



## Town Council Agenda Report

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Date: January 14, 2020 Item No. 15

To: Honorable Mayor and Town Council

Subject: DEVELOPMENT CODE AMENDMENT NO. 2019-013 IS A REQUEST TO AMEND TITLE 9 "DEVELOPMENT CODE" OF THE TOWN OF APPLE VALLEY MUNICIPAL CODE, TO INCLUDE ADVISORY INFORMATION REGARDING DEVELOPMENT IMPACT FEES TO CHAPTER 9.71 "SUBDIVISION REGULATIONS".

From: Douglas Robertson, Town Manager

Submitted by: Pam Cupp, Senior Planner  
Planning Department

Budgeted Item:  Yes  No  N/A

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### RECOMMENDED ACTION

- A. **Determine** that, pursuant to Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is exempt from environmental review because 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.
- B. **Find** the facts presented within the staff report, including the attached Planning Commission Resolution No. 2019-017 adopted November 6, 2019, support the required Findings for approval of the proposed Development Code Amendment and adopt the Findings.
- C. **Move** to waive the reading of Ordinance No.525 in its entirety and read by title only.
- D. **Introduce** Ordinance No.525 approving Development Code Amendment No. 2019-013; and
- E. **Direct** staff to file a Notice of Exemption with the San Bernardino County Clerk of the Board.

## **BACKGROUND/SUMMARY**

At the May 1, 2019 joint meeting of the Town Council and Planning Commission, staff was directed by the Council to work with the Planning Commission to add to the Development Code, information relating to Development Impact Fees.

Prior to May 10, 2005, development impact fees were limited to those collected for traffic and parks and recreation. On May 10, 2005 the Town Council adopted Ordinance No. 294 revising the development impact fee schedule by establishing, amending and increasing certain development impact fees. The new development impact fees imposed in 2005 were based upon a study commissioned in 2003. The development impact fees are published within the adopted town-wide fee schedule. With the exception of Quimby Fees, there is no advisory information regarding development impact fees within the Municipal Code. As proposed, this amendment will modify the Development Code to include the following advisory information regarding development impact fees:

“The continuing growth of the town, combined with the continued expectation of high-quality services by persons who live and work in the town, necessitates the recover the costs to the town for the future construction of public infrastructure, facilities and improvements. As a condition of approval of any tentative map or development proposal, the Town shall require the payment of development impact fees, as adopted by the Town Council, to fund such public improvements. Collection of development impact fees is established by Government Code, Sections 66000-66003.”

This effort does not include any new fees or increase to existing fees. A complete strike-through/underline version of the proposed revisions can be reviewed within the attached Planning Commission staff report.

## **NOTICING**

Development Code Amendment No. 2019-013 was advertised as a public hearing in the Apple Valley News newspaper on January 3, 2020.

## **ENVIRONMENTAL REVIEW**

Development Code Amendment No. 2019-013 will incorporate advisory information regarding the requirements for development impact fees and will not create any changes to current development standards or procedures. As proposed, this amendment will not promote development beyond that anticipated within the Environmental Impact Report prepared for the Town’s General Plan.

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.

## **FINDINGS**

An amendment to the Development Code requires that the Town Council address two (2) required "Findings", as listed within Development Code Section 9.06.060. For Council consideration, the required Findings are listed below, along with a comment addressing each. If the Council concurs with these comments, they may be adopted. If the Council wishes to modify the offered comments, after considering input and public testimony at the public hearing, modifications to the Findings and Code Amendment can be included.

- A. The proposed amendment is consistent with the General Plan; and

Comment: The General Plan is the blueprint for the community's future growth. Specific Goals and Objectives are provided within each of the adopted General Plan's State-mandated Elements. The proposed amendment will incorporate advisory information only and will not create any changes to current development standards or procedures. Therefore, as proposed, this amendment is consistent with the General Plan.

- B. The proposed amendment will not be detrimental to the public health, safety or welfare of the Town or its residents.

