

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION REGULAR MEETING

February 21, 2018

CALL TO ORDER

Chairman Tinsley called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:00 p.m.

Roll Call

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

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 Chairman Tinsley.

APPROVAL OF MINUTES

1. **Approval of Minutes**
 - a. Regular Meeting of January 17, 2018.

Commissioner Shoup noted the following corrections to Pages 1-5 and 1-6 for the minutes of January 17, 2018:

1. Strike out the sentence listed under the Motion on Page 1-5 that reads:

"It was the consensus of the Planning Commission to continue the General Plan Amendment to the next Planning Commission meeting on February 7, 2018."
2. On the second to the last paragraph, Page 1-6, the name of the Commissioner inquiring about the Mountain Vista area provisions should be changed to Chairman Shoup.

MOTION

Motion by Commissioner Shoup, seconded by Commissioner Kallen, to approve the minutes for the Regular Meeting of January 17, 2018, as amended.

Vote: Motion carried 4-0-0-1

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

Absent: Commissioner Qualls

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

- 2. Development Permit No. 2018-001.** A request to approve a Development Permit allowing the construction of seventeen (17) single-family tract homes within the Ravenswood subdivision, Tract 16059. The proposal consists of four (4) floor plans ranging from 2,950 to 4,197 square feet of indoor living area. The project area is approximately nine (9) acres in size and located within the Single-family Residential (R-SF) zoning designation.

Applicant: Mr. Jeff Simonetti, representing Ravenswood 17, LLC

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

Pam Cupp, Associate Planner, presented the staff report as filed with the Planning Division. She recommended that no more than three (3) houses in a row shall have the same garage door pattern, which is also a requirement in the development code. She also noted that the plotting plan shows that Lot No. 42 does not have the ability to construct any of the models without a deviation; therefore, she is asking that the Applicant apply for the deviation, which will give them a reduction to their rear set-back to twenty (20)-percent or the side yard of ten (10)-percent.

Ms. Cupp advised the Commission that the Town Attorney recommended the following modifications to staff's recommended actions:

1. Item No. 1 should be revised to read as follows:

Determine that the project fits within the scope of the previously approved Mitigated Negative Declaration adopted by the Planning Commission for Tentative Tract Map 16059 on February 20, 2002. Further, find that no changes are proposed in the project that would require major revisions to the Mitigated Negative Declaration and there is no new information of substantial importance, showing the project would

have a significant impact on the environment. As a result, no subsequent environmental document is required for this project.

2. Strike Recommendation No. 4 directing staff to file the Notice of Exemption.

Ms. Cupp explained, for the benefit of the Commission, why the project required a Deviation permit rather than a Variance.

Todd Tatum, representative for the Applicant, thanked the Commission for the opportunity to build the tract. He introduced Mr. Stan Mullens who recently purchased the remaining lots located in the Stonebrook Tract.

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

Mr. Tatum stated he agreed with all Conditions of Approval.

There being no requests to speak, Chairman Tinsley closed the public hearing at 6:11 p.m.

MOTION

Motion by Commissioner Shoup, and seconded by Vice-Chairman Lamoreaux to:

1. Determine that the project fits within the scope of the previously approved Mitigated Negative Declaration adopted by the Planning Commission for Tentative Tract Map 16059 on February 20, 2002. Further, find that no changes are proposed in the project that would require major revisions to the Mitigated Negative Declaration and there is no new information of substantial importance, showing the project would have a significant impact on the environment. As a result, no subsequent environmental document is required for this project.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve Development Permit No. 2018-001, subject to the attached Conditions of Approval.

Vote: Motion carried 4-0-0-1

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

Absent: Commissioner Qualls

OTHER BUSINESS

None.

PLANNING COMMISSION COMMENTS

