



Get a Slice of the Apple.

**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA**

WEDNESDAY, DECEMBER 6, 2017

Regular Meeting 6:00 p.m.

Town Council Chambers
14955 Dale Evans Parkway

PLANNING COMMISSION MEMBERS

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

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

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



Get a Slice of the Apple.

**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY, DECEMBER 6, 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.

PUBLIC HEARING ITEMS

2. **Development Permit No. 2017-010.** The applicant proposes a request for Planning Commission to approve a Development Permit to allow the construction of a 960-square foot shade structure on an existing church campus

APPLICANT: First Assembly of God

LOCATION: 21811 Ottawa Road; APN 3087-361-05

ENVIRONMENTAL

DETERMINATION: The project is the construction of an accessory structure, and pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15303, Class 3, the proposal is Exempt from further environmental review.

CASE PLANNER: Ms. Pam Cupp, Associate Planner

RECOMMENDATION: Approval

3. **Development Code Amendment No 2017-001.** An amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code that will amend Chapters 9.28 "Residential Districts", 9.29 "Specific Use Regulations for Residential Districts" and 9.31 "Residential Design Standards" and 9.72 "Off-Street Parking Regulations", related to multi-family residential standards for parking, unit size, and open space

APPLICANT: Town of Apple Valley

LOCATION: Town-wide

ENVIRONMENTAL

DETERMINATION: Staff has determined that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.

CASE PLANNER: Carol Miller, Assistant Director of Community Development

RECOMMENDATION: Discuss and provide direction

PLANNING COMMISSION COMMENTS

STAFF COMMENTS

OTHER BUSINESS

ADJOURNMENT

The Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on December 20, 2017.

MINUTES

**TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING**

November 1, 2017

CALL TO ORDER

Chairman Shoup called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:01 p.m.

Roll Call

Present: Commissioners Bruce Kallen; Doug Qualls; Vice-Chairman B. R. "Bob" Tinsley; Chairman Mark Shoup.

Absent: Commissioner Jason Lamoreaux

Staff Present

Carol Miller, Assistant Director of Community Development, Pam Cupp, Associate Planner, Thomas Rice, Town Attorney, Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Qualls.

APPROVAL OF MINUTES

1. **Approval of Minutes**
 - a. Regular Meeting of October 18, 2017

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Qualls, to approve the minutes for the meeting of October 18, 2017.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

2. **Tentative Tract Map No. 18619 Extension of Time No. 1** – A request for a three (3) year time extension for a previously approved subdivision that would serve as a financing and infrastructure master map within the Bridle Path Estates Specific Plan. Tentative Tract Map No. 18619 will subdivide approximately 400 gross acres of the total 664 gross acre site, into nine (9) separate legal residential lots for future individual tentative tract maps and one (1) lot for a future private park.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

Chairman Shoup opened the public hearing at 6:09 p.m.

Pam Cupp, Associate Planner, presented the staff report as filed with the Planning Division. She informed the Planning Commission, with the concurrence of the Town Attorney, that Agenda Items 2 through 11 would be presented concurrently.

Ms. Cupp stated that approval of Tentative Tract Maps 18619 and 18351 through 18359, were reviewed by the Planning Commission on September 19, 2007 and a three (3) year time extension would extend the expiration date to September 19, 2020.

Bob Basen, Apple Valley, spoke in favor of the extension and respectfully requested that the Planning Commission move forward with approval.

Chairman Shoup asked the Applicant if he agreed to the Conditions of Approval.

Eric Flodine, Applicant, stated that he was in agreement with the Conditions of Approval.

There being no additional requests to speak, Chairman Shoup closed the public hearing at 6:09 p.m.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18619, subject to the attached Conditions of Approval, as amended.
4. Direct Staff to file the Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

3. **Tentative Tract Map No.18351 Extension of Time No. 1.** A request for a three (3) year time extension for a previously approved subdivision of approximately thirty-one (31) gross acres into thirty-four (34) single-family residential lots within the Equestrian Residential (R-EQ) land use designation of the Bridle Path Estates Specific Plan for future single-family residential development.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18351, subject to the attached Conditions of Approval, as amended.
4. Direct staff to file a Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

4. **Tentative Tract Map No.18352 Extension of Time No. 1.** A request for a three (3) year time extension for a previously approved subdivision of approximately forty-four (44) gross acres into sixty-eight (68) single-family residential lots within the Single Family Residential (R-SF) land use designation of the Bridle Path Estates Specific Plan for future single-family residential development.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.

3. Approve a three (3) year extension of time for Tentative Tract Map No. 18352, subject to the attached Conditions of Approval, as amended.
4. Direct staff to file a Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

5. **Tentative Tract Map No.18353 Extension of Time No. 1.** A request for a three (3) year time extension for a previously approved subdivision of approximately thirty-nine (39) gross acres into twenty-seven (27) single-family residential lots within the Single Family Residential (R-SF) and Open Space Conservation (OS-C) land use designation of the Bridle Path Estates Specific Plan for future single-family residential development.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18353, subject to the attached Conditions of Approval, as amended.
4. Direct staff to file a Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

6. **Tentative Tract Map No.18354 Extension of Time No. 1.** A request for a three (3) year time extension for a previously approved subdivision of approximately thirty (30) gross acres into twenty-one (21) single-family residential lots within the Single Family Residential (R-SF) and Open Space Conservation (OS-C) land use designation of the Bridle Path Estates Specific Plan for future single-family residential development.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated

Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.