Comment: The proposed amendment will incorporate advisory information only and does not create any changes to current development standards or procedures. Therefore, the changes proposed under Development Code Amendment No. 2019-013 will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

## **FISCAL IMPACT**

None

## **ATTACHMENTS**

Ordinance No. 525  
Planning Commission Staff Report  
Planning Commission Resolution No. 2019-017

**ORDINANCE NO. 525**

**AN ORDINANCE OF THE TOWN OF APPLE VALLEY, CALIFORNIA, AMENDING TITLE 9 “DEVELOPMENT CODE” OF THE TOWN OF APPLE VALLEY MUNICIPAL CODE, BY INCORPORATING ADVISORY INFORMATION RELATING TO DEVELOPMENT IMPACT FEES TO CHAPTER 9.71 “SUBDIVISION REGULATIONS”.**

**WHEREAS**, The General Plan of the Town of Apple Valley was adopted by the Town Council on August 11, 2009; and

**WHEREAS**, Title 9 “Development Code” of the Municipal Code of the Town of Apple Valley was adopted by the Town Council on April 27, 2010; and

**WHEREAS**, On May 1, 2019, the Town Council initiated a Development Code Amendment, directing staff to incorporate language relating to Development Impact Fees; and,

**WHEREAS**, Title 9 “Development Code” of the Municipal Code of the Town of Apple Valley has been previously modified by the Town Council on the recommendation of the Planning Commission; and

**WHEREAS**, On November 6, 2019, the Planning Commission of the Town of Apple Valley conducted a duly noticed public hearing on Development Code Amendment No. 2019-013, receiving testimony from the public and adopting Planning Commission Resolution No. 2019-017 forwarding a recommendation to the Council; and

**WHEREAS**, Specific changes are proposed to Title 9 “Development Code” of the Town of Apple Valley Municipal Code by amending Chapter 9.71 “Subdivision Regulations” to incorporate advisory information relating to Development Impact Fees; and,

**WHEREAS**, Development Code Amendment No. 2019-013 is consistent with the Town's General Plan and Title 9 "Development Code" of the Municipal Code of the Town of Apple Valley and shall promote the health, safety, and general welfare of the citizens of the Town of Apple Valley; and

**WHEREAS**, 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; and

**WHEREAS**, On January 3, 2020, Development Code Amendment No. 2019-013 was duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

**WHEREAS**, On January 14, 2020, the Town Council of the Town of Apple Valley conducted a duly noticed and advertised public hearing on Development Code Amendment No. 2019-013, receiving testimony from the public.

**NOW, THEREFORE**, the Town Council of the Town of Apple Valley, State of California, does ordain as follows:

**Section 1.** Find that the changes proposed by Development Code Amendment No. 2019-013 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

**Section 2.** Pursuant to Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA), it can be determined that the Code amendment 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, as with the proposed Code Amendment, that there is no possibility that the proposal approved under Development Code Amendment No. 2019-013 will have a significant effect on the environment and, therefore, the Amendment is EXEMPT from further environmental review.

**Section 3.** Amend the Title of Section 9.71.055 “Quimby Fees” of Chapter 9.71 “Subdivision Regulations” as follows:

“9.71.055 Development Impact Fees”

**Section 4.** Amend Paragraph A of Section 9.71.055 of Chapter 9.71 “Subdivision Regulations” as follows:

“A. **Required.** The continuing growth of the Town, combined with the continued expectation of high-quality services by persons who live and work in the Town, necessitates the recover the costs to the Town for the future construction of public infrastructure, facilities and improvements. As a condition of approval of any tentative map or development proposal, the Town shall require the payment of Development Impact Fees, as adopted by the Town Council, to fund such public improvements. Collection of Development Impact Fees is established by Government Code, Sections 66000-66003.

As a condition of approval of any tentative map, and prior to the approval of every final map, the Town shall require dedication of a portion of such land, payment of a fee in lieu thereof, or a combination of both, as set forth in this chapter, for the purpose of establishing and developing park and recreational facilities to serve the future residents of such subdivided property.

Collection of Development Impact Fees for Parks and Recreation is established by Government Code, Sections 66000-66003. These fees are collected to supplement

the cost of acquiring, developing and renovating parks and recreational areas as outlined in the Town of Apple Valley's Master Plan of Parks and Recreation Services.

The Development Impact Fee for Parks and Recreation shall be charged and paid for at the issuance of any building permit, or prior to the issuance of a Certificate of Occupancy, by all non-exempted, new development in the Town of Apple Valley consisting of Single Family or Multi-Family Residential Development.

