

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Workshop Meeting Wednesday, August 2, 2017

CALL TO ORDER

At 6:01 p.m., the Regular Meeting/Workshop of the Planning Commission of the Town of Apple Valley for August 2, 2017, was called to order by Chairman Shoup.

ROLL CALL

Planning Commission

Roll call was taken with the following members present: Commissioner Bruce Kallen, Commissioner Jason Lamoreaux, Vice-Chairman B.R. "Bob" Tinsley, and Chairman Mark Shoup. Absent: Commissioner Doug Qualls.

STAFF PRESENT

Carol Miller, Assistant Director of Community Development, Pam Cupp, Associate Planner, and Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Kallen led the Pledge of Allegiance.

PUBLIC COMMENTS:

None.

- 1. The Planning Commission will receive comments and discuss the Town of Apple Valley's Development Code Standards and requirements relative to Multi-Family Residential (R-M) Zoning District development standards.**

Carol Miller, Assistant Director of Community Development, presented the staff report as filed with the Planning Division. She explained that the purpose of the Workshop is to receive comments and discuss the Town of Apple Valley's Development Code standards as it relates to Multi-Family Residential (R-M) Zoning District development standards, as well as receive direction from the Planning Commission.

Ms. Miller commented on code highlights related to the Multi-Family Residential Zoning District development standards.

PUBLIC COMMENTS

Kari Leon, Agio Real Estate, Apple Valley, commented on the issues surrounding open space and the development of multi-family housing. She stated that she was asked to remove her sign for the new four-plex units because it falls under commercial. She respectfully reminded staff and the Planning Commission that units greater than four would fall under commercial listings.

Ms. Miller provided the Planning Commission with information regarding what the code calls for as it relates to multi-family housing that is greater than 20 units.

Bob Basen, Commercial Real Estate Broker, Apple Valley, commented on the various requirements in the code for Multi-Family Housing development that he believed is preventing developers from getting the 20 units per acre allowed by the zoning due to the restrictive requirements. He also talked about what renters look for in units today and the need to upgrade the style of units in Apple Valley.

Ms. Miller asked questions regarding the threshold that strikes the desire for amenities.

Jay Pierce, JD Pierce Company, Inc., commented on his experience with building large complexes. He reviewed the current Multi-Family Residential standards with the Planning Commission and provided a list of modifications that he believed would help improve the current code. He also recommended that the Town work with the staff from Lewis Communities for their input on amenities for large complexes.

Discussion ensued regarding the multi-family housing with amenities.

Ms. Leon would like to see more flexibility in the code that would allow for storage units and more parking. She also commented on the need for the development of smaller units in Apple Valley.

Jeanette Lasara, Apple Valley, commented on amenities that most renters desire including pools, gated communities and parking. She also stated that the standard lease agreement is one year.

The Planning Commission asked a series of questions regarding rental standards.

Rachel Eiswert, Apple Valley, commented on the need for developers to register with the California Apartment Association for the development of apartments with more than seven units. She expressed her desire to develop units with renewable energy. She also commented on issues surrounding zoning.

Bob Broker, Apple Valley, expressed concern regarding the shortage of larger units in Apple Valley; he recommended that the Town consider raising the standards. He also commented on the benefits that come from professional management services vs. units that are managed by investors.

A lengthy discussion ensued amongst the Planning Commissioners regarding the various requirements for units, including amenities and landscaping. They also discussed the parking standards for commercial vs. multi-family housing. Ms. Miller answered questions of the Planning Commission regarding the reasons why developers

are required to submit a detailed site plan for multi-family units as raised by someone from the audience. She commented on the many benefits that come from the submittal of a site plan which includes catching errors early as well as making sure the standards are being met. It's easier to make changes to the site plan during the review phase as opposed to making changes during plan check resulting in changes to the grading plan. She stated that the requirement is also due to fire district requirements. It's not a final site plan, just preliminary plan to try to catch errors that may affect other things.

Commissioner Lamoreaux commented on the tour he participated in of smaller units that were gated and had amenities. He would like to see the same style of units built in Apple Valley. He stated he would like staff to focus on what developers can build in Apple Valley that includes small units.

The Commissioners discussed the need to allow more flexibility in the development of units in Apple Valley as well as the need for developing modern housing as an alternative to buying homes. Also discussed was the importance of advertising the workshops.

Ms. Miller pointed out to the Planning Commissioners that the invitation to attend tonight's workshop was also extended to designers.

Vice-Chairman Tinsley recommended advertising the Town's interest in modern housing. He also believed there is a need to look at development issues on a case-by-case basis.

Chairman Shoup commented on how he believed the community is changing. He also commented on the Town's desire to maintain the quality of development in Apple Valley. He requested to know of any potential locations where quality apartments can be built.

A lengthy discussion ensued regarding affordable units that would be allowed to be built in Apple Valley, as well as state mandates vs. the code requirements.

Pam Cupp, Associate Planner, answered questions of the Planning Commission regarding landscaping requirements according to the code.

Ms. Miller stated that the Climate Action Plan requires there be some landscaping with plants.

After the discussion regarding the issues surrounding landscaping, the Commission asked that staff come back with a modified plan that would make it more attractive for developers to build in Apple Valley.

Ms. Miller stated that all the comments made today would be taken into consideration. She commented on the next steps that will be taken which include setting up a tour of facilities, then setting up another Workshop with information on neighborhood.

Commissioner Lamoreaux recommended that staff reach out to Building Industry Association (BIA) for guidance on future development of apartment complexes. Vice-Chairman Tinsley believed it is important that the Town allow more flexibility in the code for development of Multi-Family Housing and offer guidance, on a case by case basis, according to how the housing market dictates.

Ms. Miller responded to questions by the Planning Commission regarding seeking out property owners for their input on the zoning as it relates to the development of Multi-Family housing.

Ms. Leon commented on the need to adjust the parking standards on a case by case basis according to the project. She also commented on the use of a grey water system for landscaping. She also noted that according to the California Association of Realtors, the high desert falls short in the development of Multi-Family housing.

OTHER BUSINESS

None.

PLANNING COMMISSION COMMENTS

None.

STAFF COMMENTS

Ms. Miller announced that the next regular Planning Commission meeting will be held on August 16, 2017. She also reminded the audience to sign in to receive a Notice to the next scheduled Workshop.

ADJOURNMENT

Motion by Commissioner Kallen, seconded by Vice-Chairman Tinsley, and unanimously carried to adjourn the meeting of the Planning Commission at 7:41 p.m. to the Regular Planning Meeting on August 16, 2017.

Respectfully Submitted by:



Yvonne Rivera
Planning Commission Secretary

Approved by:


Chairman Mark Shoup