2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18354, subject to the attached Conditions of Approval, as amended.
4. Direct staff to file a Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

7. **Tentative Tract Map No.18355 Extension of Time No. 1.** A request for a three (3) year time extension for a previously approved subdivision of approximately thirty-eight (38) gross acres into thirty-four (34) single-family residential lots within the Equestrian Residential (R-EQ) and Open Space Conservation (OS-C) land use designation of the Bridle Path Estates Specific Plan for future single-family residential development.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18355, subject to the attached Conditions of Approval, as amended.
4. Direct staff to file a Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

8. **Tentative Tract Map No.18356 Extension of Time No. 1.** A request for a three (3) year time extension for a previously approved subdivision of approximately twenty-eight (28) gross acres into forty-six (46) single-family residential lots within the Single Family Residential (R-SF) land use designation of the Bridle Path Estates Specific Plan for future single-family residential development.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18356, subject to the attached Conditions of Approval, as amended.
4. Direct staff to file a Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

- 9. Tentative Tract Map No.18357 Extension of Time No. 1.** A request for a three (3) year time extension for a previously approved subdivision of approximately forty-seven (47) gross acres into eighty-two (82) single-family residential lots within the Single Family Residential (R-SF) land use designation of the Bridle Path Estates Specific Plan for future single-family residential development.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18357, subject to the attached Conditions of Approval, as amended.
4. Direct staff to file a Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

- 10. Tentative Tract Map No.18358 Extension of Time No. 1.** A request for a three (3) year time extension for a previously approved subdivision of approximately forty-one (41) gross acres into fifty-seven (57) single-family residential lots within the Single Family Residential (R-SF) land use designation of the Bridle Path Estates Specific Plan for future single-family residential development.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18358, subject to the attached Conditions of Approval, as amended.
4. Direct staff to file a Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

- 11. Tentative Tract Map No.18359 Extension of Time No. 1.** A request for a three (3) year time extension for a previously approved subdivision of approximately thirty-seven (37) gross acres into fifteen (15) single-family residential lots within the Equestrian Residential (R-EQ) and Open Space Conservation (OS-C) and land use designation of the Bridle Path Estates Specific Plan for future single-family residential development.

Applicant: Mr. Eric Flodine for Bridle Path Estates L.P.

MOTION

Motion by Vice-Chairman Tinsley, seconded by Commissioner Kallen to:

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for the Bridle Path Estates Specific Plan, and adopted on October 10, 2006 by the Town Council. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3) year extension of time for Tentative Tract Map No. 18359, subject to the attached Conditions of Approval, as amended.

4. Direct staff to file a Notice of Determination.

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

12. General Plan Amendment No. 2017-002 and Zone Change No. 2017. A request to consider a change in land use designation from Medium Density Residential (R-M) to Single Family Residential (R-SF). Zone Change No. 2017-002 is a request to consider a modification of the zoning designation from Multi-Family Residential (R-M) to Single-Family Residential (R-SF).

Applicant: Town of Apple Valley

Chairman Shoup opened the public hearing at 6:12 p.m.

Pam Cupp, Associate Planner, presented the staff report as filed with the Planning Division. She provided the Planning Commission with a brief overview of the requirements for properties within the Multi-Family Residential (R-M) zoning. She noted that several areas within the Multi-Family Residential (R-M) zoning do not have sewer available.

Ms. Cupp informed the Planning Commission that staff received one letter of opposition that was included in the agenda. Another letter of opposition was hand-delivered by Lou Viera and provided to the Commission for consideration. She noted that Mr. Viera's property is already highlighted in the report as being in opposition.

Discussion ensued regarding nonconforming uses and structures and possible alternatives to the seventy-five (75) percent rule that pertains to the rebuilding a damaged nonconforming structure. Also discussed were the options available to the property owners that may want to opt out of the proposed zone change.

Thomas Rice, Town Attorney, responded to comments by the Planning Commission regarding the project. He reminded the Commission of the need to take into consideration the findings during discussions related to the project.

Mr. Rice read into the record Section 3 of the Findings as follows:

The General Plan Amendment furthers the public interest and promotes the general welfare of the Town by providing for a logical pattern of land uses and clarifying various land use policies for the Town.

Ms. Cupp announced that staff is available to meet with members of the public that may have questions regarding their lots. She also answered questions by the Planning Commission regarding the seventy-five (75) percent rule noting that the code exempts Single-Family Residential from this requirement.

Chairman Shoup expressed concern that this requirement may not be encouraging to owners who may wish to rebuild following a natural disaster or any other calamity.

The Planning Commission discussed sending a recommendation to the Town Council to waive the seventy-five (75) percent rule. They also questioned the methods used to come up with the various proposals for the zone change.

Mr. Rice explained that sending a recommendation to the Town Council to add an exception to the non-conforming use restriction could cause a delay in the project moving forward if the Town Council recommended the item be brought back for further discussion.

Bob Basen, Apple Valley, expressed concern regarding the seventy-five (75) percent rebuild rule. He also commented on issues with financing due to the need to modify insurance coverage from multi-family unit to single family residential. He believed that exempting the existing multi-family units from the seventy-five (75) percent rebuild rule would be the best resolution for the owners.

