFS NOTES N.T.S. **B1**

EIFS SYSTEM TO BE INSTALLED ACCORDING TO THE FOLLOWING NOTES:

- EIFS SYSTEM TO BE INSTALLED OVER EXISTING CONCRETE OR CMU WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING BRICK WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING STUCCO WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING GYPSUM BOARD WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING METAL WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING WOOD WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING ADHESIVE MOUNTED WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING FABRIC WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING GLASS WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING OTHER WALLS.

EIFS THICKNESS N.T.S. **B**

EIFS THICKNESS TO BE AS FOLLOWS:

EIFS SYSTEM	THICKNESS
EIFS SYSTEM WITH 1/2" EPS INSULATION	1/2"
EIFS SYSTEM WITH 1" EPS INSULATION	1"
EIFS SYSTEM WITH 2" EPS INSULATION	2"
EIFS SYSTEM WITH 4" EPS INSULATION	4"
EIFS SYSTEM WITH 6" EPS INSULATION	6"
EIFS SYSTEM WITH 8" EPS INSULATION	8"
EIFS SYSTEM WITH 10" EPS INSULATION	10"
EIFS SYSTEM WITH 12" EPS INSULATION	12"
EIFS SYSTEM WITH 14" EPS INSULATION	14"
EIFS SYSTEM WITH 16" EPS INSULATION	16"
EIFS SYSTEM WITH 18" EPS INSULATION	18"
EIFS SYSTEM WITH 20" EPS INSULATION	20"
EIFS SYSTEM WITH 22" EPS INSULATION	22"
EIFS SYSTEM WITH 24" EPS INSULATION	24"
EIFS SYSTEM WITH 26" EPS INSULATION	26"
EIFS SYSTEM WITH 28" EPS INSULATION	28"
EIFS SYSTEM WITH 30" EPS INSULATION	30"
EIFS SYSTEM WITH 32" EPS INSULATION	32"
EIFS SYSTEM WITH 34" EPS INSULATION	34"
EIFS SYSTEM WITH 36" EPS INSULATION	36"
EIFS SYSTEM WITH 38" EPS INSULATION	38"
EIFS SYSTEM WITH 40" EPS INSULATION	40"
EIFS SYSTEM WITH 42" EPS INSULATION	42"
EIFS SYSTEM WITH 44" EPS INSULATION	44"
EIFS SYSTEM WITH 46" EPS INSULATION	46"
EIFS SYSTEM WITH 48" EPS INSULATION	48"
EIFS SYSTEM WITH 50" EPS INSULATION	50"
EIFS SYSTEM WITH 52" EPS INSULATION	52"
EIFS SYSTEM WITH 54" EPS INSULATION	54"
EIFS SYSTEM WITH 56" EPS INSULATION	56"
EIFS SYSTEM WITH 58" EPS INSULATION	58"
EIFS SYSTEM WITH 60" EPS INSULATION	60"
EIFS SYSTEM WITH 62" EPS INSULATION	62"
EIFS SYSTEM WITH 64" EPS INSULATION	64"
EIFS SYSTEM WITH 66" EPS INSULATION	66"
EIFS SYSTEM WITH 68" EPS INSULATION	68"
EIFS SYSTEM WITH 70" EPS INSULATION	70"
EIFS SYSTEM WITH 72" EPS INSULATION	72"
EIFS SYSTEM WITH 74" EPS INSULATION	74"
EIFS SYSTEM WITH 76" EPS INSULATION	76"
EIFS SYSTEM WITH 78" EPS INSULATION	78"
EIFS SYSTEM WITH 80" EPS INSULATION	80"
EIFS SYSTEM WITH 82" EPS INSULATION	82"
EIFS SYSTEM WITH 84" EPS INSULATION	84"
EIFS SYSTEM WITH 86" EPS INSULATION	86"
EIFS SYSTEM WITH 88" EPS INSULATION	88"
EIFS SYSTEM WITH 90" EPS INSULATION	90"
EIFS SYSTEM WITH 92" EPS INSULATION	92"
EIFS SYSTEM WITH 94" EPS INSULATION	94"
EIFS SYSTEM WITH 96" EPS INSULATION	96"
EIFS SYSTEM WITH 98" EPS INSULATION	98"
EIFS SYSTEM WITH 100" EPS INSULATION	100"

EIFS NOTES N.T.S. **B1**

EIFS SYSTEM TO BE INSTALLED ACCORDING TO THE FOLLOWING NOTES:

- EIFS SYSTEM TO BE INSTALLED OVER EXISTING CONCRETE OR CMU WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING BRICK WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING STUCCO WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING GYPSUM BOARD WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING METAL WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING WOOD WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING ADHESIVE MOUNTED WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING FABRIC WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING GLASS WALLS.
- EIFS SYSTEM TO BE INSTALLED OVER EXISTING OTHER WALLS.

EIFS THICKNESS N.T.S. **B**

EIFS THICKNESS TO BE AS FOLLOWS:

EIFS SYSTEM	THICKNESS
EIFS SYSTEM WITH 1/2" EPS INSULATION	1/2"
EIFS SYSTEM WITH 1" EPS INSULATION	1"
EIFS SYSTEM WITH 2" EPS INSULATION	2"
EIFS SYSTEM WITH 4" EPS INSULATION	4"
EIFS SYSTEM WITH 6" EPS INSULATION	6"
EIFS SYSTEM WITH 8" EPS INSULATION	8"
EIFS SYSTEM WITH 10" EPS INSULATION	10"
EIFS SYSTEM WITH 12" EPS INSULATION	12"
EIFS SYSTEM WITH 14" EPS INSULATION	14"
EIFS SYSTEM WITH 16" EPS INSULATION	16"
EIFS SYSTEM WITH 18" EPS INSULATION	18"
EIFS SYSTEM WITH 20" EPS INSULATION	20"
EIFS SYSTEM WITH 22" EPS INSULATION	22"
EIFS SYSTEM WITH 24" EPS INSULATION	24"
EIFS SYSTEM WITH 26" EPS INSULATION	26"
EIFS SYSTEM WITH 28" EPS INSULATION	28"
EIFS SYSTEM WITH 30" EPS INSULATION	30"
EIFS SYSTEM WITH 32" EPS INSULATION	32"
EIFS SYSTEM WITH 34" EPS INSULATION	34"
EIFS SYSTEM WITH 36" EPS INSULATION	36"
EIFS SYSTEM WITH 38" EPS INSULATION	38"
EIFS SYSTEM WITH 40" EPS INSULATION	40"
EIFS SYSTEM WITH 42" EPS INSULATION	42"
EIFS SYSTEM WITH 44" EPS INSULATION	44"
EIFS SYSTEM WITH 46" EPS INSULATION	46"
EIFS SYSTEM WITH 48" EPS INSULATION	48"
EIFS SYSTEM WITH 50" EPS INSULATION	50"
EIFS SYSTEM WITH 52" EPS INSULATION	52"
EIFS SYSTEM WITH 54" EPS INSULATION	54"
EIFS SYSTEM WITH 56" EPS INSULATION	56"
EIFS SYSTEM WITH 58" EPS INSULATION	58"
EIFS SYSTEM WITH 60" EPS INSULATION	60"
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EIFS SYSTEM WITH 96" EPS INSULATION	96"
EIFS SYSTEM WITH 98" EPS INSULATION	98"
EIFS SYSTEM WITH 100" EPS INSULATION	100"

NOT USED N.T.S. **I**

NOT USED N.T.S. **G**

NOT USED N.T.S. **E**

APPURTENANCES SCHEDULE N.T.S. **D1**

KEY NOTES N.T.S. **C**

EXTENSION FINISH SCHEDULE N.T.S. **H**

GENERAL NOTES N.T.S. **F**

KEY NOTES N.T.S. **C**

EXTENSION FINISH SCHEDULE N.T.S. **H**

GENERAL NOTES N.T.S. **F**

APPURTENANCES SCHEDULE N.T.S. **D1**

KEY NOTES N.T.S. **C**

KEY NOTES N.T.S. **C**

EXTENSION FINISH SCHEDULE N.T.S. **H**

GENERAL NOTES N.T.S. **F**

APPURTENANCES SCHEDULE N.T.S. **D1**

KEY NOTES N.T.S. **C**

Architectural drawing of a building facade showing a central entrance with a ramped roof and a sign area. Annotations include callouts for window types, door types, and material specifications. A key plan at the bottom left shows the building's location relative to other structures on a site.

EXTENSION FINISH SCHEDULE

ITEM	DESCRIPTION	FINISH
1	INTERIOR WALLS	CONCRETE
2	INTERIOR FLOOR	CONCRETE
3	INTERIOR CEILING	CONCRETE
4	INTERIOR PARTITION	CONCRETE
5	INTERIOR DOOR	CONCRETE
6	INTERIOR WINDOW	CONCRETE
7	INTERIOR ROOF	CONCRETE
8	INTERIOR LIGHTING	CONCRETE
9	INTERIOR MECHANICAL	CONCRETE
10	INTERIOR ELECTRICAL	CONCRETE

GENERAL NOTES

1. SEE ARCHITECT'S GENERAL NOTES FOR ALL MATERIALS AND FINISHES.
2. ALL WORK SHALL BE ACCORDING TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) 2012.
3. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE PATTERN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL PLANTS AND TREES.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PAVEMENT AND DRIVEWAY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL UTILITIES.
11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL STRUCTURES.
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19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL STRUCTURES.

APPOINTMENT SCHEDULE

DATE	TIME	DESCRIPTION

KEY NOTES

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EXTERIOR ELEVATIONS

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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL STRUCTURES.

PARKING LOT ELEVATION - (SEE PLAN)

QTY	ITEM DESCRIPTION	PRICE
1	CONCRETE SIGNAGE	1500.00
1	PAINT SIGNAGE	500.00
1	STAINLESS STEEL SIGNAGE	2000.00
1	ALUMINUM SIGNAGE	1000.00
1	GLASS SIGNAGE	3000.00
1	WOOD SIGNAGE	1200.00
1	BRASS SIGNAGE	1800.00
1	STEEL SIGNAGE	1500.00
1	PLASTIC SIGNAGE	800.00
1	OTHER SIGNAGE	1000.00
1	PAINT SIGNAGE	500.00
1	STAINLESS STEEL SIGNAGE	2000.00
1	ALUMINUM SIGNAGE	1000.00
1	GLASS SIGNAGE	3000.00
1	WOOD SIGNAGE	1200.00
1	BRASS SIGNAGE	1800.00
1	STEEL SIGNAGE	1500.00
1	PLASTIC SIGNAGE	800.00
1	OTHER SIGNAGE	1000.00

APPURTENANCES SCHEDULE - A1.1

1. TO BE COORDINATED WITH ARCHITECT'S SCHEDULES AND SPECIFICATIONS FOR MATERIALS AND FINISHES.

2. TO BE COORDINATED WITH ARCHITECT'S SCHEDULES AND SPECIFICATIONS FOR MATERIALS AND FINISHES.

3. TO BE COORDINATED WITH ARCHITECT'S SCHEDULES AND SPECIFICATIONS FOR MATERIALS AND FINISHES.

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18. TO BE COORDINATED WITH ARCHITECT'S SCHEDULES AND SPECIFICATIONS FOR MATERIALS AND FINISHES.

19. TO BE COORDINATED WITH ARCHITECT'S SCHEDULES AND SPECIFICATIONS FOR MATERIALS AND FINISHES.

20. TO BE COORDINATED WITH ARCHITECT'S SCHEDULES AND SPECIFICATIONS FOR MATERIALS AND FINISHES.

NOT USED - SEE I

NOT USED - SEE G

NOT USED - SEE E

NOT USED - SEE D1

NOT USED - SEE B1

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS FOR PUBLIC WORKS.

2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF DENVER.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

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EXTERIOR FINISH SCHEDULE

GENERAL NOTES

NEW NOTES

EXTERIOR FINISH SCHEDULE

GENERAL NOTES

NEW NOTES

EXTERIOR FINISH SCHEDULE

GENERAL NOTES

NEW NOTES

EXTERIOR FINISH SCHEDULE

GENERAL NOTES

NEW NOTES

NEAR ELEVATION - 01/17/17

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. MATERIALS ARE TO BE AS SHOWN ON THE MATERIAL SCHEDULE.
 4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF DENVER BUILDING DEPARTMENT PERMITS AND REGULATIONS.
 5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF DENVER PLANNING DEPARTMENT PERMITS AND REGULATIONS.
 6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF DENVER HEALTH DEPARTMENT PERMITS AND REGULATIONS.
 7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF DENVER FIRE DEPARTMENT PERMITS AND REGULATIONS.
 8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF DENVER POLICE DEPARTMENT PERMITS AND REGULATIONS.
 9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF DENVER PUBLIC WORKS DEPARTMENT PERMITS AND REGULATIONS.
 10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF DENVER UTILITIES DEPARTMENT PERMITS AND REGULATIONS.

