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**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA**

WEDNESDAY, JANUARY 20, 2021

Regular Meeting 6:00 p.m.

Town Council Chambers
14955 Dale Evans Parkway

PLANNING COMMISSION MEMBERS

Bruce Kallen, Chairman
Joel Harrison, Vice-Chairman
B.R. "Bob" Tinsley, Commissioner
Mike Arias Jr., Commissioner
Jared Lanyon, 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.



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**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY JANUARY 20, 2021 – 6:00 P.M.**

IMPORTANT COVID-19 NOTICE

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS) AND TO ENABLE APPROPRIATE SOCIAL DISTANCING, THE PLANNING COMMISSION MEETING WILL NOT BE OPEN TO PUBLIC ATTENDANCE.

THE TOWN OF APPLE VALLEY ENCOURAGES THE PUBLIC TO VIEW THIS PLANNING COMMISSION MEETING ON TELEVISION OR ONLINE. THE MEETING IS BROADCAST LIVE ON FRONTIER CHANNEL 29 OR CHARTER SPECTRUM CHANNEL 186 AND LIVE STREAMED ONLINE AT APPLEVALLEY.ORG

MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS BEFORE THE PLANNING COMMISSION MAY PARTICIPATE IN THE FOLLOWING WAYS:

(1) COMMENTS AND CONTACT INFORMATION CAN BE EMAILED TO PUBLICCOMMENT@APPLEVALLEY.ORG BY 3:00 P.M. THE DAY OF THE SCHEDULED MEETING TO BE INCLUDED IN THE WRITTEN RECORD;

(2) A REQUEST TO SPEAK CAN BE EMAILED TO PUBLICCOMMENT@APPLEVALLEY.ORG AND AT THE TIME OF THE REQUESTED AGENDA ITEM, THE PLANNING COMMISSION SECRETARY WILL PLACE A PHONE CALL TO THE COMMENTER AND ALLOW THEM TO SPEAK TO THE COMMISSION VIA SPEAKER PHONE DURING THE LIVE MEETING FOR UP TO THREE MINUTES. PLEASE INDICATE ON WHICH ITEM YOU WISH TO SPEAK.

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

Chairman Kallen _____; Vice-Chairman Harrison _____
Commissioners: Tinsley _____; Arias _____; Lanyon _____

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 December 16, 2020.

PUBLIC HEARING ITEMS

- 2. **General Plan Conformity Finding for a Right-of-Way Vacation VAC No. 2020-001.** To consider a General Plan Conformity Finding, pursuant to Government Code Section 65402(a), for the vacation of sixteen (16) feet of the forty-five (45)-foot South Outer Highway 18 for approximately 200 linear feet.

APPLICANT: Ash Pathi

LOCATION: Southeast corner of Highway 18 and Tuscola Road. APNs 0473-112-21.

ENVIRONMENTAL DETERMINATION: The General Plan conformity finding is not a project as defined by CEQA. The future transfer of excess right-of-way property to adjacent parcel owners is exempt from CEQA review, per Section 15061(b)(3), because the project has no potential for causing a significant effect on the environment.

CASE PLANNER: Daniel Alcayaga, AICP, Planning Manager

RECOMMENDATION: Adopt Planning Commission Resolution No. 2021-001, which recommends to the Town Council that the requested right-of-way vacation is consistent with the goals and policies of the Town’s General Plan.

OTHER BUSINESS

3. Container House Memo

PLANNING COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

The Planning Commission will adjourn to the regular Planning Commission Meeting on February 17, 2021.

**MINUTES
TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING
DECEMBER 16, 2020**

CALL TO ORDER

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

Roll Call

Present: Commissioner Lanyon; Vice-Chairman Harrison; Chairman Kallen

Absent: Commissioners Tinsley; Arias

Staff Present

Daniel Alcayaga – Planning Manager, Pam Cupp – Senior Planner, Albert Maldonado – Town Attorney, Maribel Hernandez, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Lanyon.

APPROVAL OF MINUTES

1a. Minutes for the regular meeting of November 4, 2020.

MOTION

Motion by Vice-Chairman Harrison, seconded Commissioner Lanyon to approve the minutes of November 4, 2020.

ROLL CALL VOTE

Yes: Chairman Kallen
Vice-Chairman Harrison
Commissioner Lanyon
Noes: None
Abstain: None
Absent: Commissioner Tinsley
Commissioner Arias

The Motion Carried by a 3-0-0-2 vote.

1b. Minutes for the regular meeting of November 18, 2020.

MOTION

Motion by Vice-Chairman Harrison, seconded Commissioner Lanyon to approve the minutes of November 18, 2020.

ROLL CALL VOTE

Yes: Chairman Kallen
Vice-Chairman Harrison
Commissioner Lanyon
Noes: None
Abstain: None
Absent: Commissioner Tinsley
Commissioner Arias

The Motion Carried by a 3-0-0-2 vote.