Lou Viera, Apple Valley, spoke in opposition of the proposed zone change. He commented on the financial burdens he would experience by having his property deemed as non-conforming. He respectfully requested that the Commission amend the division in the development code to exclude his apartment complex from the new zoning.

David Haig, Apple Valley, expressed concern regarding the proposed zoning designation. He stated that he purchased a three (3)-unit complex with the understanding that it was zoned for up to eight (8) units. He considered the seventy-five (75) percent rebuild rule and sewer connection requirements to be discrepancies.

Bess Kline, Broker, spoke on behalf of a client who purchased several properties within the Town. She indicated that her client would like to build additional units but is not able to because of the cost to connect to sewer.

Jamie Tomes, Apple Valley, spoke in favor of the zone change. She explained that she and her husband own property that would otherwise sit indefinitely as a vacant lot due to the expense of the sewer.

Frank Fentin, Apple Valley, asked if the proposed project would affect his property located on Lakota Road. He also requested clarification regarding zoning for a multi-family unit with individual addresses, and whether the unit would need to comply with the sewer requirement.

There being no further requests to speak, Chairman Shoup closed the public hearing at 7:05 p.m.

A lengthy discussion ensued regarding possible alternatives to the seventy-five (75) percent rule, including amending the zoning designation so that all properties conform with the zoning.

It was the consensus of the Planning Commission to move staff's recommendation with a condition that the development code amendment be proposed that provides an exemption for to the seventy-five (75) percent rebuild rule for properties containing two to four units within the single-family zone. f

Mr. Rice clarified, for the benefit of the public, that the motion proposed, as amended, would apply Town-wide.

MOTION

Motion by Commissioner Qualls, seconded by Vice-Chairman Tinsley, that the Planning Commission move to continue the Public Hearing to a date certain to January 17, 2018, and make a recommendation to the Town Council to initiate a Development Code Amendment that provides an exception for to the seventy-five (75) percent rebuild rule for properties containing two to four units within the Single-Family Residential zone..

Vote: Motion carried 4-0-0-1

Yes: Commissioners Kallen; Qualls; Vice-Chairman Tinsley; Chairman Shoup.

Absent: Commissioner Lamoreaux

OTHER BUSINESS

None.

PLANNING COMMISSION COMMENTS

Chairman Shoup commented on the passing of former Council Member and Mayor Richard "Dick" Pearson, and spoke of his contribution to the community. He respectfully requested that the meeting be adjourned in his honor.

STAFF COMMENTS

None.

ADJOURNMENT

Motion by Commissioner Qualls, seconded by Vice-Chairman Tinsley, and unanimously carried, to adjourn the meeting of the Planning Commission at 7:22 p.m. to its next regularly scheduled meeting on November 15, 2017, in memory of former Council Member and Mayor Richard "Dick" Pearson.

Respectfully Submitted by:

Yvonne Rivera
Planning Commission Secretary

Approved by:

Chairman Mark Shoup



TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

AGENDA DATE:	December 6, 2017
CASE NUMBER:	Development Permit No. 2017-010
APPLICANT:	First Assembly of God
PROPOSAL:	A request to approve a Development Permit to allow the construction of a 960-square foot shade structure on an existing church campus.
LOCATION:	21811 Ottawa Road; APN 3087-361-05
ENVIRONMENTAL DETERMINATION:	The project is the construction of an accessory structure, and pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15303, Class 3, 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 4.25 acres in size.

- B. General Plan Designations
 - Project Site - Medium Density Residential (R-M)
 - North - Service Commercial (C-S)
 - East - Medium Density Residential (R-M)
 - South - Medium Density Residential (R-M)
 - West - Medium Density Residential (R-M)

C. Surrounding Zoning and Land Use

- Site - Multi-family Residential (R-M) Existing Church
- North - Service Commercial (C-S) Single family residence; outdoor storage and repair facility.
- East - Multi-family Residential, Vacant
- South - Multi-family Residential, Vacant
- West - Multi-family Residential, Multi-family housing and vacant

D. Building Height:

- Permitted Maximum: Twenty-five (25) feet
- Proposed Maximum: Fourteen (14) feet

E. Setback Analysis):

	<u>Required</u>	<u>Proposed</u>
Front	40 ft.	60 ft.
Rear	25 ft.	+500 ft.
East Side	10 ft.	100 ft.
West Side	25 ft.	27 ft.

F. Lot Coverage:

- Permitted Maximum: 60% (110,647 s.f.)
- Proposed Maximum: 11% (19,984 s.f.)

ANALYSIS

A. General:

The Planning Commission determined at its September 6th meeting that fabric canopies may be permitted subject to the Commissions review and approval of a Development Permit. The applicant is requesting approval of a Development Permit to construct a 960-square foot shade structure constructed using metal posts and a fabric mesh canopy.

B. Analysis:

The project site is 4.25 acres in size and currently contains four (4) permanent structures. The sanctuary building has a 9,464-square foot first floor and a 2,400 square foot second floor. The Fellowship Hall is a 5,240 square foot, single story building. There are also two (2) portable classrooms with a combined floor area of 1,920 square feet that were approved under Conditional Use Permit No. 2015-004. The rear portion of the lot is graded and free of any vegetation. Within the front half of the lot, located between the main sanctuary and the fellowship hall, there is an improved playground enclosed with a six (6)-foot high fence. The proposed shade structure would be installed above the playground.