NOT USED - 01/17/17

NOT USED - 01/17/17

EXTENSION FINISH SCHEDULE - 01/17/17

NOT USED - 01/17/17

GENERAL NOTES - 01/17/17

KEY NOTES - 01/17/17

APPOINTMENTS SCHEDULE - 01/17/17

KEY NOTES - 01/17/17

APPOINTMENTS SCHEDULE - 01/17/17

KEY NOTES - 01/17/17

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APPOINTMENTS SCHEDULE - 01/17/17

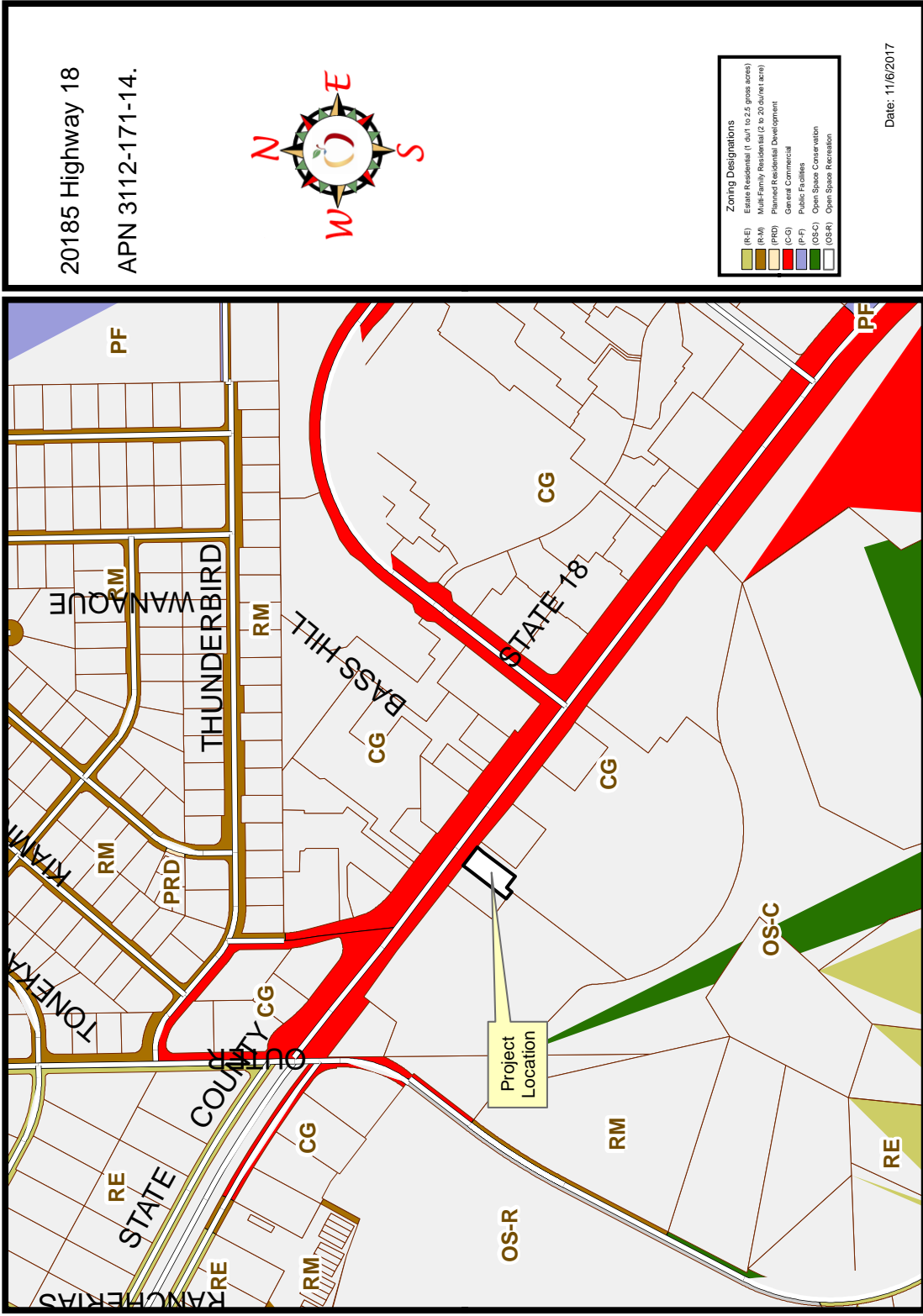
KEY NOTES - 01/17/17

APPOINTMENTS SCHEDULE - 01/17/17

KEY NOTES - 01/17/17

Development Permit No. 2017-009

ZONING/LOCATION MAP





TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

AGENDA DATE: November 15, 2017

CASE NUMBER: Sign Program No. 2016-002

APPLICANT: Sooter Signs representing Apple Valley Dental

PROPOSAL: A request to approve a Sign Program for a multi-tenant office building previously approved under Development Permit No. 2014-005. The Sign Program will determine the design guidelines and locations for all wall and freestanding signs located on the project site.

LOCATION: 17768 Wika Road; APN 0473-441-05

CASE PLANNER: Ms. Pam Cupp, Associate Planner

RECOMMENDATION: Approval

PROJECT AND SITE DESCRIPTION:

A. General Plan Designations

Project Site - General Commercial (C-G)
North - General Commercial (C-G) and Medium Density Residential (R-M)
East - General Commercial (C-G)
South - Medium Density Residential Across Highway 18
West - General Commercial (C-G)

B. Surrounding Zoning and Land Use

Site - General Commercial (C-G), Medical Office Building
North - Residential Multi-Family (R-M), vacant General Commercial (C-G)
Commercial Retail Center
East - General Commercial (C-G), Commercial Retail Center
South - Multi-Family Residential (R-M), apartments
West - General Commercial (C-G), vacant

C. Site Description:

The subject site is 1.23 acres in size and located at the northeast corner of Wika (outer Highway 18 North) and Muni Roads. The site has been developed with a 12,083 square foot, two (2)-story, medical office building.

ANALYSIS

A. Background

On January 21, 2015, the Planning Commission reviewed and approved the subject dental/medical office building under Development Permit No. 2014-005. As a single tenant, Apple Valley Dental received wall sign permits on August 2, 2016. Prior to permitting signage for additional tenants, an approved Sign Program is required.

B. General:

The Code requires the approval of a Sign Program for any business, shopping center or group of businesses with shared sign facilities. The purpose of a Sign Program is to integrate signs with building and landscape design to create a unified architectural statement. Sign Programs are also intended to provide a means of flexible application of sign regulations to encourage maximum creativity in the design and display of signs.

Sign programs that are in strict compliance with Development Code standards are typically reviewed at a staff level. As proposed, this Sign Program proposes a ten (10)-foot tall freestanding sign exceeding the six (6)-foot maximum height permitted by the Development Code.

C. Sign Program Analysis:

Wall Signage

The submitted plans illustrate a total of six (6) wall signs for five (5) separate tenants. The individual suites are accessed from the building's interior. Lacking any "storefront", it is important to identify specific wall locations for each tenant's signage. The sign program illustrates location and maximum size permitted for each wall sign. The sign program indicates that all wall signs shall consist of individual channel letters, reverse illuminated to match the existing wall signage of Apple Valley Dental. Whether single or double lined copy, the maximum height for wall signage is twenty-two (22) inches. Logos shall be permitted subject to the allotted sign area identified within the sign program.

The Sign Program proposes wall signage at a ratio of less than one (1) square foot of signage to one (1) linear foot of building frontage (1:1 ratio). The largest wall sign will be thirty-two (32) square feet within an area consisting of fifty-one (51) feet of wall length. The smallest of the wall signs will be fifteen (15) square feet in size. Two (2) of these signs will be located on a wall face with forty-three (43) feet of wall length. The southeasterly elevation has 103 feet of frontage with a total allotted sign area of sixty-six (66) square feet.

Freestanding Signs

The sign program is proposing a ninety (90) square foot monument sign structure including thirty-six (36) square feet of sign area. The location map indicates that the monument sign will be located near the southwestern corner of the site, which is the northeast corner of Wika and Muni Roads. In accordance with the general design criteria and standards for freestanding signage, any freestanding signage is required to be located near an

entrance to the site or near a street intersection. As proposed, the location of the proposed monument sign is consistent with Code requirements for location.

The sign structure is a total of ninety (90) square feet with thirty-six (36) square feet of sign area. Fifty (50) percent of the sign area, eighteen (18) square feet, will be a digital LED sign with the remaining eighteen (18) square feet dedicated to the center identification portion of the sign. Based upon the 265 feet of property frontage along Wika Road, the maximum sign area for this location is fifty-three (53) square feet. As proposed, the sign area is consistent with the maximum sign area permitted by the Development Code.

The design of the monument sign incorporates stucco supports painted to match the building. The steel sign header will also be painted to match the accents of the office building (Condition P9). As designed, the monument sign is architecturally compatible with the office building.

Based upon the size of the lot, the Code permits a maximum sign height of six (6) feet. The applicant is proposing a maximum height of ten (10) feet. The office building is thirty-three (33) feet tall with a thirty-nine (39)-foot tall tower element. Additionally, the topography at this location is unique with the natural landscape containing significant slopes and nearby road grades vary in elevation.

Sign programs are intended to provide a means of flexible application of sign regulations so as to encourage maximum creativity in the design and display of signs. The structure proposed is ninety (90) square feet which includes thirty-six (36) square feet of actual sign area. The Commission should consider whether the additional height is warranted for this particular sign. Historically, the Planning Commission has denied similar requests for additional sign height. Therefore, staff is recommending Condition of Approval No. P8 requiring that the monument sign not exceed a height of six (6) feet.

- D. Environmental Assessment:
Pursuant to the California Environmental Quality Act (CEQA), Section No. 15311, the proposed request is Exempt from further environmental review.

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 the Facts presented in the staff report supports the approval of Sign Program No. 2016-002.
2. Approve Sign Program No. 2016-002, subject to the Conditions of Approval.

Prepared By:

Pam Cupp
Associate Planner

Reviewed By:

Carol Miller
Assistant Director of Community Development

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Sign Program
3. Zoning Map

TOWN OF APPLE VALLEY

RECOMMENDED CONDITIONS OF APPROVAL

Case No. Sign Program No. 2016-002

Please note: *Many of the suggested Conditions of Approval presented herewith are provided for informational purposes and are otherwise required by the Municipal Code. Failure to provide a Condition of Approval herein that reflects a requirement of the Municipal Code does not relieve or alleviate the applicant and/or property owner from full conformance and adherence to all requirements of the Municipal Code.*

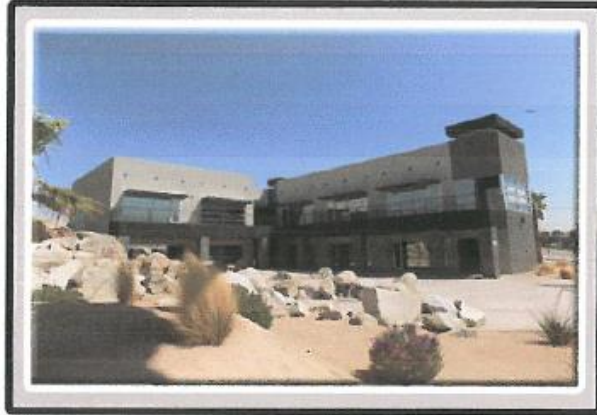
Planning Division Conditions of Approval

- P1. 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.
- P2. The approval of Sign Program No. 2016-002 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.
- P3. The rendering(s) presented to and approved by the Planning Commission at the public hearing shall be the anticipated and expected appearance of the signage upon completion.
- P4. It is the sole responsibility of the applicant on any Permit, or other appropriate discretionary review application for any structure, to submit plans, specifications and/or illustrations with the application that will fully and accurately represent and portray the structures, facilities and appurtenances thereto that are to be installed or erected if approved by the Commission. Any such plans, specifications and/or illustrations that are reviewed and approved by the Planning Commission at an advertised public hearing shall accurately reflect the structures, facilities and appurtenances expected and required to be installed at the approved location without substantive deviations, modifications, alterations, adjustments or revisions of any nature.
- P5. No deviation, modification, alteration, adjustment or revision to or from the appearance, location, fixtures, features or appurtenances thereto of any type or extent shall be approved without said changes being first submitted to the Planning Commission for consideration and approval. Said review shall not rise to the level of a revision to the original Permit or other discretionary review, therefore necessitating a new public hearing, but shall, instead, constitute a clarification of the Planning Commission's original approval.
- P7. The monument sign may not be located within the clear site triangle.

- P8. The maximum height for the monument sign is six (6) feet.
- P9. The colors and textures of the monument sign shall match the office building.
- P10. Building permits shall be obtained prior to any sign installation.
- P11. Prior to issuance of a permit, the sign program shall be revised to include all Conditions of Approval and provided to the Planning Division for its administrative record.

END OF CONDITIONS

Sign Program



Apple Valley Dental
(MUNI/WIKI MEDICAL PROFESSIONAL BUILDING)
17768 WIKA ROAD
APPLE VALLEY CA 92307

PREPARED BY: JAYE SOOTER
SOOTER SIGN CO
LIC#1001645

PROJECT INFORMATION

LOCATION: 17768 WIKA ROAD, APPLE VALLEY CA 92307

DEVELOPMENT PERMIT: #2014-005

APN: 0473-441-05-0-000

ZONE: C-G

TOTAL ROAD FRONTAGE: WIKA RD.= 265' LIN. FEET
MUNI RD.= 300' LIN. FEET

TOTAL BUILDING FRONTAGE: 197' LIN. FEET
(PHASE 1: 114' PHASE 2: 83')

OWNER: SAMUAL I. KIM
12580 BEAR VALLEY ROAD, SUITE #B2-2
APPLE VALLEY CA 92308

PREPARED BY: JAYE SOOTER
SOOTER SIGN CO LIC#1001645
22065 OCOTILLO WAY
APPLE VALLEY CA 92308

SIGN CRITERIA

This sign criteria has been established for the purpose of assuring an outstanding professional center at 17768 Wika Road and for the mutual benefit of all Tenants. Compliance will be strictly enforced; and any non-compliant or unapproved signs will be brought into compliance at the expense of the Tenant. This sign criteria has been established to provide precise identity and information for the Tenants while avoiding visual competition with the building design or site landscaping.

A. GENERAL REQUIREMENTS

1. Each Tenant shall submit to the Landlord, for written approval, (2) full color copies of detailed shop drawings indicating the location, size, layout, design, color, illumination, materials, and method of attachment. Tenant shall also submit (3) full color copies of detailed shop drawings indicating the location, size, layout, design, color, illumination, materials, and method of attachment to the Town of Apple Valley. Approvals from both the Landlord and the Town of Apple Valley must be obtained prior to fabrication and installation of any signage.
2. All proposed signage shall be reviewed by the Landlord for compliance with the sign criteria. Approval or disapproval of sign submittals shall remain the sole and absolute right of the Landlord.
3. All permits and fees for signage and their installation will be the responsibility of the Tenant and shall be obtained by the Tenant or their representative.
4. All signage shall be constructed at the Tenant's expense.
5. Tenant shall be responsible for the installation and maintenance of his/her sign. Should Tenant's sign require maintenance or repair the Landlord shall give Tenant (10) day's written notice to complete the maintenance or repair at Tenant's expense. Should Tenant fail to complete repair/maintenance, Landlord shall undertake repairs and Tenant shall reimburse Landlord within (10) days from receipt of invoice.
6. Tenant shall provide primary electrical service at the location of proposed allowable signage area(s) at their expense.

