

## MINUTES

### TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, April 6, 2016

#### CALL TO ORDER

At 6:00 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for April 6, 2016, was called to order by Chairman Qualls.

#### ROLL CALL

##### **Planning Commission**

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

#### STAFF PRESENT

Carol Miller, Principal Planner, Doug Fenn, Senior Planner, Richard Pedersen, Deputy Town Engineer, Haviva Shane, Town Attorney, and Yvonne Rivera, Planning Commission Secretary.

#### PLEDGE OF ALLEGIANCE

Commissioner Lamoreaux led the Pledge of Allegiance.

#### **1. APPROVAL OF MINUTES**

Minutes for the Regular Meeting of March 16, 2016.

Motion by Vice-Chairman Shoup, and seconded by Commissioner Tinsley, to approve the Minutes for the Regular Meeting of March 16, 2016.

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

#### PUBLIC HEARING ITEMS

- 2. Development Permit No. 2015-005, Special Use Permit No. 2015-015, Tentative Parcel Map No. 18095, and Variance 2016-001.** Proposal to construction an eighty-four (84) room, 43,000 square foot three (3) story hotel, 3,500 square foot restaurant, 10,261 square foot retail building, seven (7) separate buildings, totaling 23,719 square feet that also include drive-through restaurants and two (2) gasoline stations. The combined building square-footage is 80,480 square feet.

**Applicant:** Steeno Design Studio  
**Location:** The project is located at the northeast corner of Interstate 15, Dale Evans Parkway and bisected by Willow Springs Road; APN 0472-232-20 and 21.

Chairman Qualls opened the public hearing at 6:35 p.m.

Doug Fenn, Senior Planner presented the staff report as filed with the Planning Division.

Mr. Fenn provided a power point presentation to the Planning Commission of the proposed project site. Mr. Fenn noted that according to Special Condition P15, the minimum amount of trees required for the main entrance points should be thirty-six (36)-inch box size trees.

Mr. Fenn responded to a series of questions by the Planning Commission regarding the proposed project, including future planning of cell towers and transportation within CR Zoning.

Ms. Carol Miller, Principal Planner, stated that although the General Plan classifies Dale Evans Parkway as a Class 1 bike route, currently the proposed project is not required to make any improvements because the project site does not have property frontage on Dale Evans Parkway. She also noted that as development occurs along Dale Evans Parkway, there will be a Class 1.

After lengthy discussion regarding cloth awnings, it was the consensus of the Planning Commission to add the following language to the Conditions of Approval:

P20. Notwithstanding the following, Planning staff shall have the authority to approve cloth or other material awning upon presentation by the Applicant of product information sufficient to ensure the town of the viability of the material to withstand the elements and maintain its appearance over time.

Mr. Tom Steeno, representative for Belko Development, provided a summary of their future project plans to the Planning Commission. He also responded to the comments by the Planning Commission regarding the Variance, cell towers and cloth canopies.

Mr. Farmer, property owner thanked staff for their continued support with the project.

Chairman Qualls asked if the Applicant agreed to the Conditions of Approval as amended. Mr. Steeno stated they agreed with the Conditions of Approval as modified.

**PUBLIC COMMENTS:**

None.

Chairman Qualls closed the Public Hearing at 6:58 p.m.

## **MOTION**

Motion by Commissioner Kallen, seconded by Commissioner Tinsley that the Planning Commission move to:

1. Adopt the Mitigated Negative Declaration and mitigation monitoring program for Development Permit No. 2015-005, SUP No. 2015-015, TPM No. 18095 and Variance No. 2016-001 finding that, on the basis of the whole record before the Planning Commission, including the Initial Study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the Town's independent judgment and analysis. The Initial Study and Mitigated Negative Declaration are available at the Town's Planning Division, which constitutes the record of proceedings upon which its decision is based.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve Development Permit No. 2015-005, SUP No. 2015-015, TPM No. 18095 and Variance No. 2016-001; subject to the attached Conditions of Approval as amended.
4. Direct staff to file a notice of Notice of Determination.

## **ROLL CALL VOTE**

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

Noes:            None

Abstain:        None

Absent:         None

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

## **PUBLIC COMMENT**

None.

## **PLANNING COMMISSION COMMENTS**

None.

## **STAFF COMMENTS**

None.

## **OTHER BUSINESS**

### **3. Proposal to consider a General Plan Conformity Finding for the Town's Capital Improvement Program (CIP) for fiscal year 2016-2017.**

**Applicant:** Town of Apple Valley

**Location:** Town wide

Ms. Carol Miller, Principal Planner, presented the staff report as filed with the Planning Division.

Vice-Chairman Shoup asked a series of questions regarding roundabouts. He requested to know if there are any plans for roundabouts within Town limits.

Mr. Richard Pedersen, Deputy Town Engineer, stated that according to state law, Caltrans is required to look at each signal to consider roundabouts. However, the Town does not have plans for roundabouts at this time.

## **MOTION**

Motion by Commissioner Kallen, seconded by Commissioner Tinsley that the Planning Commission move to:

1. That the Planning Commission adopt Planning Commission Resolution No. 2016-004 which finds the proposed CIP for Fiscal Year 2016-2017 consistent with the goals and policies of the Town's General Plan.

## **ROLL CALL VOTE**

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

**Noes:** None

**Abstain:** None

**Absent:** None

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

**ADJOURNMENT**

Motion by Commissioner Tinsley, seconded by Commissioner Kallen, and unanimously carried to adjourn the meeting of the Planning Commission at 7:12 p.m. to the Regular Meeting on April 20, 2016.

Respectfully Submitted by:



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Yvonne Rivera  
Planning Commission Secretary

Approved by:



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Chairman Doug Qualls