C. Architecture Analysis:

The proposed shade structure would be fourteen (14)-foot tall and constructed using beige metal posts with a roof consisting of a forest green, fabric mesh material. The existing buildings on site are beige with dark brown roofing material. Staff is recommending Condition of Approval No. P11 requiring the color of the canopy be consistent with existing buildings on the site.

Development Code Section 9.29.050(C) states the following regarding churches and places of assembly:

“Neighborhood Compatibility. Church facilities and Places of Assembly shall be designed to be sensitive to the neighborhood in which they are located and shall be designed to minimize adverse impacts upon surrounding residential uses.”

The church is located within the Multi-Family Residential (R-M) zone. Within residential areas, semi-permanent covers must be constructed of metal, wood or other rigid material, not to include plastic or PVC material. While the Code does not permit the use of semi-permanent covers for residential applications, fabric has been approved for use as commercial awnings and shade structures used for car wash detail areas. There are similar shade structures located at the aquatics center and playground in Civic Center Park. The proposed height and size of the shade structure will not cause a visual obstruction and is in scale with the site and surrounding neighborhood.

D. Noticing:

This item was advertised as a public hearing in the Apple Valley News newspaper on November 24, 2017.

E. 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 subject site is an existing church campus. The construction of an accessory structure providing shade to a playground is in compliance with the General Plan Land Use and zoning designation. The proposed fabric shade structure is consistent with similar structures approved for recreational and commercial applications.

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 proposed shade structure will be compatible in size with existing structures on site and within the vicinity. The proposed height is less than that of the existing structures and the building footprint is significantly less.

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 shade structure height and size is of a scale that is compatible with the site and surrounding area and that will be consistent with the character of the surrounding area.

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

Comment: The proposed shade structure is open and upon its completion will not require any energy consumption.

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 design, materials and details of the proposed accessory shade structure is compatible as a recreational area amenity and considered compatible with the adjacent neighboring structures.

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 shade structure is located between to large church buildings meeting or exceeding all required setbacks from property lines. The overall height of fourteen (14) feet will not block public views and is a compatible use because the structure is consistent in scale to other residential-related structures in the area.

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 proposed shade structure will be located on an existing 4.25-acre church campus and is compatible in size with adjacent residential uses within the general area.

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 proposed shade structure is located between to large church buildings meeting or exceeding all required setbacks from property lines. The overall height of fourteen (14) feet will not block public views and is a compatible use because the structure is consistent in scale to other residential-related structures in the area.

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 site is relatively flat with no significant slopes or natural landforms.

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

Comment: The project is proposed within an existing church campus and there are no known historical structures on the site.

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. The proposed shade structure does not require additional public services or utilities.
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 shade structure will cover an existing playground on a 4.25-acre church campus. The campus circulation has been designed to be 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 shade structure will be located over an existing playground. The shade structure will not generate or cause an increase in traffic.
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 shade structure will be located over an existing playground. The shade structure will not generate or cause an increase in traffic.
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 located within a developed church campus and not within any significant environmentally unique or fragile areas.
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 and is Categorically Exempt under Section 15303.
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 proposed construction of a shade structure on an existing church campus by its design and characteristics, and with adherence to the conditions under which it will operated and maintained, will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity.

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 proposed construction of a shade structure on an existing church campus can be built in conformance to the Development Code, subject to approval of a Development Permit and adherence to the recommended Conditions of Approval.

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 15303 of the State Guidelines to Implement the California Environmental Quality Act (CEQA), the proposed request is Categorically 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. 2017-010.
3. Approve Development Permit No. 2017-010, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

Prepared By:

Reviewed By:

Pam Cupp
Associate Planner

Carol Miller
Assistant Director of Community Development

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Site Plan
3. Building Elevations
4. Zoning Map

TOWN OF APPLE VALLEY

RECOMMENDED CONDITIONS OF APPROVAL

Development Permit No. 2017-010

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 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. Development Permit No. 2017-010 by the Planning Commission is recognized as acknowledgment of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, *Appeals*, of the Town of Apple Valley Development Code.
- 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. The canopy shall be maintained in good repair (not torn or faded).
- P11. The canopy color shall be consistent with the roof color of the Fellowship Hall.

Building and Safety Division Conditions of Approval:

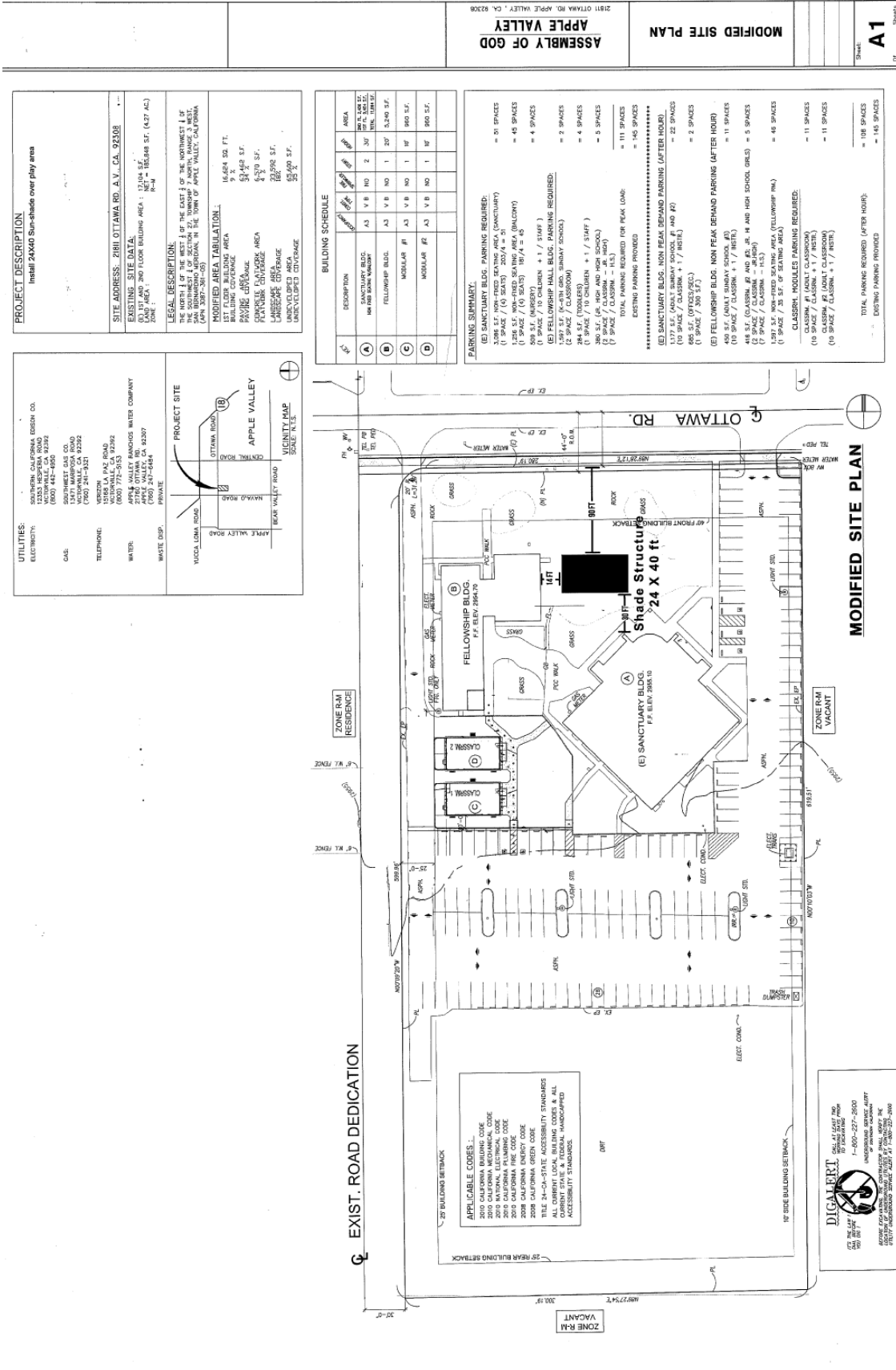
- BC1. Submit plans and obtain permits for all structures and retaining walls, signs.
- BC2. All utilities shall be placed underground in compliance with Town Ordinance No. 89.
- BC3. Construction must comply with current California Building Codes and California Green Building Code.
- BC4. Best Management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

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. Approved numbers or addresses shall be placed on all existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall be **internally illuminated by premises wiring**. **Where building setbacks exceed 75 feet from the roadway, additional contrasting 4-inch numbers shall be displayed at the property entrance.** Apple Valley Fire Protection District, Ordinance 52.
- FD4. **NFPA 13D (Residential Automatic Fire Sprinkler System): Required**
This residence shall be constructed with an automatic fire sprinkler system (NFPA 13D) throughout the structure, including garage. Plans shall be submitted by a licensed C-16 contractor to the Fire District for review and approval along with plan review fees. Fire Sprinkler work shall not commence until plan approval and a job card have been issued. An approved fire alarm system shall be installed that will provide a local alarm for water flow to be audible throughout the premises. **NOTE: The Fire District shall be notified a minimum of 24 hours prior to the desired final inspection date.**
- FD5. Plans for fire protection systems designed to meet the fire flow requirements specified in the Conditions of Approval for this project shall be submitted to and approved by the Apple Valley Fire Protection District and water purveyor prior to the installation of said systems.
- a. Unless otherwise approved by the Fire Chief, on-site fire protection water systems shall be designed to be looped and fed from two (2) remote points.
 - b. System Standards:
 - *Fire Flow 750 GPM @ 20 psi Residual Pressure
 - Duration 2 Hour(s)
 - Hydrant Spacing 660 Feet
 - *If blank, flow to be determined by calculation when additional construction information is received.
- FD6. 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



PROJECT DESCRIPTION
 Install 24x40 Sun-shade over play area

EXISTING SITE DATA
 SITE ADDRESS: 2811 OTTAWA RD. A.V., CA. 92308
 E.D. 1ST AND 2ND FLOOR BUILDING AREA : 17,004 S.F.
 TOTAL AREA : 18,548 S.F. (4.47 AC.)

LEGAL DESCRIPTION
 PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 20 WEST, COUNTY OF SAN DIEGO, IN THE TOWN OF APPLE VALLEY, CALIFORNIA (APN 3087-381-00)

MODIFIED AREA TABULATION
 1ST FLOOR BUILDING AREA: 16,624 SQ. FT.
 PARKING: 5,449 S.F.
 COMPLETE PLAYGROUND: 4,539 S.F.
 LANDSCAPE IMPROVEMENTS: 16,624 S.F.
 UNDEVELOPED AREA: 18,548 S.F.