B. GENERAL SPECIFICATIONS

1. Tenant signage shall be individual channel letters, reverse illuminated (Halo effect) with UL compliant electrical components. All wall signage is to match the existing wall signage of Apple Valley Dental. If a raceway is needed, it should be painted to match the building. All signage artwork and design shall be approved by the landlord and the Town of Apple Valley prior to any fabrication or installation.
(Please refer to Apple Valley Dental wall sign page for more detailed information.)
2. Tenants who do not have a Nationally or Regionally established letter font shall use the Poor Richard font for building and monument signage.
3. No audible, flashing, or animated signs will be permitted.
4. Tenant entry doors may have white vinyl graphics, not to exceed 24" x 12" area. This shall include the tenants name and hours of operation if applicable.
5. No script or other style of letter than that detailed will be permitted unless it is part of an established logo and meets the requirements of the Town of Apple Valley.
6. Tenants wall and entry door signage shall not exceed the square footage allocated within this program. If a tenant has more than one line of copy, the entire design is not to exceed 22" in height.
(Please refer to "south" and "east" wall pages for more detailed information.)
7. Landlord shall have the sole and absolute right to determine which Tenant(s) shall be allowed signage on the monument and building.
8. Monument multi-tenant LED digital board signage, upon Landlord approval, will be on a rotation with all tenants. Monument signage rotation will advertise each tenant for no longer than 5 seconds at a time. Signage displayed on LED reader board shall not remain static and is subject to Landlord approval.

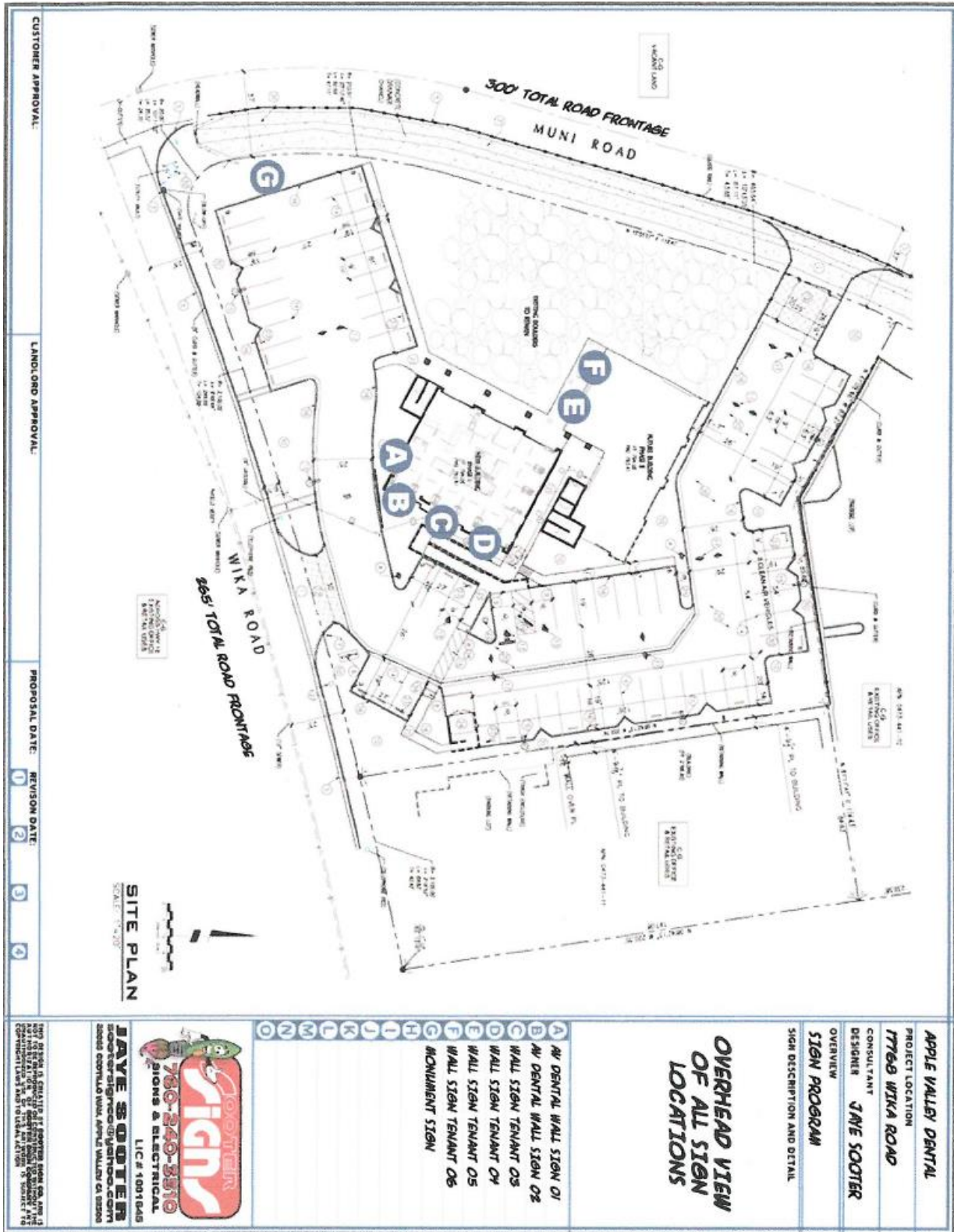
C. CONSTRUCTION REQUIREMENTS

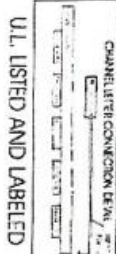
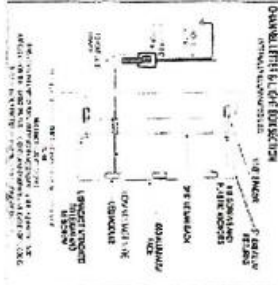
1. All LED internally illuminated reverse channel letters shall be of aluminum construction. Backs are to be Lexan, returns are to be a minimum of .040 aluminum, and faces are to be a minimum of .063 aluminum. Reverse channel letters are to be mounted to building with stand-offs. All reverse channel letters are to be black in color.
2. All channel letter fastening and clips are to be made of galvanized stainless aluminum, brass or bronze metals.
3. All wiring, transformers, and other equipment must be concealed behind the sign fascia.
4. All signs and their installation must comply with all local building and electrical codes and bear a U.L. label if required by the local governing agency. No labels shall be permitted on the exposed surface of signs, but rather placed in an inconspicuous location.
5. LEDs are to be of good quality and illumination and a sufficient number of LED's must be used to provide good quality of illumination at night. Design, layout, and materials for Tenant signage shall comply in all respects with the sign details and drawings included with this criteria.

(Please refer to Apple Valley Dental wall sign page for more detailed information.)

D. INSTALLATIONS

1. All Tenant signage work is not to commence on Tenant's premises until proposed signage has been approved by Landlord and permitted by the Town of Apple Valley.
2. Tenant's sign installer must be a licensed and insured contractor by the State of California. Contractor shall provide proof of Liability Insurance, Worker's Compensations Insurance, and a valid Contractor's License. Contractor shall satisfy all requirements at the town of Apple Valley.
3. Tenant's sign installer shall repair any damage to the building caused by his/her work. All penetrations of the building shall be neatly sealed in a watertight condition and shall be patched to match the adjacent finish. Any damages to the building that are not repaired by the Tenant's sign installer shall be the financial responsibility of the Tenant and shall be corrected within (10) days.



CUSTOMER APPROVAL:	LANDLORD APPROVAL:	PROPOSAL DATE:	REVISION DATE:	
A	B	1	2	3
SOUTH WALL 210"	EAST WALL 144"	22"		
<h1>Apple Valley Dental</h1>				
32 SQ FT				
INTERNALLY ILLUMINATED HALO LIT CHANNEL LETTERS FACE: .063" ALUM BLACK BACKS: 3/16" ACRYLIC LETTERS: 5" DEEP ALUM BLACK ILLUMINATION: WHITE LED INSTALLATION: TYPICAL STAND OFF MOUNT PLASTIC ANCHORS AND SCREWS				
				
				
A	B	C	D	E
AN DENTAL WALL SIGN OR AN DENTAL WALL SIGN OR				
CHANNEL LETTER DETAIL FOR ALL WALL SIGNAGE				
APPLE VALLEY DENTAL PROJECT LOCATION 1766 WIKI ROAD CONSULTANT DESIGNER OVERVIEW SIGN PROGRAM SIGN DESCRIPTION AND DETAIL				
JANE SOOTER 780-240-5510 LIC# 1001648				
JAYE SOOTER 2007 SHERWOOD DRIVE 2008 COTTAGE HILL APPLE VALLEY CA 92308				
THIS SIGN IS SUBJECT TO THE SIGN PROGRAM AND THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.				

CUSTOMER APPROVAL: _____ LANDLORD APPROVAL: _____ PROPOSAL DATE: _____ REVISION DATE: _____ 1 2 3 4	<p>22" TENANT 03 TENANT 04 22"</p> <p>103' TOTAL BUILDING FRONTAGE</p> <p>63' 40'</p> <p>144" 144"</p> 	<p>APPLE VALLEY DENTAL</p> <p>PROJECT LOCATION 17768 WTKA ROAD</p> <p>CONSULTANT JANE SOOTER</p> <p>DESIGNER JANE SOOTER</p> <p>OVERVIEW SIGN PROGRAM</p> <p>SIGN DESCRIPTION AND DETAIL EAST WALL ELEVATIONS BOTH PHASE I PHASE II</p> <p>A B C D E F G H I J K L M N O P Q R</p> <p>AP DENTAL WALL SIGN OR TENANT WALL SIGN OS TENANT WALL SIGN OY</p>
<p>JOEY TELLER signs 780-240-5110 PIONS & ELECTRICAL LIC# 1001849</p> <p>JAYE SOOTER SOOTER DESIGN & ELECTRICAL 2800 SOUTHWEST VALLEY BLVD, SUITE 100 APPLE VALLEY, CA 94523</p> <p><small>THIS SIGNAGE IS QUALIFIED BY SIGNAGE FROM 09-04-14 AND IS NOT BEING PROPOSED FOR REVISION. FOR MORE INFORMATION, CONTACT THE SIGNAGE REVIEW BOARD AT 780-240-5110. SIGNAGE REVIEW BOARD MEETINGS ARE HELD ON THE 1ST AND 3RD MONDAYS OF EACH MONTH AT 11:00 AM. SIGNAGE REVIEW BOARD MEETINGS ARE HELD AT 11:00 AM. SIGNAGE REVIEW BOARD MEETINGS ARE HELD AT 11:00 AM.</small></p>		

<p>CUSTOMER APPROVAL:</p>	<p>LANDLORD APPROVAL:</p>	<p>PROPOSAL DATE: 1</p> <p>REVISION DATE: 2 3 4</p>	<p>-14,515 SQUARE FEET TOTAL ALLOWED FOR TENANT 5 AND TENANT 6</p> <p>-APPLE VALLEY DENTAL HAS DOUBLE OCCUPANCY AND EXISTING SIGNAGE HAS BEEN PERMITTED BY TOWN OF APPLE VALLEY</p>  <p>94' TOTAL BUILDING FRONTAGE</p>	<p>APPLE VALLEY DENTAL PROJECT LOCATION 17769 WIKIKA ROAD CONSULTANT DESIGNER JANE SOOTER OVERVIEW SIGN PROGRAM</p> <p>SIGN DESCRIPTION AND DETAIL</p> <p>SOUTH WALL ELEVATIONS BOTH PHASE I PHASE II</p> <p>A AV DENTAL WALL SIGN 01</p> <p>B</p> <p>C</p> <p>D TENANT WALL SIGN 05</p> <p>E TENANT WALL SIGN 06</p> <p>F</p> <p>G</p> <p>H</p> <p>I</p> <p>J</p> <p>K</p> <p>L</p> <p>M</p> <p>N</p> <p>O</p>
<p>22" TENANT 5</p>	<p>96"</p>	<p>96"</p>	<p>43'</p>	<p>AV DENTAL WALL SIGN 01</p>
<p>22" TENANT 6</p>	<p>96"</p>	<p>96"</p>	<p>51'</p>	<p>TENANT WALL SIGN 05</p>

<p>AV DENTAL</p> <p>780-249-5510</p> <p>AV DENTAL SIGNS & ELECTRICAL</p> <p>LIC # 1001648</p> <p>JANE SOOTER</p> <p>DESIGNER</p> <p>20000 GEORGETOWN BLVD, APPLE VALLEY, CA 95921</p>	<p>THE DESIGN IS CONTAINED HEREIN FROM 09 JAN 13 AND IS THE PROPERTY OF SIGNAGE WALL SYSTEMS INC. NO PART OF THIS DESIGN OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS, WITHOUT PERMISSION IN WRITING FROM SIGNAGE WALL SYSTEMS INC. ALL RIGHTS RESERVED.</p>
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CUSTOMER APPROVAL: _____ LANDLORD APPROVAL: _____ PROPOSAL DATE: 1 REVISION DATE: 2 3 4	<p style="text-align: center;">STEEL CONSTRUCTED SIGN HEADER</p> <p style="text-align: center;">18 SQ. FT. OF SIGNAGE FOR EACH SECTION (TOP OF SIGN AND LED)</p> <p style="text-align: center;">3'-6" LED DIGITAL SIGN (DOUBLE FACED)</p> <p style="text-align: center;">STUCCO AND PAINTED TO MATCH THE BUILDING</p> <p style="text-align: center;">GRADE/GROUND</p> <p style="text-align: center;">TOTAL MONUMENT = 90 SQ FT TOTAL SIGNAGE = 36 SQ FT</p>										
4 3 2 1 MONUMENT SIGN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">APPLE VALLEY DENTAL</td> <td style="width: 70%;">DOUBLE FACED FREESTANDING MONUMENT SIGN</td> </tr> <tr> <td>PROJECT LOCATION 17769 WILKA ROAD</td> <td></td> </tr> <tr> <td>CONSULTANT DESIGNER JANE SOOTER</td> <td></td> </tr> <tr> <td>OVERVIEW SIGN PROGRAM</td> <td></td> </tr> <tr> <td>SIGN DESCRIPTION AND DETAIL</td> <td></td> </tr> </table>	APPLE VALLEY DENTAL	DOUBLE FACED FREESTANDING MONUMENT SIGN	PROJECT LOCATION 17769 WILKA ROAD		CONSULTANT DESIGNER JANE SOOTER		OVERVIEW SIGN PROGRAM		SIGN DESCRIPTION AND DETAIL	
APPLE VALLEY DENTAL	DOUBLE FACED FREESTANDING MONUMENT SIGN										
PROJECT LOCATION 17769 WILKA ROAD											
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OVERVIEW SIGN PROGRAM											
SIGN DESCRIPTION AND DETAIL											
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ZONING/LOCATION MAP