The development impact fee for Parks and Recreation is calculated using the same formula used to establish in-lieu fees as defined in the Sub-Division Map Act, Quimby Act (66477) and is based on projected growth, fair market value per acre of land being developed and the average cost per acre to develop parks and facilities. “

**Section 5.** Amend the Paragraph F of Section 9.71.050 of Chapter 9.71 “Subdivision Regulations” as follows:

**“F. Quimby Act Exemptions (66477).**

1. The provisions of this chapter do not apply to commercial or industrial subdivisions or to condominium projects, which consist of the subdivision of airspace in an existing apartment building, which is more than five years old, when no new dwelling units are added.
2. Subdivisions containing less than five parcels, and not used for residential purposes, shall be exempt from the requirements of this chapter, provided, however, that a condition shall be placed on the approval of such parcel map that, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within four years, the fee shall be required to be paid by the owner of each such parcel as a condition of the issuance of such permit.”

**Section 6.** Notice of Adoption. The Town Clerk of the Town of Apple Valley shall certify to the adoption of this ordinance and cause publication to occur in a newspaper of general circulation and published and circulated in the Town in a manner permitted under Section 36933 of the Government Code of the State of California.

**Section 7.** Effective Date. This Ordinance shall become effective thirty (30) days after the date of its adoption.

**Section 8.** Severability. If any provision of this Ordinance, or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications and, to this end, the provisions of this Ordinance are declared to be severable.

**Approved and Adopted** by the Town Council and signed by the Mayor and attested to by the Town Clerk this \_\_\_ day of \_\_\_\_\_, 2020.

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Honorable Scott Nassif, Mayor

ATTEST:

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Ms. La Vonda M. Pearson, Town Clerk

Approved as to form:

Approved as to content:

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Mr. Thomas Rice, Town Attorney

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Mr. Douglas B. Robertson, Town Manager



## Planning Commission Agenda Report

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**DATE:** November 6, 2019 Item No. 3

**CASE NUMBER:** Development Code Amendment No. 2019-013

**APPLICANT:** Town of Apple Valley

**PROPOSAL:** An amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code to include advisory information regarding Development Impact Fees.

**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.

**PREPARED BY:** Ms. Pam Cupp, Senior Planner

**RECOMMENDATION:** Adopt Planning Commission Resolution No. 2019-017

### **BACKGROUND**

At the May 1, 2019 joint meeting of the Town Council and Planning Commission. Staff was directed by the Council to work with the Planning Commission to add to the Development Code information relating to Development Impact Fees.

### **ANALYSIS**

Prior to May 10, 2005, Development Impact Fees were limited to Traffic and Parks and Recreation. On May 10, 2005 Town Council adopted Ordinance No. 294 revising the Development Impact Fee schedule by establishing, amending and increasing certain development impact fees. The new development fees imposed were based upon a study commissioned in 2003 and are published within the adopted town-wide fee schedule.



However, there is no advisory information regarding these impact fees in the Municipal Code. As proposed this amendment will modify the Development Code to include advisory information regarding Development Impact Fees. This effort does not include any new fees or increase to existing fees.

Staff has prepared the following modifications for the Commission's consideration. The additional language is shown in **bold underline** and the removed language is shown as ~~strike-out~~. The context of the provisions within the Code language has been included for your reference.

Staff is recommending a modification to Chapter 9.71 "Subdivision Regulations" by modifying the Title of Section 9.71.055 and supplementing Paragraph A of as follows:

#### 9.71.055 – **Development Impact** ~~Quimby~~ Fees

- A. **Required. The continuing growth of the Town, combined with the continued expectation of high-quality services by persons who live and work in the Town, necessitates the recover the costs to the Town for the future construction of public infrastructure, facilities and improvements. As a condition of approval of any tentative map or development proposal, the Town shall require the payment of Development Impact Fees, as adopted by the Town Council, to fund such public improvements. Collection of Development Impact Fees is established by Government Code, Sections 66000-66003.**

As a condition of approval of any tentative map, and prior to the approval of every final map, the Town shall require dedication of a portion of such land, payment of a fee in lieu thereof, or a combination of both, as set forth in this chapter, for the purpose of establishing and developing park and recreational facilities to serve the future residents of such subdivided property.

Collection of Development Impact Fees for Parks and Recreation is established by Government Code, Sections 66000-66003. These fees are collected to supplement the cost of acquiring, developing and renovating parks and recreational areas as outlined in the Town of Apple Valley's Master Plan of Parks and Recreation Services.