UTILITIES:
 ELECTRICITY: CALIFORNIA CALIFORNIA GISHEN CO. 12245 SHELBY AVENUE, GISHEN, CA. 92326
 GAS: SOUTHWEST GAS CO. 14711 MARIPOSA ROAD, GARDEN GROVE, CA. 92645 (760) 241-3321
 TELEPHONE: VERIZON 642 ROAD, VICTORVILLE, CA. 92382 (951) 241-3321
 WATER: APPLE VALLEY RANCHOS WATER COMPANY 2178 OTTAWA RD. 92307 (760) 241-5484
 WASTE DISP. PRIVATE

PROJECT SITE
 MAP SHOWING PROJECT SITE LOCATION WITHIN VICINITY MAP SCALE: N.T.S.

BUILDING SCHEDULE

NO.	DESCRIPTION	AREA	NO. OF SPACES
A	SANCTUARY BLDG. NON PEAK DEMAND PARKING	A3 V 8 NO 2	307
B	FELLOWSHIP BLDG.	A3 V 8 NO 1	3,240
C	MODULAR #1	A3 V 8 NO 1	187
D	MODULAR #2	A3 V 8 NO 1	187

PARKING SUMMARY

(E) SANCTUARY BLDG. PARKING REQUIRED:
 3,096 S.F. NON-PEAK SEATING AREA (SANCTUARY)
 1,296 S.F. NON-PEAK SEATING AREA (BALCONY)
 508 S.F. (PROVIDED) 187/A = 45
 508 S.F. (PROVIDED) 187/A = 45

(E) FELLOWSHIP HALL BLDG. PARKING REQUIRED:
 1,597 S.F. 9-11th GRD. SHINNY SCHOOL
 (2 SPACES / CLASSROOM)
 386 S.F. (PE, HIGH AND HIGH SCHOOL)
 (1 SPACE / CLASSROOM - 1/5)
 (1 SPACE / CLASSROOM - 1/5)

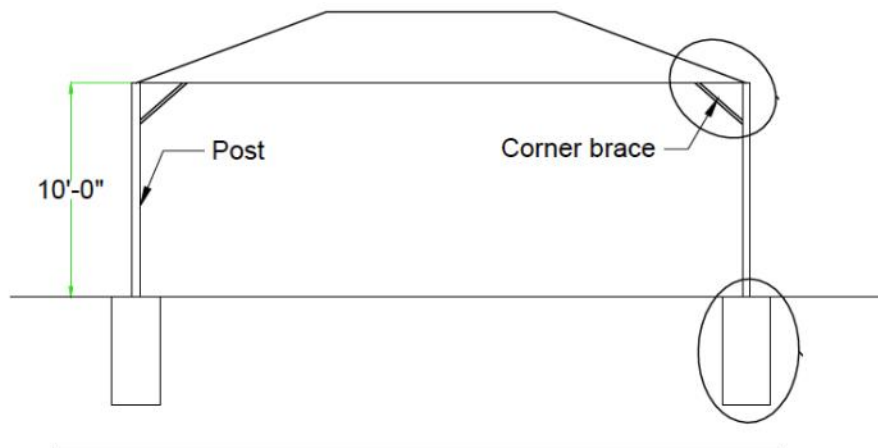
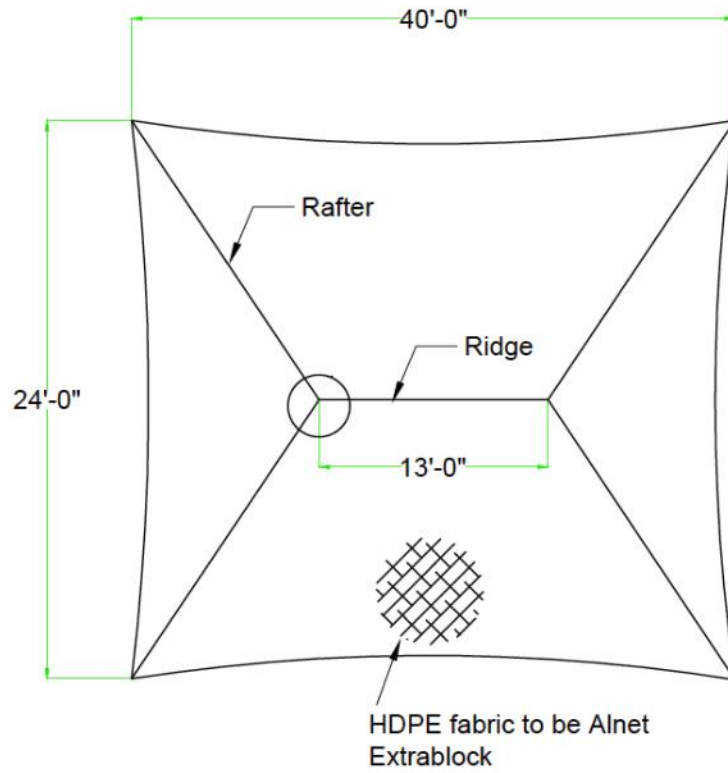
TOTAL PARKING REQUIRED FOR PEAK LOAD:
 = 111 SPACES
 = 145 SPACES

(E) SANCTUARY BLDG. NON PEAK DEMAND PARKING (AFTER HOUR):
 107 SPACES (CLASSROOM - 1 / 187IN)
 695 S.F. (97025/25C)
 (1 SPACE / 305 S.F.)