Sign Program No. 2016-002

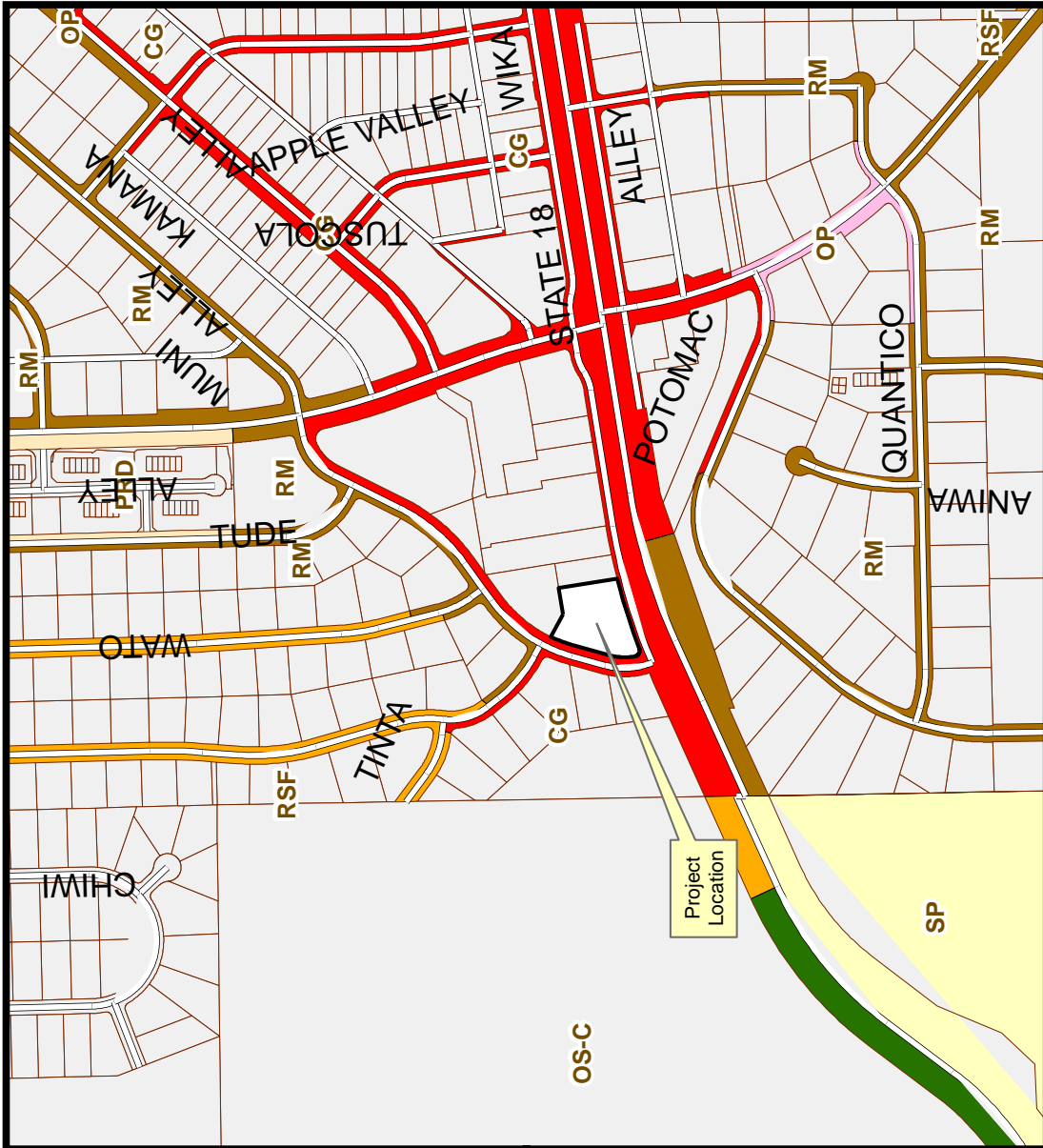
17768 Wika Road
 APN 0473-441-05



Legend

(R-SF)	Single Family Residential (1 to 0.4 to 0.9 net acre)
(R-M)	Multi-Family Residential (2 to 20 units/net acre)
(PRD)	Planned Residential Development
(C-S)	General Commercial
(C-P)	Office Professional
(OS-C)	Open Space Conservation
(SP)	Specific Plan

Date: 10/31/2017





Get a Slice of the Apple.

TOWN OF APPLE VALLEY PLANNING COMMISSION

Staff Report

- AGENDA DATE:** November 15, 2017
- CASE NUMBER:** Development Permit No. 2017-008 and Special Use Permit No. 2017-005
- APPLICANT:** Tom Steeno representing Mark Maida
- PROPOSAL:** A request to approve a Development Permit and Special Use Permit to allow the construction of gasoline station with a 4,000 square-foot convenience store.
- LOCATION:** Northwest corner of Apple Valley Road and Yucca Loma Road (APNs 0444-216-01, -13, -14).
- ENVIRONMENTAL DETERMINATION:** Pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15332, Class 32, the proposed request is Exempt from further environmental review.
- CASE PLANNER:** Carol Miller, Assistant Community Development Director
- RECOMMENDATION:** Approval

PROJECT SITE AND DESCRIPTION

- A. Project Size
The project site consists of three (3) lots totaling 1.17 acres.
- B. General Plan Designations
- | | | |
|-------|---|----------------------------------|
| Site | - | General Commercial (C-G) |
| North | - | General Commercial (C-G) |
| South | - | General Commercial (C-G) |
| East | - | General Commercial (C-G) |
| West | - | Single Family Residential (R-SF) |
- C. Surrounding Zoning and Land Use
- | | | |
|-------|---|---|
| Site | - | General Commercial (C-G), Vacant |
| North | - | General Commercial (C-G), Single family residence |
| South | - | General Commercial (C-G), Commercial center |

- East - General Commercial (C-G), Vacant
- West - Residential Equestrian (R-EQ), Single family residences

D. Site Characteristics

The project site is currently vacant with no sloping topography. The parcels are void of any native vegetation.

E. Building/Unit Analysis:

The proposed convenience store is 4,000 square feet in size. The pump island canopy is 4,700 square feet in size.

- | | | |
|----------------------------|--|-----------|
| F. <u>Building Height:</u> | Permitted Maximum Adjacent to Residential: | 25 feet |
| | Proposed Maximum Adjacent to Residential: | 19.5 feet |

- | | | |
|--------------------------------------|----------|----------|
| G. <u>Building Setback Analysis:</u> | Required | Proposed |
| Apple Valley Rd | 45 ft. | 156 ft. |
| Yucca Loma Rd | 45 ft. | 80 ft. |
| Wawona Rd | 25 ft. | 25 ft. |
| Side | 25 ft. | 25 ft. |

- | | | |
|------------------------------------|----------|----------|
| H. <u>Canopy Setback Analysis:</u> | Required | Proposed |
| Apple Valley Rd | 10 ft. | 40.5 ft. |
| Yucca Loma Rd | 10 ft. | 52 ft. |
| Wawona Rd | 10 ft. | 137 ft. |
| Side | 10 ft. | 50 ft. |

- | | | |
|------------------------|-----------|------|
| I. <u>Landscaping:</u> | Required: | 10 % |
| | Proposed: | 28 % |

- | | | | |
|-----------------------------|-----------|--------|----|
| J. <u>Parking Analysis:</u> | Required: | Spaces | 16 |
| | Proposed: | Spaces | 23 |

ANALYSIS

A. General:

The applicant is requesting approval of a Development Permit to construct a 4,000 square-foot convenience store. Pursuant to the Development Code, a Development Permit is required for all new commercial construction to allow the Planning Commission and/or staff, together with the public, the opportunity to review the site planning and architectural/aesthetics of the proposal. The applicant is also requesting approval of a Special Use Permit to allow the construction of gasoline pump islands with canopy. Following the distribution/ mailing of the Notice of Pending Land Use Decision to property owners within 300', staff received two (2) letters (attached). Therefore, pursuant to Development Code Section 9.16.070, the applications are being forwarded to the Planning Commission for consideration.

Following the noticing to the property owners within 300 feet, staff received two comment letters. The Town understands the concerns about traffic and the potential impacts of the proposed use on the surrounding neighborhood and has been working to address these and others during the development review process. In recognition of this, the Development Code already has in place requirements that commercial development must adhere to when

adjacent to residential. For example, pursuant to the Development Code a six (6)-foot high masonry wall along the northerly property boundary is required which serves to reduce noise generated by on-site activities and increase security and separation between adjacent residential properties. Further, the Development Code requires greater building setbacks and limitations on building height. Beyond the Code requirements, staff is recommending that no signage be allowed on the west and north sides of the building, limiting the light standard height to fifteen (15) feet and limitations on canopy lighting. The conditions of approval have been included which would ensure that the safety and general welfare of the surrounding area would be maintained.

The proposed convenience store and gas station hours of operation will be from 4:00 am to midnight, 7 days per week.

B. Site Analysis:

The site plan shows the six gas pumps grouped under a 4,700 square-foot canopy on the southeasterly side of the site, with the convenience store on the west. The trash enclosure and 200-gallon propane tank are located on the north side of the site. Parking for the store is along its east and south sides. As designed, the project meets all Code requirements for a service station.

The site plan indicates the driveways on Apple Valley and Yucca Loma Roads to be forty (40) and thirty-four (34) feet in width. Pursuant to the Development Code for service stations, the maximum driveway width is thirty-two (32) feet in width.

Pursuant to Development Code Section 9.36.190 driveways should not be located closer than 150 feet from the intersection of major roads subject to Town Engineer approval. As designed, the driveway located on Yucca Loma Road is approximately 100 feet from the Apple Valley Road intersection. In recognition that if the driveway on Yucca Loma Road were to be eliminated, the driveway on Wawona Road becomes essential. Therefore, the Engineering Division can support a driveway being located on Yucca Loma Road if it encourages the elimination of the Wawona Road driveway.

C. Architecture Analysis:

The architecture reflects a Santa Fe/Pueblo style architectural style with flat roof behind varying parapet walls, stacked stone and "vigas". The covered overhangs include tile roof, wood beam rafters and posts. The height of the building is just over nineteen (19) feet with the south tower element having a maximum height of 23'-6". The color scheme is consistent with the Santa Fe style.

Pursuant to the Development Code the pump island canopy is required to be designed for architectural compatibility with the building. To address this requirement, the canopy has been designed with decorative beams and stacked stone veneer to match the buildings architecture. Staff believes these design features are over shadowed by the design of the canopy fascia and, therefore; is recommending the canopy be revised to incorporate a similar roof style, thus minimizing the height of the fascia.

To reduce any potential visual impact of the canopy structure and corresponding lighting on the adjacent residences, staff is recommending the maximum height of the canopy be limited to sixteen (16' 0") feet clearance. Canopy fascia shall be non-illuminated and shall match the color and texture of the primary building. Canopy lighting shall also be recessed so that the luminaires do not extend below the surface of the underside of the canopy.

D. Environmental Assessment:

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Sections 15303 and 15305, the proposed Variance and Development Permit are Categorically Exempt from further environmental review per Sections 15303 and 15305, Minor Alteration in Land Use Limitations.

E. Noticing:

This item was advertised as a public hearing in the Apple Valley News newspaper on November 3, 2017.

F. Development Permit Findings:

As required under Section 9.16.090 of the Development Code, prior to approval of a Development Permit, the Planning Commission must make positive findings to approve this proposal. These Findings, as well as a comment to address each, are presented below.

1. That the location, size, design, density and intensity of the proposed development 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: As discussed above, the proposed project is consistent with the provisions of the Zoning Ordinance in that the project frontages are consistent with required setbacks, maximum allowed height, landscaping and parking requirements.

2. That the location, size and design of the proposed structures and improvements are compatible with the site's natural landforms, surrounding sites, structures and streetscapes;

Comment: The site planning and proposed grading of the gasoline station with convenience store has responded well to the site's natural topography and has been designed to reflect the Town's desert environment and will aesthetically blend with the vicinity in which it will be located.

3. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of development between adjacent land uses;

Comment: The architecture and scale of the proposed building and canopy façade would be compatible with the surrounding commercial development and developed with sensitivity to the adjacent residential. The decorative stone veneer will be utilized around the proposed building and fuel dispenser canopy pillars.

4. That the building, site and architectural design are accomplished in an energy efficient manner;

Comment: The proposed gasoline station with convenience store will be constructed in accordance with the Uniform Building Code and will be oriented in a manner that will optimize efficient energy

resources. The project must also comply with requirements from the Building and Safety Division as well as UBC Title 24 requirements.

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

Comment: The architecture and scale of the proposed building and canopy façade would be compatible with the surrounding commercial development and developed with sensitivity to the adjacent residential. The decorative stone veneer will be utilized around the proposed building and fuel dispenser canopy pillars.

6. 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 building and site are oriented toward Apple Valley Road, minimizing its commercial presence toward the single-family residences across Wawona Road. The maximum height of the building is 19.5 feet, which is moderately taller than the surrounding single-family residences; however, convenience store is located away from the residential properties, thus reducing the perceived height and massing. The architectural elevation of the rear of the building facing Wawona Road provides features which are compatible with the surrounding neighborhood aesthetic.

7. That the amount, location, and design of open space and landscaping conforms to the requirements of this Code, enhances the visual appeal and is compatible with the design and function of the structure(s), site and surrounding area;

Comment: The preliminary landscape plan illustrates drought tolerant plant materials compatible with the desert environment. Twenty-eight (28) percent of the lot area will be landscaped, which exceeds the ten (10) percent required by the Development Code.

8. 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 design, materials and details of the finished structure will blend well with existing development in the area with the use of complementary colors and design features.

9. That excessive and unsightly grading of hillsides does not occur, and the character of natural landforms and existing vegetation are preserved where feasible and as required by this Code;

Comment: The site is not located on a hillside nor are there any natural landforms or vegetation on the property. All areas not covered in building or parking will be landscaped in accordance with the Town's water conservation and landscaping regulations.