PUBLIC COMMENTS

None

PUBLIC HEARING

- 2. Development Permit No. 2020-009.** A request to approve a Development Permit to allow the construction of a 950 square foot garage that is eighteen (18) feet in height.

Pam Cupp – Senior Planner, presented the staff report as filed with the Planning Division.

Bryan Hintz– Applicant, was available by phone.

Being that there is no one from the public to comment on this item Chairman Kallen closed the public hearing at 6:06 p.m.

Vice-Chairman Harrison found no reason to deny the project and addition will blend in nicely with the home.

Motion by Vice-Chairman Harrison, seconded Commissioner Lanyon to approve Development Permit No 2020-009.

ROLL CALL VOTE

Yes: Chainman Kallen
Vice-Chairman Harrison
Commissioner Lanyon
Noes: None
Abstain: None
Absent: Commissioner Tinsley
Commissioner Arias

The Motion Carried by a 3-0-0-2 vote.

OTHER BUSINESS

None

PLANNING COMMISSION COMMENTS

None

STAFF COMMENTS

Mr. Alcayaga updated the Planning Commission on upcoming meetings and Apple Valley Village Survey.

ADJOURNMENT

Motion by, Commissioner Lanyon, seconded by Vice-Chairman Harrison and unanimously carried, to adjourn the meeting to its regularly scheduled Planning Commission meeting on January 20, 2020.

Respectfully Submitted by:

Maribel Hernandez
Planning Commission Secretary

Approved by:

Chairman, Bruce Kallen



Planning Commission Agenda Report

DATE:	January 20, 2021	Item No. 2
CASE NUMBER:	General Plan Conformity Finding for a Right-of-Way Vacation VAC No. 2020-001	
APPLICANT:	Ash Pathi	
PROPOSAL:	To consider a General Plan Conformity Finding, pursuant to Government Code Section 65402(a), for the vacation of sixteen (16) feet of the forty-five (45)-foot South Outer Highway 18 for approximately 200 linear feet.	
LOCATION:	Southeast corner of Highway 18 and Tuscola Road. APNs 0473-112-21.	
ENVIRONMENTAL DETERMINATION:	The General Plan conformity finding is not a project as defined by CEQA. The future transfer of excess right-of-way property to adjacent parcel owners is exempt from CEQA review, per Section 15061(b)(3), because the project has no potential for causing a significant effect on the environment.	
STAFF PERSON:	Daniel Alcayaga, AICP, Planning Manager	
RECOMMENDATION:	Adopt Planning Commission Resolution No. 2021-001, which recommends to the Town Council that the requested right-of-way vacation is consistent with the goals and policies of the Town's General Plan.	

- A. Project Summary: The proposed Planning Commission action consists of a General Plan conformity finding that the vacation of sixteen (16)-feet of a forty-five (45)-foot wide right-of-way be forwarded and reviewed by the Town Council. Government Code Sections 65402(a) and (c) require that, prior to street vacation or acquiring/selling real property for any purpose, the planning agency of any city (Town of Apple Valley) or county, with an adopted General Plan, must report that the street vacation or acquisition/sale conforms to the General Plan. As described in this staff report, the proposed right-of-way vacation conforms to the Town's General Plan.

ANALYSIS

- A. General Plan Conformance: As described, Government Code Sections 65402(a) and (c) require that, prior to a street vacation the planning agency with an adopted General Plan must report that the street vacation conforms to their General Plan. Although the General Plan does not address street vacations specifically, the General Plan does indicate maintaining and expand a safe and efficient circulation and transportation system.

Therefore, in accordance with Resolution No. 98-06 whose purpose is to "...enhance the traffic safety along the outer highway the applicant proposes to vacate a 200-foot, improved section of South Outer Highway. This section of right-of-way is forty-five (45) feet wide. Sixteen (16) feet of this right-of-way will be vacated and the remainder incorporated into the State Highway.

To replace this segment of South Outer Highway, a new parallel roadway was constructed approximately 400' south of the current outer highway to create a new connection between Kasota Road and Tuscola Road. The project has been completed.

Based on the above analysis, staff finds that the proposal is consistent with the General Plan.