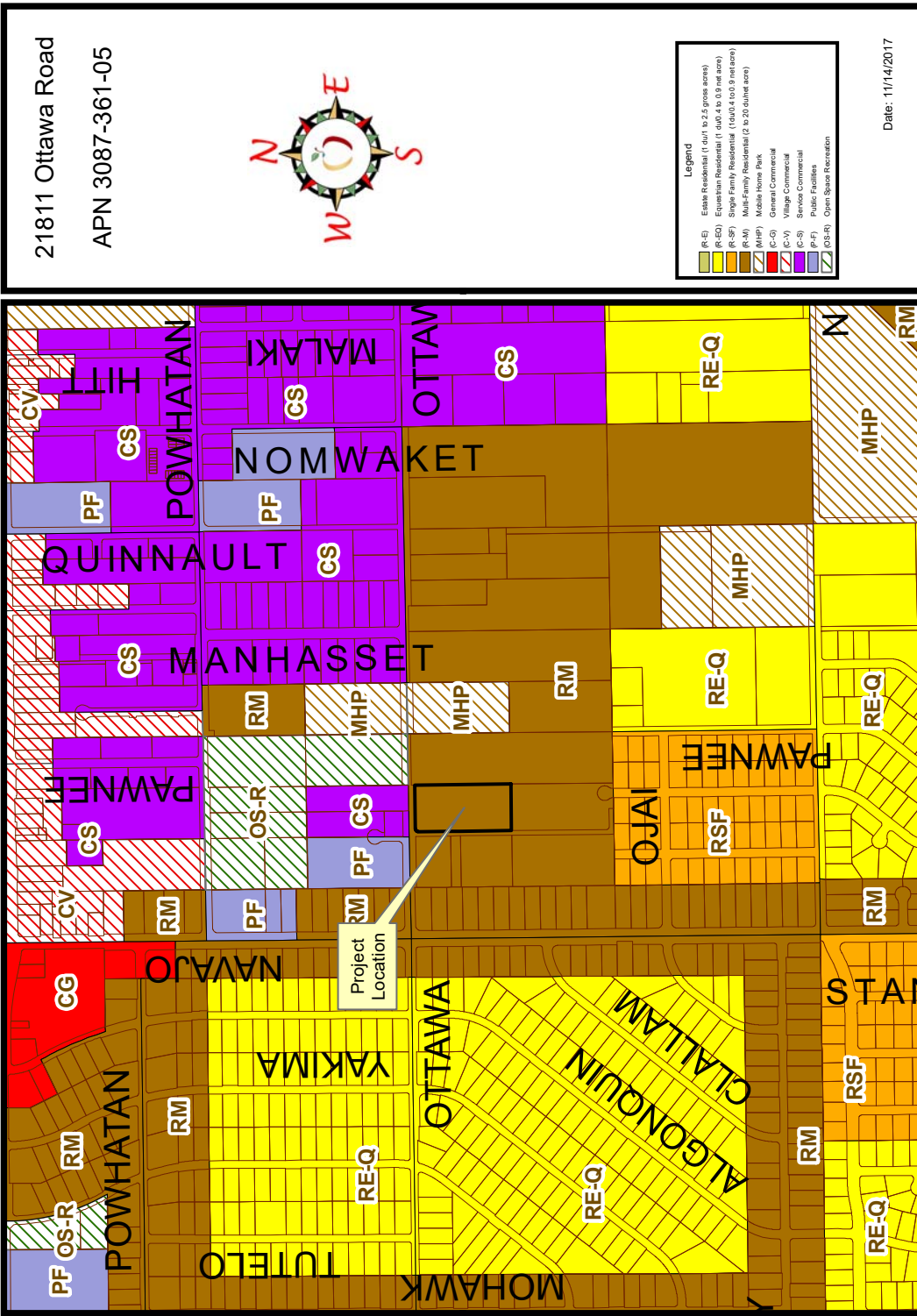
(E) FELLOWSHIP BLDG. NON PEAK DEMAND PARKING (AFTER HOUR):
 489 S.F. (ADULT SUNNY SCHOOL #2)
 (10 SPACES / CLASSROOM - 1 / 187IN)
 (2 SPACES / CLASSROOM - 1/5)
 (1 SPACE / CLASSROOM - 1/5)
 (1 SPACE / CLASSROOM - 1/5)
 (1 SPACE / CLASSROOM - 1/5)
 CLASSROOM #1 (ADULT CLASSROOM)
 (10 SPACES / CLASSROOM - 1 / 187IN)
 CLASSROOM #2 (ADULT CLASSROOM)
 (10 SPACES / CLASSROOM - 1 / 187IN)

TOTAL PARKING REQUIRED (AFTER HOUR):
 = 108 SPACES
 = 145 SPACES

Sheet
A1
 OF
 SHEETS



ZONING/LOCATION MAP





Get a Slice of the Apple.