10. That historically significant structures and sites are protected as much as possible in a manner consistent with their historic values;

Comment: The site is vacant and with no known historical structures on site or in the vicinity.
11. That there are public facilities, services and utilities available at the appropriate levels, or that these shall be installed at the appropriate time, to serve the project as they are needed;

Comment: There are existing improvements available to serve the site.
12. That access to the site and circulation on and off-site is safe and convenient for pedestrians, bicyclists, equestrians and motorists;

Comment: The proposed gasoline station with convenience store will be located on a commercial site that fronts improved roadways. The project would serve the traveling public as it would provide an opportunity for customers to purchase fuel and limited grocery-related items in one stop. The store would also be located within walking distance from the nearby residential neighborhoods along Apple Valley, Yucca Loma and Wawona Roads, thus giving those residents a walkable option for making quick purchases of food and grocery items and increase pedestrian activity in the area.
13. That the proposed development's generation of traffic will not adversely impact the capacity and physical character of surrounding streets;

Comment: The proposed gasoline station with convenience store will be located on a commercial site that fronts two major roadways, which are improved roadways designed to accommodate commercial traffic. Therefore, the proposal will not adversely impact the capacity and physical character of surrounding streets.
14. That traffic improvements and or mitigation measures are provided in a manner adequate to maintain a Level of Service C or better on arterial roads and are consistent with the Circulation Element of the Town General Plan;

Comment: Traffic generated by the proposed gasoline station with a 4,000 square-foot convenience store will not adversely impact the surrounding area. The proposed development will be located along improved roadways that can accommodate traffic generated from the project site.
15. That environmentally unique and fragile areas such as the knolls, areas of dense Joshua trees, and the Mojave River area shall remain adequately protected;

Comment: The site contains minimal to no vegetation and is outside of any known environmentally unique or fragile areas. The site is void of any protected plants.

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

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

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

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), 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.

18. That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained, will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity, nor be contrary to the adopted General Plan; and

Comment: As discussed above, the proposed use is located in an area with a mix of commercial and residential uses. Due to the variety of current uses in the area, the proposed gas station convenience store would add to the range of commercial uses anticipated at this major intersection. Noise generated from a future commercial use was anticipated at this corner location.

19. That the proposed development will comply with each of the applicable provisions of this Code and applicable Town policies, except approved variances.

Comment: As designed, the project meets all Code requirements for a service station.

G. Special Use Permit Findings:

Before approving a Special Use Permit, the Commission when appropriate, shall find that the circumstances prescribed below do apply:

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 project site is of adequate size and shape to meet the parking requirements, provide significant landscaping to the site, including fully landscaped setback areas. The proposed gasoline station with convenience store is consistent with the General Commercial (C-G) Land Use and zoning designation.

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 building and site are oriented toward Apple Valley Road, minimizing its commercial presence toward the single-family residences across Wawona Road. The maximum height of the building is 19.5 feet, which is moderately taller than the surrounding single-family residences. The rear architectural elevation of the building facing Wawona Road provides features which are compatible with the surrounding neighborhood aesthetic. Therefore, the architecture and scale of the proposed building and canopy façade would be compatible with the surrounding commercial development and developed with sensitivity to the adjacent residential.

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

Comment: The building and site are oriented toward Apple Valley Road, minimizing its commercial presence toward the single-family residences across Wawona Road. The maximum height of the building is 19.5 feet, which is moderately taller than the surrounding single-family residences. The rear architectural elevation of the building facing Wawona Road provides features which are compatible with the surrounding neighborhood aesthetic. Therefore, the architecture and scale of the proposed building and canopy façade would be compatible with the surrounding commercial development and developed with sensitivity to the adjacent residential.

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: There are existing improvements available to serve the site.

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

Comment: The building and site are oriented toward Apple Valley Road, minimizing its commercial presence toward the single-family residences across Wawona Road. The maximum height of the building is 19.5 feet, which is moderately taller than the surrounding single-family residences. The rear architectural elevation of the building facing Wawona Road provides features which are compatible with the surrounding neighborhood aesthetic. Therefore, the architecture and scale of the proposed building and canopy façade would be compatible with the surrounding commercial development and developed with sensitivity to the adjacent residential.

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

Comment: The proposed gasoline station with convenience store will be located on a commercial site that fronts two major roadways, which are improved roadways designed to accommodate commercial traffic. Therefore, the proposal will not adversely impact the capacity and physical character of surrounding streets.

7. The 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: See Development Permit Finding #14 related to service levels.

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

Comment: See Development Permit Finding #16 related to natural resource and environmental quality.

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

Comment: See Development Permit Finding #17 related to potential impacts.

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 operated or 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 building and site are oriented toward Apple Valley Road, minimizing its commercial presence toward the single-family residences across Wawona Road. The maximum height of the building is 19.5 feet, which is moderately taller than the surrounding single-family residences. The rear architectural elevation of the building facing Wawona Road provides features which are compatible with the surrounding neighborhood aesthetic. Therefore, the architecture and scale of the proposed building and canopy façade would be compatible with the surrounding commercial development and developed with sensitivity to the adjacent residential.

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

Comment: See Development Permit Finding #17 related to Code compliance.

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

Comment: See Development Permit Finding #5 related to design and compatibility.

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:
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: See Development Permit Finding #8 related to quality in architectural design.
15. That access to the site and circulation on- and off-site is safe and convenient for pedestrians, bicyclists, equestrians and motorists.
Comment: See Development Permit Finding #12 related to access and 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 15270 (b), the proposed request is Exempt from further environmental review.
2. Find the facts presented in the staff report do support the required Findings for Approval for Development Permit No. 2017-008 and Special Use Permit No. 2017-005.
3. Adopt the Findings as provided in the staff report and approve Development Permit No. 2017-008 and Special Use Permit No. 2017-005.
4. Direct staff to file the Notice of Exemption.

Prepared By:

Carol Miller
Assistant Community Development Director

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Site Plan
3. Floor Plan
4. Building Elevations
5. Comment Letters
6. Zoning Map

Town of Apple Valley

Recommended Conditions of Approval

Development Permit No. 2017-008 and Special Use Permit No. 2017-005

Please note: *Many of the suggested Conditions of Approval presented herewith are provided for informational purposes and are otherwise required by the Municipal Code. Failure to provide a Condition of Approval herein that reflects a requirement of the Municipal Code does not relieve or alleviate the applicant and/or property owner from full conformance and adherence to all requirements of the Municipal Code.*

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 two (2) years from the date of action 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 approval 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 shall 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 approval of Development Permit No. 2017-008 and Special Use Permit No. 2017-005 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.
- P4. Prior to issuance of a building permit, the following agencies shall provide written verification to the Planning Division that all pertinent conditions of approval and applicable regulations have been met:
- Apple Valley Fire Protection District
Liberty Utility
Apple Valley Public Works Division
Apple Valley Engineering Division
Apple Valley Planning Division
- P5. The site plan and rendering presented to and approved with Conditions by the Planning Commission at the public hearing shall be the anticipated and expected appearance of the structure upon completion.
- P6. The Community Development Director or his/her designee, shall have the authority for minor architectural changes focusing around items such as window treatments, color

- combinations, façade treatments and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Development Permit.
- P7. The filing of a Notice of Exemption requires the County Clerk to collect a fee of \$50.00. The fee must be paid in a timely manner in accordance with Town procedures. The check shall be made payable to the Clerk of the Board of Supervisors.
- P8. No deviation, modification, alteration, adjustment or revision to or from the appearance, location, fixtures, features or appurtenances thereto of any type or extent shall be approved without said changes being first submitted to the Planning Division for consideration and approval.
- P9. All outdoor mechanical and electrical equipment, whether rooftop, side of structure, or on the ground, shall be screen from view from the public street by architectural elements designed to be an integral part of the building.
- P10. Light standards shall blend architecturally with approved project design.
- P11. All lighting shall be scheduled so light rays emitted by the fixture are projected below the imaginary horizontal plane passing through the lowest point of the fixture and in such a manner that the light is directed away from streets and adjoining properties. Light poles in parking lot shall not exceed sixteen (16) feet in height.
- P12. All front building setbacks and street right-of-way areas located between on-site improvements and the back of existing or future public sidewalks or street curbs, except needed access driveways, shall be fully landscaped.
- P13. All required and installed landscaping shall incorporate and maintain a functioning automatic sprinkler system, and said landscaping shall be maintained in a neat, orderly, disease and weed free manner at all times.
- P14. Landscaping shall be installed with appropriate combinations of drought tolerant trees, shrubs, and ground cover, consistent with Chapter 9.75, *Water Conservation Landscape Regulations*, of this Code.
- P15. Final landscape and irrigation plans shall be submitted prior to the issuance of Building Permits and installed prior to issuance of occupancy permits subject to approval by the Planning Division.
- P16. All front building setbacks and street right-of-way areas located between on-site improvements and the back of existing or future public sidewalks or street curbs shall be fully landscaped.
- P17. All identification signs shall have a separate permit and are subject to final approval by the Town Planning Division.

- P18. Access to roofs shall be from the interior of the building. If roof access is on the exterior of the building, the roof access ladder shall be screened from view from any public street or public parking area and security shall be provided to prevent unauthorized access.
- P19. Parking requirements shall be met and be in compliance with Town standards. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines.
- P20. Required parking spaces shall 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.
- P21. Trash Enclosure shall be in accordance with Town Standards and is recommended to reflect the architectural design (trellis canopy or other similar feature) of approved project subject to the review and approval of the Planning Division.
- P22. A six (6) foot-high block wall shall be constructed along the interior properties, adjacent to residential with a maximum four (4) foot height within the street setbacks.
- P23. All fencing and screening material shall be in conformance with the Development Code subject to approval by the Planning Division.
- P24. The pump island canopy shall be designed for architectural compatibility with the building by incorporating a similar roof style. To reduce any potential visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy shall be sixteen (16' 0") feet clearance. Canopy fascia shall be non-illuminated and shall match the color and texture of the primary building. Canopy lighting shall be recessed so that the luminaire do not extend below the surface of the underside of the canopy.
- P25. Exterior lighting plans, including a photometric site plan shall be included within the building plans that demonstrates all lighting is contained within the site. If lights are proposed to be mounted on the building exterior, down-lights or fully shielded lights shall be used.
- P26. The maximum light standard height allowed is fifteen (15) feet. All glare shall be directed onto the site and away from adjacent properties. Additionally, said parking lot lighting shall conform to all requirements of the Municipal Code and to the requirements of the uniform Building Code.
- P27. A lot merger shall be approved and recorded with proof of recordation submitted to the Planning Division prior to the issuance of Building Permits.
- P28. A low wall, berm or landscaping, thirty-six to forty-two (36 to 42) inches in height, shall be installed to screen automobile headlights from the public right-of-way.
- P29. One driveway per street frontage with a maximum driveway width of thirty-two feet is allowed.
- P30. To maintain the residential appearance as seen from Wawona Road, no signage shall be allowed on the west side of the building.

- P31. Propane tank shall be limited to 200 gallon maximum.
- P32. The LPG tank and associated equipment shall be painted to complement the structure, subject to the review and approval of the Planning Division.
- P33. The LPG tank and/or any associated equipment shall not contain any non-regulatory, commercial or non-commercial signage.

Engineering Division Conditions of Approval

- EC1. Prior to issuance of a grading permit, a final drainage plan with street layouts shall be submitted for review and approval by the Town Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider reducing the post-development site-developed flow to 90 percent of the pre-development flow for a 100 year design storm.
- EC2. The developer shall pay a \$23,175 right of way fee, pursuant to the Town's Arterial Street System Development Fee Ordinance. (Municipal Code Section 3.28.050)
- EC3. The developer shall pay a \$166,483.70 frontage foot fee, for the newly constructed infrastructure along Yucca Loma Road and Apple Valley Road, pursuant to the Town's Arterial Street System Development Fee Ordinance. (Municipal Code Section 3.28.050)
- EC4. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC5. Utility lines shall be placed underground in accordance with the requirements of the Town. (Municipal Code Section 14.28)
- EC6. Traffic impact fees adopted by the Town shall be paid by the developer.
- EC7. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.
- EC8. A Storm Water Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination System (NPDES) shall be required.
- EC9. The developer shall pay 50% of the cost for a future raised median on Apple Valley Road, along the property frontage.
- EC10 "Right Turn Only" signs shall be installed at the driveway on Apple Valley Road for vehicles existing the property.

Public Works Department Conditions of Approval

- PW1. Sewage disposal shall be by connection to the Town of Apple Valley sewer system. Financial arrangements, plans and improvement agreements must be approved by the Town of Apple Valley Public Works Department.

- PW2. Sewer connection fees required.
- PW3. Buy-in fees required.
- PW4. Sewer development impact fees required.

Environmental and Transit Services Conditions of Approval

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

Public Resource Code Section 42910-42912

ER2. The developer shall complete and submit a Waste Management Plan (“WMP”), on a WMP form approved by the Town for this purpose as part of the application packet for the building or demolition permit. The completed WMP shall indicate all of the following:

- (1) The estimated volume or weight of project C&D debris to be generated;
- (2) The estimated volume or weight of such materials that can feasibly be diverted via reuse or recycling;
- (3) The vendor or facility that the Developer proposes to use to collect or receive that material; and
- (4) The estimated volume or weight of C&D materials that will be landfilled.

Town of Apple Valley Municipal Code Section 8.19.020(a)

ER3. Compliance with Condition of Approval No. ER2 shall be met by any of the following:

- (1) Contract for hauling services with Town’s franchise hauler, with all Project debris delivered to San Bernardino County self-haul landfill diversion program, provided the diversion program is currently operating; and provide acceptable proof of recycling to the Town in the form of receipts and/or weigh tickets, in conformance with the WMP
- (2) Self-haul all Project debris to San Bernardino County self-haul landfill diversion program, provided the diversion program is currently operating; and provide acceptable proof of recycling to the Town in the form of receipts and/or weigh tickets, in conformance with the WMP
- (3) Self-haul all Project debris to a construction materials recycling facility, and provide acceptable proof of recycling to the Town in the form of receipts and/or weigh tickets, in conformance with the WMP
- (4) Contract with a construction site cleanup company to recycle at least 50% of the Project construction debris, and provide acceptable proof of recycling to the Town in the form of receipts and/or weigh tickets, in conformance with the WMP.

Town of Apple Valley Municipal Code Section 8.19.030

ER4. Prior to issuance of Certificate of Occupancy, the developer shall submit to the WMP Compliance Official documentation proving that it has met the Diversion Requirement for the Project. The Diversion Requirement shall be that the developer has diverted at least fifty percent (50%) of the total C&D debris generated by the Project via reuse or recycling. This documentation shall include all of the following:

- (1) Receipts from the vendor or facility that collected or received each material showing the actual weight or volume of that material;
- (2) A copy of the previously submitted WMP for the Project adding the actual volume or weight of each material diverted and landfilled;
- (3) Any additional information the Developer believes is relevant to determining its efforts to comply in good faith with this Chapter 8.19.