The Development Impact Fee for Parks and Recreation shall be charged and paid for at the issuance of any building permit, or prior to the issuance of a Certificate of Occupancy, by all non-exempted, new development in the Town of Apple Valley consisting of Single Family or Multi-Family Residential Development.

The development impact fee **for Parks and Recreation** is calculated using the same formula used to establish in-lieu fees as defined in the Subdivision Map Act, Quimby Fees Act (66477) and is based on projected growth, fair market value per acre of land being developed and the average cost per acre to develop parks and facilities.

Paragraph F should also be modified to clarify exemptions contained within Government Code Section 66477 as follows:

**F. Quimby Act Exemptions (66477).**

1. The provisions of this chapter do not apply to commercial or industrial subdivisions or to condominium projects, which consist of the subdivision of airspace in an existing apartment building, which is more than five years old, when no new dwelling units are added.
2. Subdivisions containing less than five parcels, and not used for residential purposes, shall be exempt from the requirements of this chapter, provided, however, that a condition shall be placed on the approval of such parcel map that, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within four years, the fee shall be required to be paid by the owner of each such parcel as a condition of the issuance of such permit.

**FINDINGS**

An amendment to the Development Code requires that the Planning Commission address two (2) required “Findings”, as listed within Development Code Section 9.06.060. For Commission consideration, the required Findings are listed below, along with a comment addressing each. If the Commission concurs with these comments, they may be adopted and forwarded to the Council for its consideration of the Development Code Amendment. If the Commission wishes modifications to the offered comments, after considering input and public testimony at the public hearing, modifications to the Findings and Code Amendment recommendations can be included into the information forwarded to the Council for consideration.

- A. The proposed amendment is consistent with the General Plan; and

Comment: The General Plan is the blueprint for the community’s future growth. Specific Goals and Objectives are provided within each of the adopted General Plan’s State-mandated Elements. The proposed amendment will incorporate advisory information only and will not create any changes to current development standards or procedures. Therefore, as proposed, this amendment is consistent with the General Plan.

- B. The proposed amendment will not be detrimental to the public health, safety or welfare of the Town or its residents.

Comment: The proposed amendment will incorporate advisory information only and does not create any changes to current development standards or procedures. Therefore, the changes proposed under Development Code Amendment No. 2019-013 will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

## **NOTICING**

Development Code Amendment No. 2019-013 was advertised as a public hearing in the Apple Valley News newspaper on October 25, 2019.

## **ENVIRONMENTAL REVIEW**

Development Code Amendment No. 2019-013 will incorporate advisory information regarding the requirements for development impact fees and will not create any changes to current development standards or procedures. As proposed, this amendment will not promote development beyond that anticipated within the Environmental Impact Report prepared for the Town's General Plan.

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.

## **RECOMMENDATION**

Following receipt of public input and discussion by the Commission, it is recommended that the Commission move to approve Planning Commission Resolution No. 2019-017 forwarding a recommendation that the Town Council amend Title 9 "Development Code" of the Town of Apple Valley Municipal Code as outlined within the staff report.

Attachment:

Draft Planning Commission Resolution No. 2019-017

**PLANNING COMMISSION RESOLUTION NO. 2019-017**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, RECOMMENDING THAT THE TOWN COUNCIL ADOPT DEVELOPMENT CODE AMENDMENT NO. 2019-013 AMENDING TITLE 9 “DEVELOPMENT CODE” OF THE TOWN OF APPLE VALLEY MUNICIPAL CODE, BY MODIFYING SECTION 9.71.055 OF CHAPTER 9.71 “SUBDIVISION REGULATIONS” TO INCORPORATE ADVISORY INFORMATION REGARDING DEVELOPMENT IMPACT FEES.**

**WHEREAS**, The General Plan of the Town of Apple Valley was adopted by the Town Council on August 11, 2009; and

**WHEREAS**, Title 9 “Development Code” of the Municipal Code of the Town of Apple Valley was adopted by the Town Council on April 27, 2010; and

**WHEREAS**, Title 9 (Development Code) of the Municipal Code of the Town of Apple Valley has been previously modified by the Town Council on the recommendation of the Planning Commission; and