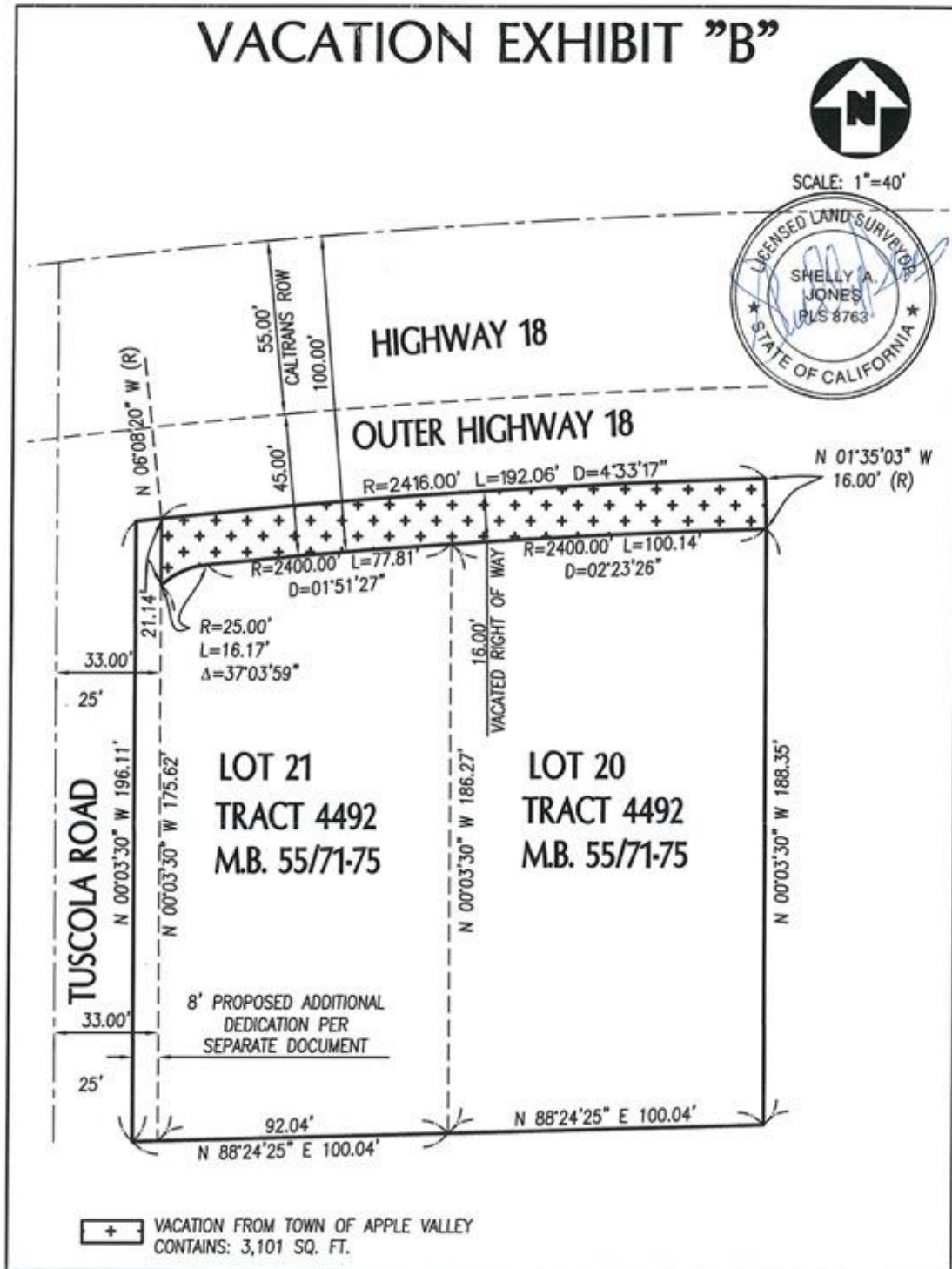
- B. Landscaping Responsibilities: On October 27, 2020, the Town Council adopted a final resolution related to landscaping and maintenance responsibilities as a result of the vacation of Outer Highways. As such, the Applicant will be responsible for installing and maintaining new landscaping within the vacated portion of Outer Highway 18. The landscaping will be required to match the adjacent landscape design completed in front of Nico Plaza (APN: 0473-112-22), including matching the ground cover and plants at the same density. The Town will be responsible for installing and maintaining landscaping within the remaining portion of the right-of-way, between the sidewalk and the edge of street curb. Staff believes this is consistent with the intent of the newly adopted Council policy to create a cohesive streetscape using both private and public resources.
- C. Environmental Assessment: The General Plan conformity finding is not a project as defined by CEQA. The future transfer of excess right-of-way property to adjacent parcel owners is exempt from CEQA review, per Section 15061(b) (3), because the project has no potential for causing a significant effect on the environment.

RECOMMENDATION

Adopt Planning Commission Resolution No. 2021-001, finding and reporting that the right-of-way vacation as described herewith is in conformance with the Town's General Plan.

ATTACHMENTS:

- 1. Vacation Exhibit
- 2. Planning Commission Resolution No. 2020-001



PLANNING COMMISSION RESOLUTION NO. 2021-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, FINDING THE PROPOSED STREET VACATION OF A 200 FOOT SEGMENT OF SOUTH OUTER HIGHWAY 18 AT TUSCOLA ROAD, TO BE IN CONFORMANCE WITH THE GENERAL PLAN.