Town of Apple Valley Municipal Code Section 8.19.050

ER5. The developer shall make reasonable efforts to ensure that all C&D debris diverted or landfilled are measured and recorded using the most accurate method of measurement available. To the extent practical, all C&D debris shall be weighed by measurement on scales. Such scales shall be in compliance with all regulatory requirements for accuracy and maintenance. For C&D debris for which weighing is not practical due to small size or other considerations, a volumetric measurement shall be used. For conversion of volumetric measurements to weight, the developer shall use the Standardized Conversion Rates approved by the Town for this purpose.

Building and Safety Conditions of Approval

- BC1. An engineered grading report including soils report shall be submitted to and approved by the Building Official prior to recordation of the final map or issuance of permits for grading in excess of 1,000 cubic yards.
- BC2. Grading and drainage plans must be submitted to and approved by the Building Official, Planning Department and Town Engineer prior to permit issuance.
- BC3. Submit plans and obtain permits for all structures and retaining walls, signs.
- BC4. A pre-construction permit and inspection are required prior to any land disturbing activity to verify requirements for erosion control, flood hazard, native plant protection and desert tortoise habitat.
- BC5. A Notice of Intent (NOI) and Storm Water Prevention Plan (SWPP) must be submitted to and approved by the Engineering and Building Departments prior to issuance of a grading permit and or any land disturbance.
- BC6. All utilities shall be placed underground in compliance with Town Ordinance No. 89.
- BC7. All cross lot drainage requires easements and may require improvements at the time of development.
- BC8. Comply with the State of California Disability Access requirements.
- BC9. A pre-grading meeting is required prior to beginning any land disturbance. This meeting will include the Building Inspector, General Contractor, Grading Contractor, soils technician and any other parties required to be present during the grading process such as a Biologist and/or Paleontologist.
- BC10. A dust palliative or hydro seed will be required on those portions of the site graded but not constructed upon or landscaped.

- BC11. Page two (2) of the submitted building plans will be the Conditions of Approval.
- BC12. Construction must comply with the California Building Codes and California Green Building Code effective at the time of submittal.
- BC13. Best Management Practices (BMP's) are required for the site during construction.
- BC14. Provide Water Quality Management Plan (WQMP) or Alternative Compliance Plan.

Apple Valley Fire Protection District Conditions of Approval

- FD1. The above referenced project is protected by the Apple Valley Fire Protection District. Prior to construction occurring on any parcel, the owner shall contact the Fire District for verification of current fire protection development requirements.
- FD2. All new construction shall comply with applicable sections of the California Fire Code, California Building Code, and other statutes, ordinances, rules, and regulations regarding fires and fire prevention adopted by the State, County, or Apple Valley Fire Protection District.
- FD3. All combustible vegetation, such as dead shrubbery and dry grasses, shall be removed from each building site a minimum distance of thirty (30) feet from any combustible building material, including the finished structure. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants, which are used as ground cover if they do not form a means of transmitting fire.

California Public Resources Code, Sec. 4291
- FD4. Prior to combustible construction, the development and each phase thereof, shall have two points of paved access for fire and other emergency equipment, and for routes of escape which will safely handle evacuations. Each of these points of access shall provide an independent route into the area in which the development is located.
- FD5. Fire lanes shall be provided with a minimum width of twenty-six (26) feet, maintained, and identified. Twenty-six (26) feet access will start at both points of ingress and continue through the site.
- FD6. A turnaround shall be required at the end of each roadway one hundred fifty (150) feet or more in length and shall be approved by the Fire District. Cul-de-sac length shall not exceed one thousand (1,000) feet.

Turning radius on all roads within the facility shall not be less than twenty-two (22) feet inside and minimum of forty (40) feet outside turning radius with no parking on street, or forty-seven (47) feet with parking. Road grades shall not exceed twelve percent (12%) unless approved by the Chief.

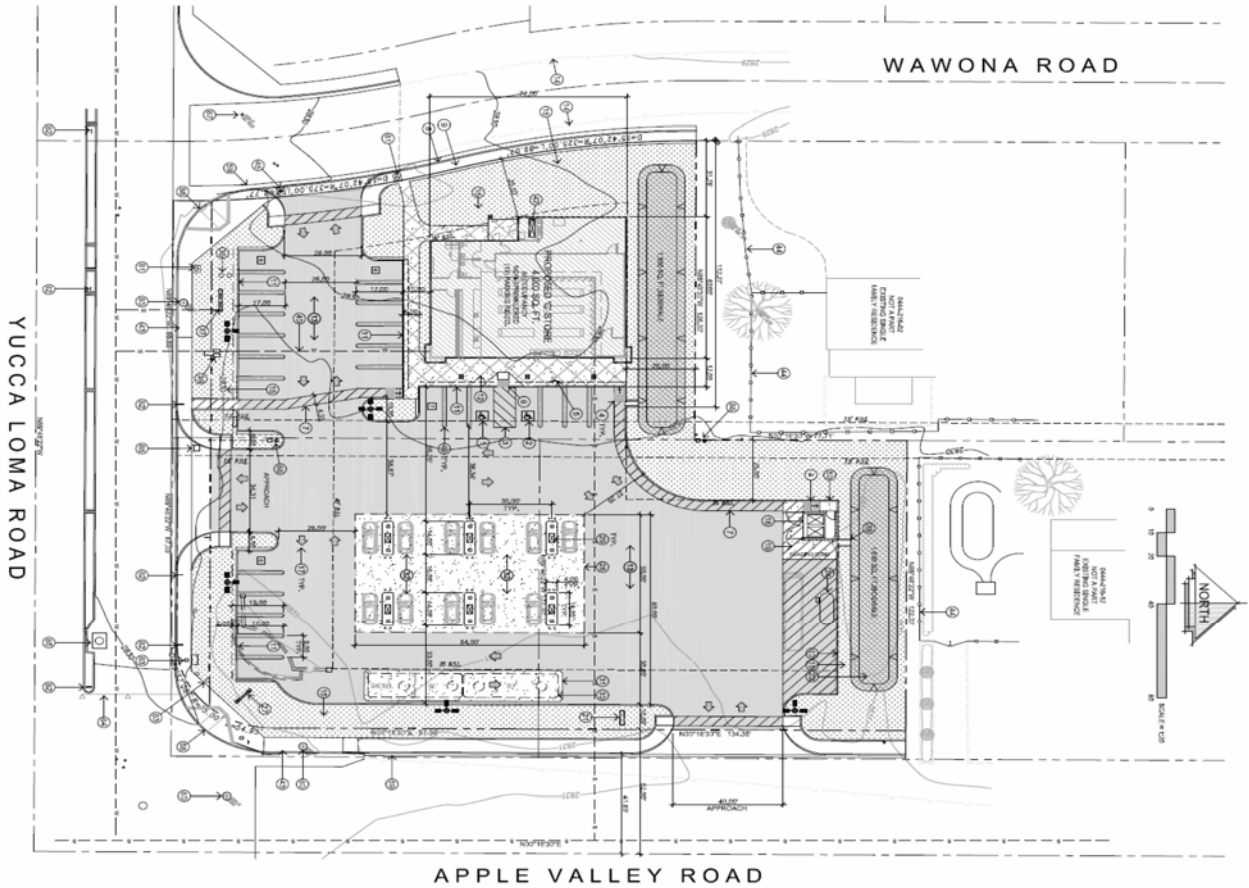
Apple Valley Fire Protection District Ordinance 55
- FD7. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.

Commercial and industrial developments shall have street addresses and location approved by the Fire District. Where the building setback exceeds 200 feet from the roadway, additional non-illuminated contrasting eighteen (18) inch numbers shall be displayed at the property entrance. When these developments have rear doors of each unit, the unit number shall be a minimum of 6 inches and shall contrast with their background.

Apple Valley Fire Protection District, Ordinance 55

- FD8. A letter shall be furnished to the Fire District from the water purveyor stating that the required fire flow for the project can be met prior to the Formal Development Review Committee meeting.
- FD9. Prior to issuance of building permit, the developer shall pay all applicable fees as identified in the Apple Valley Fire Protection District Ordinance.

END OF CONDITIONS



APPLE VALLEY ROAD

KEYED NOTES

1. ALL ACCESSIBLE WALKWAY FINISH
2. AS ACCESSIBLE BY VEHICULAR DRIVEWAY OR DRIVEWAY
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PROJECT DATA

APPLICATION TYPE:	GENERAL COMMERCIAL
ZONE:	GENERAL COMMERCIAL
OCCUPANCY:	M - MERCHANTILE
CONSTRUCTION TYPE:	V - 1
STORIES:	1
FIRE STRIKE RISK:	NO

SCOPE OF WORK

TO COMPLETE AND SUBMIT SITE PLAN AND CONSTRUCTION PERMIT APPLICATION TO THE CITY OF APPLE VALLEY, CALIFORNIA, FOR THE DEVELOPMENT OF THE PROPOSED PROJECT.

SITE DATA

APN:	0444-218-13	SO. FOOTAGE:	62,288.02'
APN:	0444-218-14	WEST LINE AREA:	11,119.54'
APN:	0444-218-14	NORTH LINE AREA:	11,119.54'

PARKING DATA

REQUIRED PARKING PER CITY:	5.0	ST.	1	# SPACES:	50
COMPLIANCE TYPE:	5.0	ST.	1	# SPACES:	50
TOTAL REQUIRED:	50				

BUILDING DATA

BLDG AREA:	5,710	ST.	1	NO. OF FLOORS:	1
MAX. CONC. HEIGHT:	4.00	ST.	4.00	NO. OF FLOORS:	1

SITE NOTES

NO IMPROVEMENTS PLANNED ON SITE. SEE BROWNSVILLE MAP.