**WHEREAS**, Development Code Amendment No. 2019-013 is consistent with the General Plan and Municipal Code of the Town of Apple Valley;

**WHEREAS**, On May 1, 2019, the Town Council initiated a Development Code Amendment, directing staff to incorporate language relating to Development Impact Fees;

**WHEREAS**, Specific changes are proposed to Title 9 “Development Code” of the Town of Apple Valley Municipal Code by amending Chapter 9.71 “Subdivision Regulations” to incorporate advisory information relating to Development Impact Fees ; and,

**WHEREAS**, on October 25, 2019, Development Code Amendment No. 2019-013 was duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

**WHEREAS**, 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; and

**WHEREAS**, on November 6, 2019 the Planning Commission of the Town of Apple Valley conducted a duly noticed and advertised the public hearing on Development Code Amendment No. 2019-013 receiving testimony from the public; and

**WHEREAS**, Development Code Amendment No. 2019-013 is consistent with the Land Use Element goals and policies of the Town’s General Plan and Title 9

“Development Code” of the Municipal Code of the Town of Apple Valley and shall promote the health, safety, and general welfare of the citizens of the Town of Apple Valley.

**NOW, THEREFORE, BE IT RESOLVED** that in consideration of the evidence presented at the public hearing, and for the reasons discussed by the Commissioners at said hearing, the Planning Commission of the Town of Apple Valley, California, does hereby resolve, order and determine as follows and recommends that the Town Council make the following findings and take the following actions:

**Section 1.** Find that the changes proposed by Development Code Amendment No. 2019-013 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

**Section 2.** 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.

**Section 3.** Amend the Title of Section 9.71.055 “Quimby Fees” of Chapter 9.71 “Subdivision Regulations” as follows:

“9.71.055 Development Impact Fees”

**Section 4.** Amend Paragraph A of Section 9.71.055 of Chapter 9.71 “Subdivision Regulations” as follows:

“A. **Required.** The continuing growth of the Town, combined with the continued expectation of high-quality services by persons who live and work in the Town, necessitates the recover the costs to the Town for the future construction of public infrastructure, facilities and improvements. As a condition of approval of any tentative map or development proposal, the Town shall require the payment of Development Impact Fees, as adopted by the Town Council, to fund such public improvements. Collection of Development Impact Fees is established by Government Code, Sections 66000-66003.

As a condition of approval of any tentative map, and prior to the approval of every final map, the Town shall require dedication of a portion of such land, payment of a fee in lieu thereof, or a combination of both, as set forth in this chapter, for the purpose of establishing and developing park and recreational facilities to serve the future residents of such subdivided property.

Collection of Development Impact Fees for Parks and Recreation is established by Government Code, Sections 66000-66003. These fees are collected to supplement

the cost of acquiring, developing and renovating parks and recreational areas as outlined in the Town of Apple Valley's Master Plan of Parks and Recreation Services.

The Development Impact Fee for Parks and Recreation shall be charged and paid for at the issuance of any building permit, or prior to the issuance of a Certificate of Occupancy, by all non-exempted, new development in the Town of Apple Valley consisting of Single Family or Multi-Family Residential Development.

The development impact fee for Parks and Recreation is calculated using the same formula used to establish in-lieu fees as defined in the Sub-Division Map Act, Quimby Act (66477) and is based on projected growth, fair market value per acre of land being developed and the average cost per acre to develop parks and facilities. “

**Section 5.** Amend the Paragraph F of Section 9.71.050 of Chapter 9.71 “Subdivision Regulations” as follows:

**“F. Quimby Act Exemptions (66477).**

1. The provisions of this chapter do not apply to commercial or industrial subdivisions or to condominium projects, which consist of the subdivision of airspace in an existing apartment building, which is more than five years old, when no new dwelling units are added.
2. Subdivisions containing less than five parcels, and not used for residential purposes, shall be exempt from the requirements of this chapter, provided, however, that a condition shall be placed on the approval of such parcel map that, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within four years, the fee shall be required to be paid by the owner of each such parcel as a condition of the issuance of such permit.”

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 6th day of November 2019.

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Vice-Chairman Bruce Kallen

ATTEST:

I, Maribel Hernandez, Secretary to the Planning Commission of the Town of Apple Valley, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 6th day of November 2019, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ms. Maribel Hernandez, Planning Commission Secretary