TOWN OF APPLE VALLEY PLANNING COMMISSION

Staff Report

AGENDA DATE:	December 6, 2017
CASE NUMBER:	Development Code Amendment No. 2017-001
APPLICANT:	Town of Apple Valley
PROPOSAL:	An amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code that will amend Chapters 9.28 "Residential Districts", 9.29 "Specific Use Regulations for Residential Districts" and 9.31 "Residential Design Standards" and 9.72 "Off-Street Parking Regulations", related to multi-family residential standards for parking, unit size, and open space.
LOCATION:	Town-wide
EXISTING GENERAL PLAN DESIGNATIONS:	Multi-Family (R-M)
EXISTING ZONING:	Multi-Family (R-M)
ENVIRONMENTAL DETERMINATION:	Staff has determined that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.
PROJECT PLANNER:	Carol Miller, Assistant Director of Community Development
RECOMMENDATION:	Discuss and provide direction

BACKGROUND

At its meeting of May 30, 2017, the Town Council directed the Planning Commission to review the Development Code Multi-family residential standards.

The Planning Commission held a public workshop on August 2, 2017. Many local realtors were present at the workshop and provided information and comments that assisted the Planning Commission in their discussions. Overall, much of discussion centered around parking, open space, amenities, and unit size as areas that should be considered for revision. It was also mentioned that a comparison of other high desert communities would be helpful. Staff has included a matrix (attached).

ANALYSIS

Listed below are the four (4) standards that were the focus of discussion at the past Planning Commission workshop. Changes to these Development Code standards generally will have the most significant impact upon potential development aside from the availability of sewer.

For the purposes of discussion, staff would recommend that each item be discussed and a consensus on each standard change before moving on. Staff would also recommend under the discussion of parking that consideration be given to the garage requirement remaining for projects consisting of two (2) to four (4) units. Staff believes the garage not only serves as an amenity for these smaller projects but also contributes to the overall architectural design.

Below staff has provided current requirements and proposed standards to begin the discussion.

Minimum Unit Size Requirement:

Current:	Studio 600 s.f.	1-Bedrm 800 s.f.	2-Bedrm 1,000 s.f.	3-Bedrom + 1,200 s.f.
Proposed:	Studio 550 s.f.	1-Bedrm 650 s.f.	2-Bedrm 850 s.f.	3-Bedrom 1,150 s.f.

Private & Common Open Space Requirement:

Current: Private OS- 150 sq. ft. 450 sf. ft for duplex & triplexes

Proposed: 150 sq. ft. 450 s.f for duplex thru fourplexes.

Current: Common OS - 15% of lot area & 200 sq. ft. per unit devoted to amenity area(s)

Proposed 200 sq. ft. per unit

Amenities Requirement :

Current: 4-10 units = 1 11-50 units =2 51-100 units = 3 101-200 units =4

Proposed: 5-24 units = 1 25-50 units = 2 51-75 units = 3 76-99 units = 4
100-200 units = 5

For each 25 units above 200, 1 additional recreational facilities shall be provided.

Common open space areas shall contain amenities appropriate to project size, i.e. pool, spas, recreation buildings are encouraged for large project, while BBQ areas and gazebos may be more appropriate for smaller projects.

Parking Requirements:

Current:	Studio 1 covered	1 & 2 Bedroom 2 enclosed	3 & 4 Bedroom 2 enclosed, 1 open 0.50 space per unit (guest)
Proposed:	Studio 1 covered	1 & 2 Bedroom 2 spaces per unit 1 garage or carport	3 & 4 Bedroom 2 spaces per unit 1 garage or carport

Duplex to fourplex projects are required 2 enclosed spaces per unit.

NOTICING

Development Code Amendment was legally noticed in the newspaper on November 17, 2017 and distributed to those on the workshop list.

RECOMMENDATION

Following receipt of public input and discussion by the Commission, it is recommended that the Commission move to provide direction and continue the public hearing.

Prepared By:

Carol Miller
Assistant Director of Community Development

Attachment:
MFR Standards Comparison Matrix

Minimum Unit Size

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
TOAV	600	800	1,000	1,200	-----
Hesperia	550	650	850-950	1,150	1,300
Victorville	500	600	800	-----	-----
Rancho Cucamonga	650	800	800	950	-----

Common & Private Open Space Requirements

	Private Open Space	Common Open Space	Minimum Number of Amenities/ Unit				
			4-10 units	11-50 units	51-100 units	101-200 units	
TOAV	150 sq. ft. 450 sq. ft for duplex & triplexes	15% of lot area 200 sq. ft. per unit devoted to amenity area(s)	4-10 units	11-50 units	51-100 units	101-200 units	
			1	2	3	4	
Hesperia	100 sq. ft.	200 sq. ft. per unit	Two (2) recreational amenities				
Victorville	150 sq. ft. 200 sq. ft for duplex & triplex	200 sq. ft. per unit	4-24 units	25-50 units	51-75 units	76-99 units	100-200 units
			1	2	3	4	5
Rancho Cucamonga	150 sq. ft.	35%	< 30 units	31-100	101-200		
			3	4	5		

Parking Requirements

	Studio unit	1 Bdrm unit	2 Bdrm unit	3 Bdrm unit	4 Bdrm	Visitor Parking 3+ Bedroom
TOAV	1 covered space & 1 open	2 enclosed spaces	2 enclosed spaces	2 enclosed spaces, 1 open space	2 enclosed space, 1 open space	0.50 space per unit
Hesperia	1.25 1 covered	1.75 1 covered	2.25 1 covered	2.25 1 covered	2.25 1 covered	
Victorville	2 spaces per unit – 1 space shall be covered					
Rancho Cucamonga	1.3 1 in garage or carport	1.5 1 in garage or carport	2 2 in garage or carport	2 2 in garage or carport	2.5 2 in garage or carport	1 space per 3 units