SHEET INDEX

#1	PROPOSED IMPROVEMENTS
#2	EXISTING UTILITIES
#3	PROPOSED UTILITIES

PROJECT DATA

PROJECT: COMMERCIAL DEVELOPMENT
MAIDA BROTHERS - APPLE VALLEY

STEENO

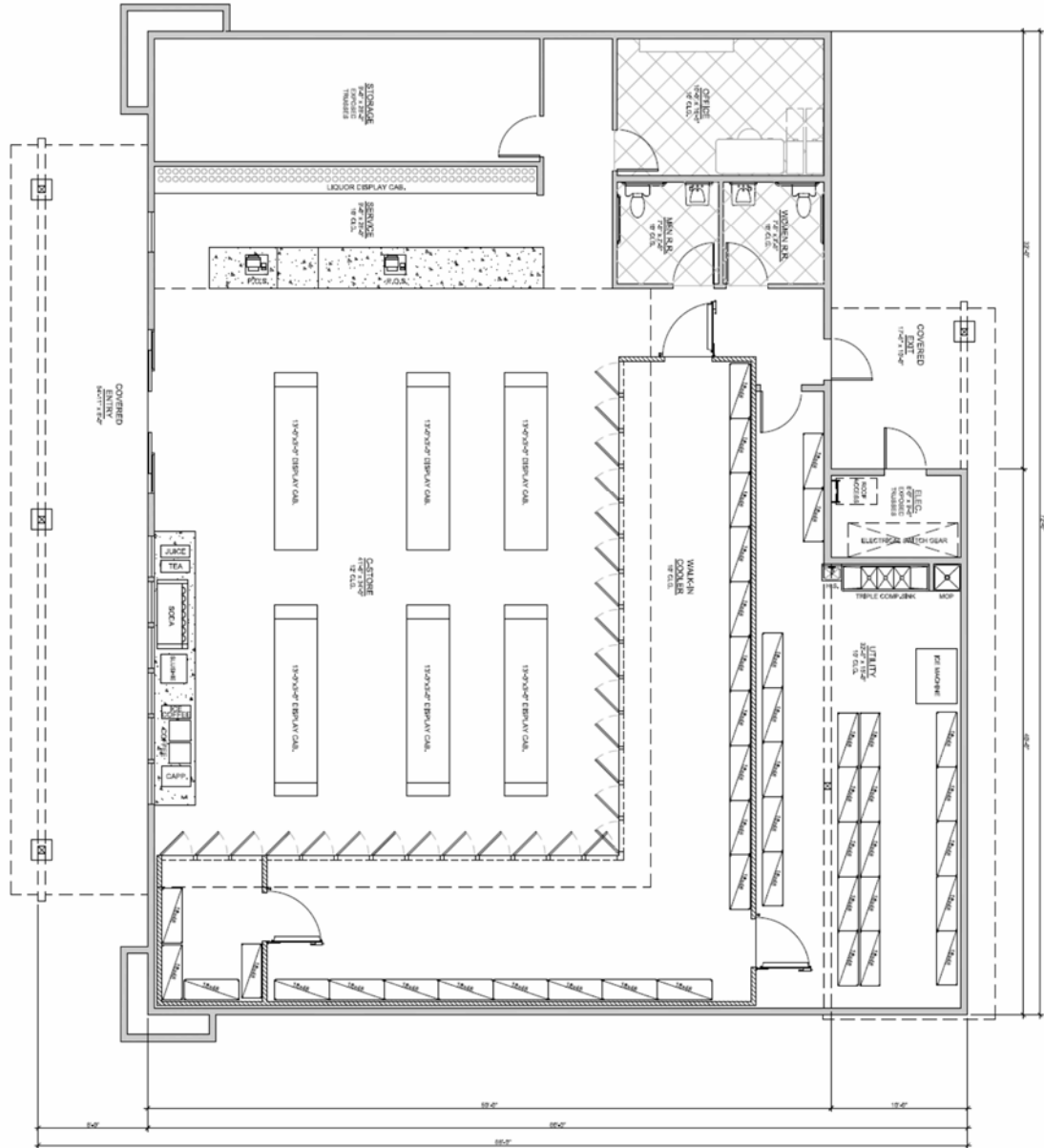
ARCHITECTURE PLANNING
 1000 RIVER STREET
 APPLE VALLEY, CA 95721

DESIGN

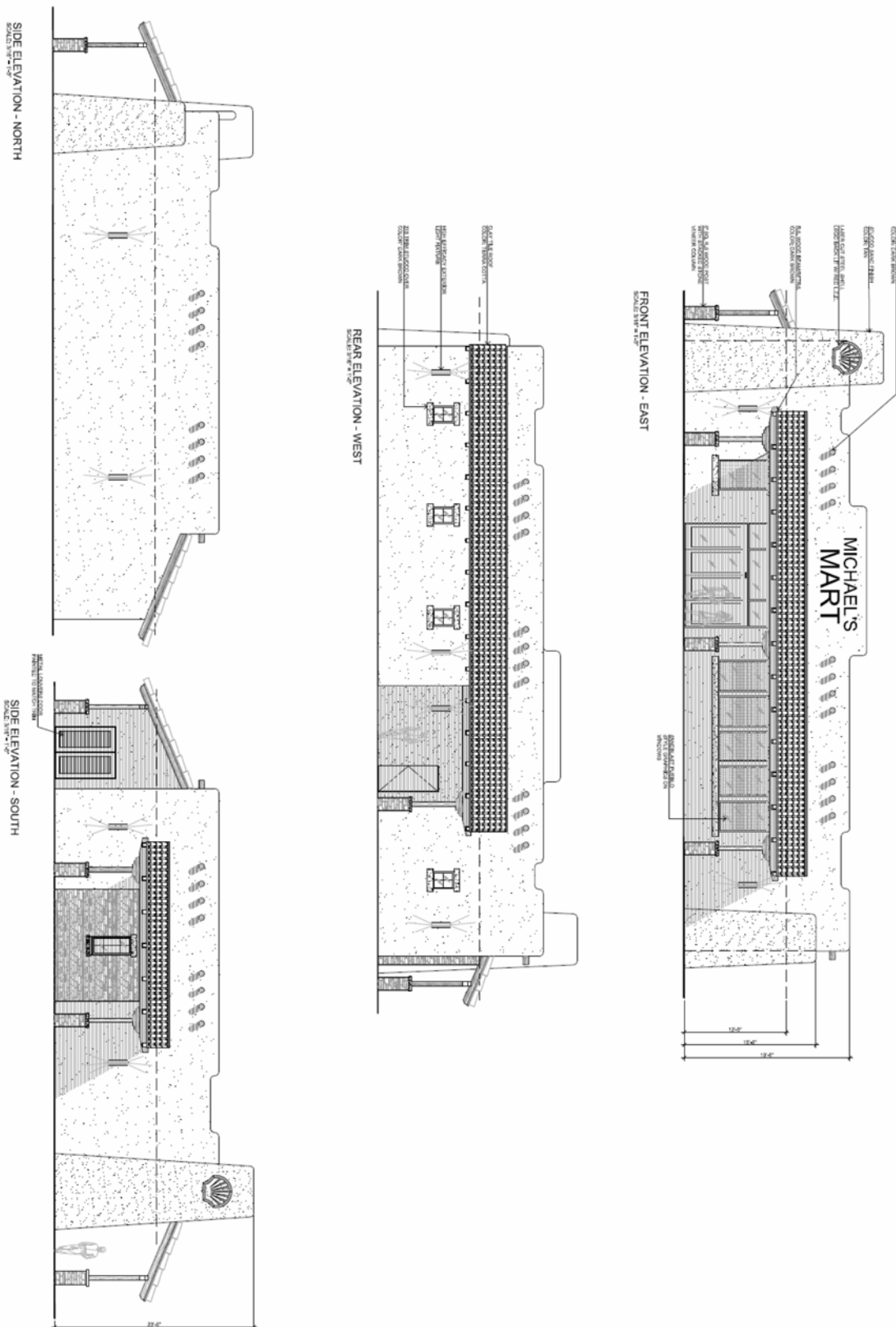
1000 RIVER STREET
 APPLE VALLEY, CA 95721

PROJECT ADDRESS:
 1000 RIVER STREET
 APPLE VALLEY, CA 95721

PROPOSED FLOOR PLAN - 4,000 sq. ft.
 SCALE: 1/8" = 1'-0"



FLOOR PLAN	PROJECT: COMMERCIAL DEVELOPMENT MAIDA BROTHERS - APPLE VALLEY	CONTRACT NO. 17-008 PROJECT NO. 17-008 SHEET NO. 17-008	DATE: AUGUST 2017	STEENO DESIGN STUDIO INC. ARCHITECTURE • DESIGN • PLANNING 11774 HESPERIA ROAD, SUITE 88 HESPERIA, CA 92345 PHONE (760) 244-8014 FAX (760) 244-1948 WWW.STEENODSIGN.COM
	PROJECT ADDRESS: 4274 S. MAINTENANCE RD. APPLE VALLEY, CA 92308			



Carol Miller

From: David T. McLeod <davidtmcleod@yahoo.com>
Sent: Thursday, October 19, 2017 4:47 PM
To: Carol Miller
Subject: Apple valley / Yucca Loma building permit notice

Good afternoon, we recently received a letter showing a permit request to build a gas station on the corner of Yucca Loma and apple valley rd. I live at 13749 Wawona rd which is the house that will be most affected by this development. I have a 3 year old son and 11 month daughter and my major concern is their safety while playing in our backyard. The consistent smell of gasoline fumes and other toxins would undoubtedly have health consequences. Also, we have a wood fence / vinyl fence that creates a barrier around our backyard.. This raises another concern if someone loses control of their vehicle at this proposed gas station and they drive through my fences and kill my children. If you have questions or if you would like to speak me with, please call me at (760) 912-9442.

Again, of behalf of the residents on Wawona road I urge you to reconsider the building of this gas station without first making some MAJOR pedestrian and residential safety requirements with the developer. If a 12-15 block wall was to enclose the gas station and you turned wawona rd into a cul-de-sac at Apple valley rd, that may be an great improvement for the whole community. Keeping my children safe is my number one priority and I believe keeping the residents of apple valley should be your priority as well. Thank you for your time.

-David McLeod

Address:
13749 Wawona rd
Apple valley, ca 92307

Sent from my iPhone 8

Carol Miller

From: Chris Mathis <sold4jc7@gmail.com>
Sent: Thursday, October 19, 2017 3:08 PM
To: Carol Miller
Subject: Development Permit No. 2017-008

Hello Carol,

I received the pending land use decision for the northwest corner of Apple Valley and Yucca Loma Rd. I'm a homeowner that lives on Wawona Rd, and I'm concerned about the project. I'm wondering how the homeowners in the neighborhood can express our disapproval of a gas station joining the block?

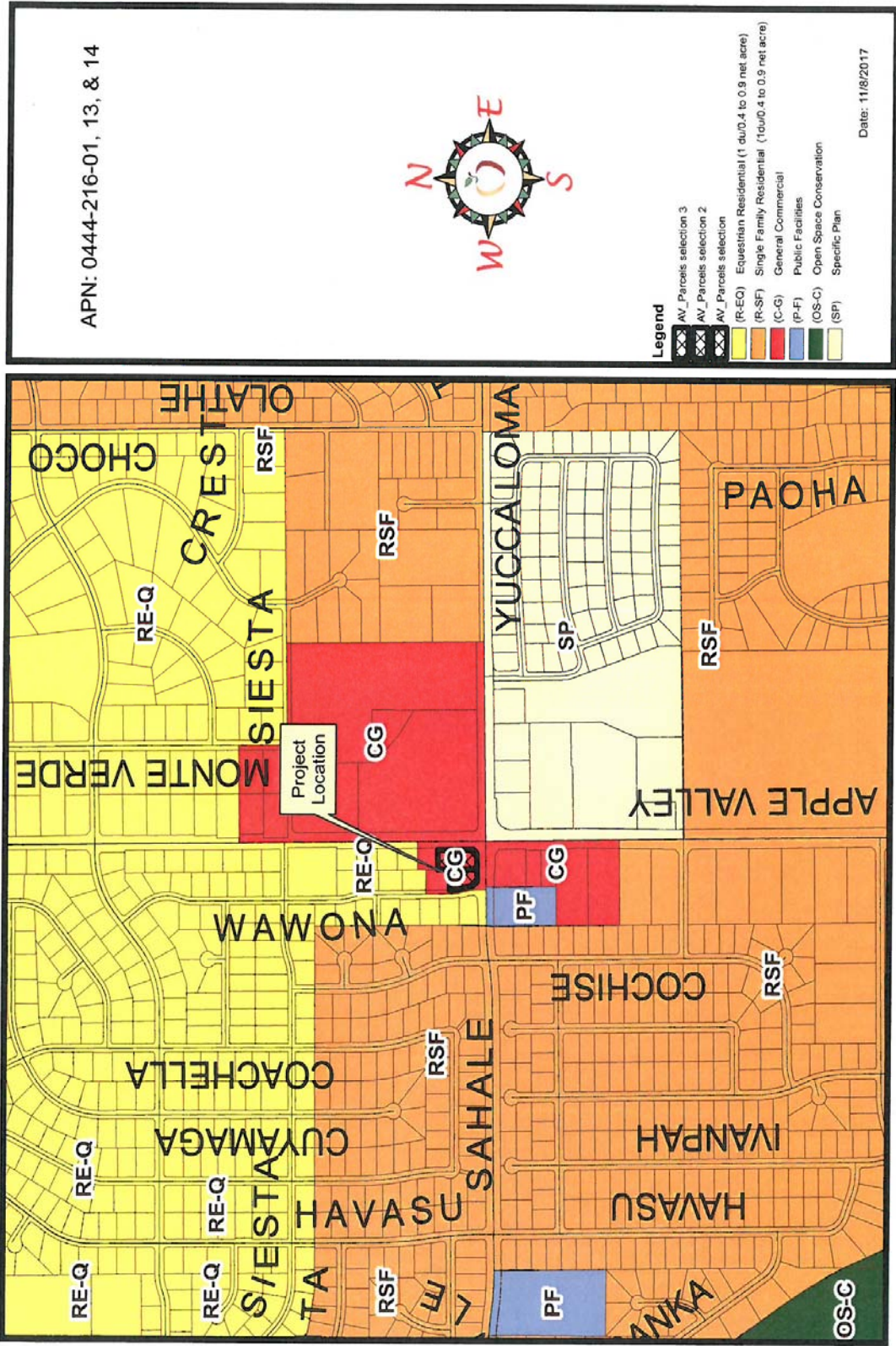
There are many concerns that we have regarding the proposal. How will this change traffic on Wawona? The neighborhood has a high number of children because of the school half a mile away. The lights from the gas station will hurt the neighborhood? We already have an issue with the bright lights from the gas station on the southeast corner of the same intersection. What are the potential environmental concerns a gas station could create being so close to homes? The project will have a negative impact on many of the homes in the area.

If you could please provide more information regarding the proposal, it would be much appreciated.

Thanks,
Chris Mathis

ZONING/LOCATION MAP

Development Permit No. 2017-008 &
 Special Use Permit No. 2017-005





TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

- AGENDA DATE:** November 15, 2017
- CASE NUMBER:** Special Use Permit No. 2017-002 and Variance No. 2017-001
- APPLICANT:** Dale Mell & Associates
- PROPOSAL:** A request for a Special Use Permit to allow the installation of a gasoline pump island with fuel pumps at an existing liquor store. The Variance is a request to deviate from the following Development Code Sections: Section 9.36.190(C)(3) to allow a four (4)-foot setback from the front property line where a ten (10)-foot setback is required, Development Code Section 9.36.190(C)(6)(a) to allow approximately 3.5 percent of the site is to be landscaped where a minimum ten (10) percent is required, Development Code Section 9.36.190(C)(7) to allow two (2) existing thirty-five (35) foot wide driveways to remain where one thirty-two (32) foot wide driveway is allowed for gas stations, and Development Code Section 9.72.080(A)(2) to allow zero landscape setback along Navajo Road where a minimum ten (10) foot landscape setback is required along the street frontage.
- LOCATION:** 13601 Navajo Road, APN 3087-341-19.
- ENVIRONMENTAL DETERMINATION:** Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Sections 15303 and 15305, the proposed Variance and Development Permit are Categorically Exempt from further environmental review per Sections 15303 and 15305, Minor Alteration in Land Use Limitations.
- CASE PLANNER:** Carol Miller, Assistant Director of Community Development
- RECOMMENDATION:** Denial

PROJECT SITE AND DESCRIPTION

- A. Project Size
The project site is 13,800 square-feet (0.31) in size.

B. General Plan Designations

- Project Site - General Commercial (C-G)
- North - General Commercial (C-G)
- South - General Commercial (C-G)
- West - General Commercial (C-G)
- East - General Commercial (C-G)

C. Surrounding Zoning and Land Use

- Project Site - Village Commercial (C-V), Liquor store
- North - Village Commercial (C-V), Retail
- South - Village Commercial (C-V), Retail and Office
- West - General Commercial (C-G), Retail
- East - Village Commercial (C-V), Auto Repair

D. Site Characteristics

The project site is currently developed with a liquor store with improved parking. The site is void of any landscaping. The subject property frontage on Navajo Road is one hundred feet in width.

E. Setback Analysis (canopy):

Front	Required	10 ft.
	Proposed	4 ft.

F. Landscape Setback

Required	10 ft
Proposed	0 ft.

G. Landscaping:

Required:	10%
Proposed:	3.5%

ANALYSIS

A. General:

The applicant is requesting approval of a Special Use Permit to construct a gasoline pump island with a 960 square-foot canopy. Pursuant to the Development Code, a Special Use Permit is required for all new gasoline stations to allow staff, together with the public, the opportunity to review the site planning of the proposal in accordance with the Development Code standards. Upon review of the site plan many Code deficiencies were noted. Due to the size of the site, the applicant was unable to design the project to meet Code requirements for a gasoline station and has sought approval of a Variance to deviate from four (4) Development Code requirements. Although Special Use Permits are typically considered administratively, the Planning Commission has authority for Variance requests. Therefore, staff has included the Special Use Permit application for Planning Commission consideration.

Specifically related to Variance applications, in order to make the required Findings, a determination must be made that the property is subject to an exceptional or extraordinary physical circumstance that does not apply to other properties in the same zone district, and a substantial property right held by other property owners of similar zoned parcels must be identified. Based on the number of deviations requested it is evidence that the site is too small to accommodate the additional land use activity and that any hardship is self-imposed.

B. Site Analysis:

The project site is 13,800 square feet in size and located within the Village Commercial (C-V) zoning designation. The subject 0.31-acre parcel was created in 1974 by Parcel Map No. 1559. The parcel was carved out of the original parcel that currently surrounds the site to the north and east. The title report indicated no reciprocal access or parking agreements, therefore, the parcel is required to stand on its own. As indicated by the zoning, the site is in the Village area which Staff recognizes the development challenges the Village area faces but those challenges are primarily along Highway 18.

As a result of the proposal to add an additional land use activity, the Engineering Division is requiring an additional twelve (12) feet of road dedication to provide the ultimate road with for Navajo Road. This further reduces the lot depth. However, regardless the site is too small to accommodate the additional use which is evident by the number of deviations from the Development Code being requested. Further, the exhibit that demonstrates the fuel truck turning radius identifies the truck exiting the site using the driveway approach on the adjacent parcel.

This stretch of Navajo Road currently has numerous nonconforming driveways. This 100-foot wide parcel contains two (2) thirty-five (35) foot wide nonconforming driveways which take up seventy (70) percent of the frontage. Typically, when expansions are proposed staff tries within reason to bring commercial sites closer to meeting the Development Code where deficient. In this instance, a gas station is only allowed one (1) thirty-two (32)-foot wide driveway per street frontage and where landscaping is lacking. In this situation, the property owner is requesting to add a land use activity without meeting Development Code requirements by citing the small size of the lot.

Staff is recommending denial of the variance. There are no unique characteristics with the property that would warrant granting this variance. The site contains no topography issues and meets the minimum lots size for the zone. Granting this variance would constitute a grant of special privileges as construction of a pump island and canopy within the required front setback, within the required landscape setback and oversized driveways is prohibited within the Development Code. Staff is unable to recommend approval of this request because the required variance findings cannot be met.

C. Environmental Assessment:

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Sections 15303 and 15305, the proposed Variance and Development Permit are Categorically Exempt from further environmental review per Sections 15303 and 15305, Minor Alteration in Land Use Limitations.

D. Noticing:

This item was advertised as a public hearing in the Apple Valley News newspaper on October 27, 2017.

E. Variance Findings:

As required under Section 9.24.070 of the Development Code, prior to approval/denial of a Variance, the Planning Commission must make the following Findings:

1. That, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Code

deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification;

Comment: No. The property is in an Village Commercial (C-V) zoning district, which allows gasoline stations subject to specific development standards. The site contains no topography issues and meets the minimum lots size for the zone that would create special circumstances. While denying the variance would prohibit the property owner from adding the gasoline pumps island and canopy, the site is too small to accommodate an additional use which is evident by the number of variances being requested. All other C-V parcels have the same requirements.

2. That granting the Variance will be consistent with the general intent and purpose of the Development Code provisions for the district in which the property is located;

Comment: No. The purpose of the development standards is to promote good quality design, improve and maintain a quality living environment and to provide basic standards that insure compatibility and consistency between new and existing development. The development proposal is inconsistent with the general intent and purpose of the Development Code provisions specific to new gasoline stations.

- 3 That granting the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and zoning district and denied to the property for which the Variance is sought;

Comment: While denying the variance would prohibit the property owner from adding the gasoline pumps island and canopy, the site is too small to accommodate an additional use which is evident by the number of variances being requested. All other C-V parcels have the same requirements and no gasoline stations have been granted similar variances in the vicinity.

4. That granting the Variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located;

Comment: The proposed project has the potential to be detrimental to the health, safety, comfort, convenience and general welfare because the site is too small to accommodate the use without the variances. Due to the size of the site the fuel tanker truck requires the adjacent lots driveway to exit the site and has the potential to encroach into the right-of-way and partially block the driveway depending on how the tanker truck is parked.

5. That granting the Variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the zoning district and General Plan land use designation such property is located; and

Comment: The granting of the application would constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone, which would be required to meet the same development standards for a gasoline station. Based on the number of deviations requested it is evident that the site is too small to accommodate the additional land use activity.

F. Special Permit Findings:

Before approving a Special Use Permit, the Commission when appropriate, shall find that the circumstances prescribed below do apply:

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 purpose of the development standards is to promote good quality design, improve and maintain a quality living environment and to provide basic standards that insure compatibility and consistency between new and existing development. The development proposal is inconsistent with the general intent and purpose of the Development Code provisions specific to new gasoline stations which is evident by the deviations requested. Without the approval of the variances, the project is inconsistent with the Development Code and therefore the General Plan.

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: Due to the number of variances the location, size, design and operating characteristics of the proposed use will not be compatible with and will can adversely affect and be materially detrimental to adjacent uses, residents, buildings, structures or natural resources

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

Comment: The site is too small to accommodate an additional use which is evident by the number of variances being requested which makes the project incompatible in scale and bulk with adjacent land uses.

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: There are existing improvements available to serve the site.

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

Comment: The pump island and canopy so close to the right of way will look out of character for the area.

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

Comment: The proposed gasoline station will be located on a commercial site that front a major roadway with median island, which are improved roadways designed to accommodate commercial traffic. However, due to the small nature of the site it appears that it will be difficult for a refueling truck to maneuver. Therefore, the proposal may adversely impact the capacity and physical character of surrounding streets.

7. The 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: The proposed development will be located along improved roadways that can accommodate traffic generated from the project site.

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

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), 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.

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

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), 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.

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 operated or 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 purpose of the development standards is to promote good quality design, improve and maintain a quality living environment and to provide basic standards that insure compatibility and consistency between new and existing development. The development proposal is inconsistent with the general intent and purpose of the Development Code provisions specific to new gasoline stations which is evident by the deviations requested. Without the approval of the variances, the project is inconsistent with the Development Code and therefore the General Plan.

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

Comment: Without the approval of the variances, the project is inconsistent with the Development Code and therefore the General Plan

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

Comment: The proposed gasoline station will be located on a commercial site that front a major roadway with median island, which are improved roadways designed to accommodate commercial traffic. However, due to the small nature of the site it appears that it will be difficult for a refueling truck to maneuver. Therefore, the proposal may adversely impact the capacity and physical character of surrounding streets.

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 the facts presented in the staff report do not support the required Findings for Approval for Special Permit No. 2017-002 and Variance No. 2017-001.
2. Adopt the Findings as provided in the staff report and deny Special Permit No. 2017-002 and Variance No. 2017-001

Prepared By:

Carol Miller
Assistant Director of Community Development

ATTACHMENTS:

1. Applicant's Variance Findings
2. Site Plan (Separate Cover)
3. Truck Radius Exhibit
4. Zoning Map

SUPPLEMENTAL VARIANCE STATEMENT

The applicant must provide detailed answers to the questions listed below. You should include specific evidence, details and/or qualities of the proposed structure or other project. Additional pages or supporting documentation such as photographs, previous variance approval, etc., may be attached.

1. Specific Development Code Section for which relief is being sought:

Town of Apple Valley Development Code Section 9.36.190 & 9.75.060 A.F.

2. Explain the hardship or practical difficulty that would result from the strict interpretation and enforcement of this Code.

10' landscape set back along public right-of-way (9.75.060 A.F.) shallow depth of lot 150 after:

52' half street right-of-way dedication Navajo Road

9.36.190 C.2.- Fuel pump shall be at least 20' from any property line

9.36.190 C.3.- Canopies shall be 10' from any property line/ 9.36.190 C.7.- One driveway

See attached

3. What is the alternative means of compliance being proposed?

Alternative means of compliance proposed is supplementing landscape area as shown, provide 36" high trellis for vines to screen hardscape and MPD's

4. What are the special circumstances that apply only to the property to which the application pertains, and do not apply generally to the other properties in the vicinity?

The unique circumstances that apply to this site are the existing structure placement (setback from Navajo Road) the additional right-of-way needs for the road expansion, the reduced lot depth, the lack of shared legal access or circulation with adjoining properties and the fact the previous site development included a fuel pump island.

5. Explain how, if the Variance is approved, it will not constitute a granting of special privilege which will not be available to other properties in the vicinity?

The request for variance is a right of all property owners within the community with similar infill limitations as to lot size, structure location and the request for City right-of-way expansion. The planned growth of a community will always be challenged with how to apply new development standard to the existing City lots and businesses infill development. The filing and request for approval of any variance is means for the City to consider on an individual basis, the existing site development and the ability to comply with standards designed for new ground up site development.

Signed Ravinder Kumar Date 09-09-2017

Print Name Ravinder Kumar

FINDINGS REQUIRED TO GRANT A VARIANCE

*The Town of Apple Valley Community Development Department
14955 Dale Evans Parkway, Apple Valley, CA 92307 • (760) 240-7000 • Fax: (760) 240-7399*

Variance/Deviation (Effective July 1, 2015 - Resolution No. 2015-15)

Page 5 of 9

The applicant must provide specific justification for each of the findings listed below. You should include specific evidence, details and/or qualities of the proposed structure or other project. Additional pages or supporting documentation such as photographs, previous variance approval, etc., may be attached.

1. Special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Town Development Code deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

To re-invest in the business location without complete site demolition and reconstruction.

2. Granting the variance will be consistent with the general intent and purpose of the Development Code provisions for the district in which the property is located.

Providing limited landscaping, reduced setbacks but not the elimination of required code provisions.

3. Granting of the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and denied to the property for which the Variance is sought.

Smaller infill parcels are unique from larger parcels in the area having the ability to comply with Development Code and additional street dedications.

4. Granting of the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.

There is sufficient area for on-site traffic circulation without affecting public health, safety or welfare, property or improvements.

5. Granting of the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the zoning district and General Plan land use designation such property is located.

The request for variance is a right all property owners within the community with similar infill limitations a to lot size, structure location and the request for City right-of-way expansion. The planned growth of a community will always be challenged with how to apply new development standards to the existing City lots and businesses infill development.
The filing and request for approval of any variance is a means for the City to consider, on an individual basis, the existing site development and the ability to comply with standards designed for new ground up site development.

Supplemental Variance Statement
Section 9.75.060 A.F.

9.75.060. A.F.- 10 foot landscape set back along public right-of-way:

This condition would eliminate the possibility to install (2) MPD's (multi product dispense) near Navajo Road, the existing convenience store building is located 80'± from the 52' right-of-way restricting traffic circulation, parking, sidewalk & MPD pump lanes if the landscape setback is required.

Put in 4 foot landscape set back along portion of the public right-of-way due to proximity to fuel pump islands and drive approaches.

9.36.190 C.2- Fuel pumps shall be located at least 20' from any property lines:

As a result of the existing reduced depth of lot and location of existing structure the location of MPD's is best placed as shown.

Fuel pumps are located 14' from proposed property line on Navajo Road.

9.36.190 C.3- Canopy shall be 10' from any property line:

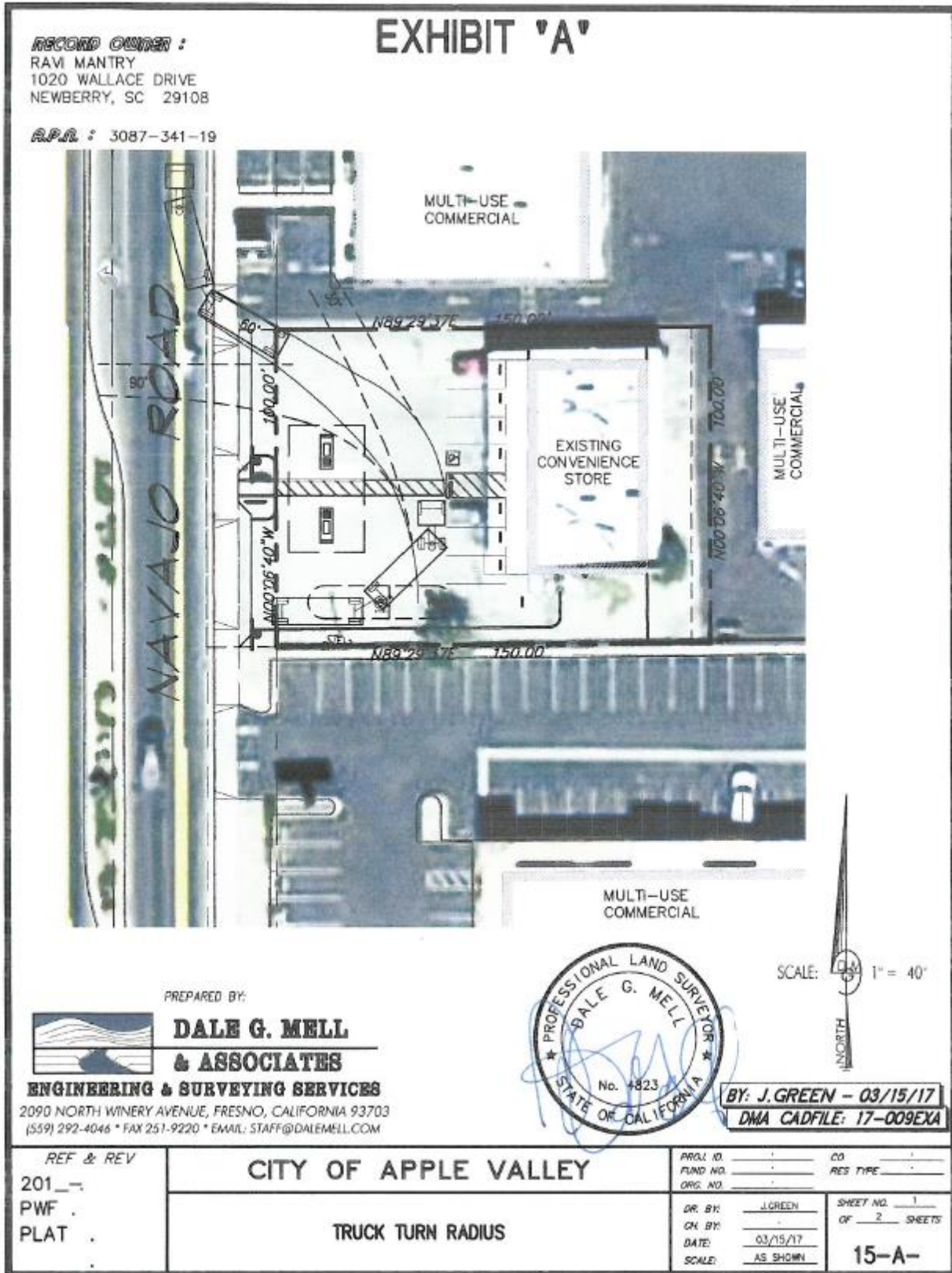
As a result of the existing lot depth and location of existing buildings the canopy is best placed as shown.

Canopy is located 4 feet from proposed property line on Navajo Road.

9.36.190 C.7- One driveway max 32' width:

Two driveways are existing, there is no reciprocal easement with adjoiner's for shared driveways limiting our legal means for ingress and egress from Navajo Road as it exists with two driveways.

Leaving the existing (2) 35' drive approaches.



ZONING/LOCATION MAP

Special Use Permit No. 2017-002 & Variance No. 2017-001