WHEREAS, on August 11, 2009 the Town Council adopted a Comprehensive General Plan Update for the Town of Apple Valley; and

WHEREAS, on February 10th, 1998, the Town Council approved and adopted Resolution No. 98-06 to "... enhance the traffic safety along the outer highways..."; and

WHEREAS, on October 27, 2020, the Town Council approved and adopted Resolution No. 2020-48 related to the allocation and maintenance of additional land made available for landscaping, hardscaping, and public right-of-way as a result of the vacation of Outer Highways in connection with Resolution No. 98-04; and

WHEREAS, consideration is being given to the possible street vacation of a 200-foot segment of the Outer Highway 18 at Tuscola Road; and

WHEREAS, a sixteen (16)-foot wide portion of the forty-five (45)-foot public right-of-way is being considered for possible vacation; and

WHEREAS, the proposal is consistent with the Town's General Plan because it has been determined that where feasible the Outer Highway 18 shall be eliminated to enhance traffic safety, which is consistent with the intent of Resolution 98-06; and

WHEREAS, the property owner shall landscape and maintain the vacated area as approved by the Town's Planning Manager.

WHEREAS, the proposal will not impact connectivity between land uses or impact circulation or transportation systems; and

WHEREAS, Government Code Sections 65402(a) and (c) of the State of California requires that, prior to an agency taking action to vacate any street segment, an assessment must be made by the Planning Commission as to the conformity with their General Plan.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission hereby reports that the street vacation, as shown on Vacation Exhibit, attached hereto and made a part hereof is in conformance with the Town of Apple Valley General Plan.

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 20th day of January 2021.

Bruce Kallen, Chairman

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 20th day of January 2021 by the following vote, to-wit:

Ms. Maribel Hernandez, Planning Commission Secretary

AYES:
NOES:
ABSENT:
ABSTAIN



Memorandum

DATE: January 20, 2021
TO: Planning Commission
FROM: Pam Cupp, Senior Planner
RE: Storage Container House

Building plans are currently under review to construct a single-family home from storage containers. Homes constructed of cargo containers are new to Apple Valley; therefore, staff would like to present the proposal to the Commission for its comments concerning the design and its interpretation of the points awarded on the design criteria checklist. The design criteria checklist was developed to provide objective design standards and a point-based system with which to measure the design characteristics of single-family infill development.

As proposed, the home will be two-stories and includes an upper level, covered balcony with a metal guard rail, which was awarded a major point for a front balcony. The roof will be standing seam metal which has been previously identified as an acceptable roofing material by the Planning Commission. The design includes cedar plank siding as the primary wall material for the exterior walls and overhangs. Stone veneer provides a secondary material and will be located on the architectural pilaster pop-outs. Two (2) types of material is awarded one (1) major point. Typically, offsets to the elevation consist of either front wall projections or recesses. In this instance, a major point was awarded based upon the vertical elevation offsets.

The home will be a total of 2,102 square feet which requires a total of five (5) points. As shown in the attached checklist, staff has awarded the required five (5) points. Attached for your review is the design criteria checklist prepared by staff, the proposed elevations for the container house and documentation regarding the building materials. Staff is requesting a Commission consensus of agreement with staff's interpretation or provide alternative direction as appropriate.

PC Resolution 2016-002 Exhibit "A"
Design Criteria Checklist

A minimum of one point from each list must be achieved in the design of an infill single-family residence. Five items from the Minor list equals one point. One item from the Major list equals one point. The number of required points is determined by the square footage breakdown shown below. For pictorial examples of the terms referenced in this list, see the attached definitions. The Director shall have the authority to interpret and/or allow features not specifically identified.

Minor Features (5 checks equals one point)

Decorative features shall be required on the front and street side yard for corner lots.

- contrasting colors
- decorative pilasters/columns/piers
- decorative window/door reveals (i.e. arched reveals, window or door reveals)
- architectural moldings/ornamental details:
 - roundel
 - finials
 - medallions
 - quartrefoils
 - dentils
 - quiones
 - eyebrows
 - cornice moldings
 - band course/belly band
 - other _____
- door and window details (i.e. keystones, dentils or pediments over doors and windows)
- decorative iron work
- decorative/architectural niche
- smooth stucco finish
- decorative/stylized roof vents
- second story reveal
- different shaped windows on the same floor which can include:
 - transom windows
 - arched windows
 - french doors
 - other Shapes/Sizes _____
- decorative windows with muntins and mullions and/or arches and may include lead, colored glass or divided lites
- shutters and/or window boxes
- window surrounds, decorative sills or lentils
- decorative front door may include side lites, transom windows, decorative custom design
- garage door with windows or decorative style (i.e. carriage style, barn door style)
- quality decorative carriage lighting on each side of garage door and at front entry

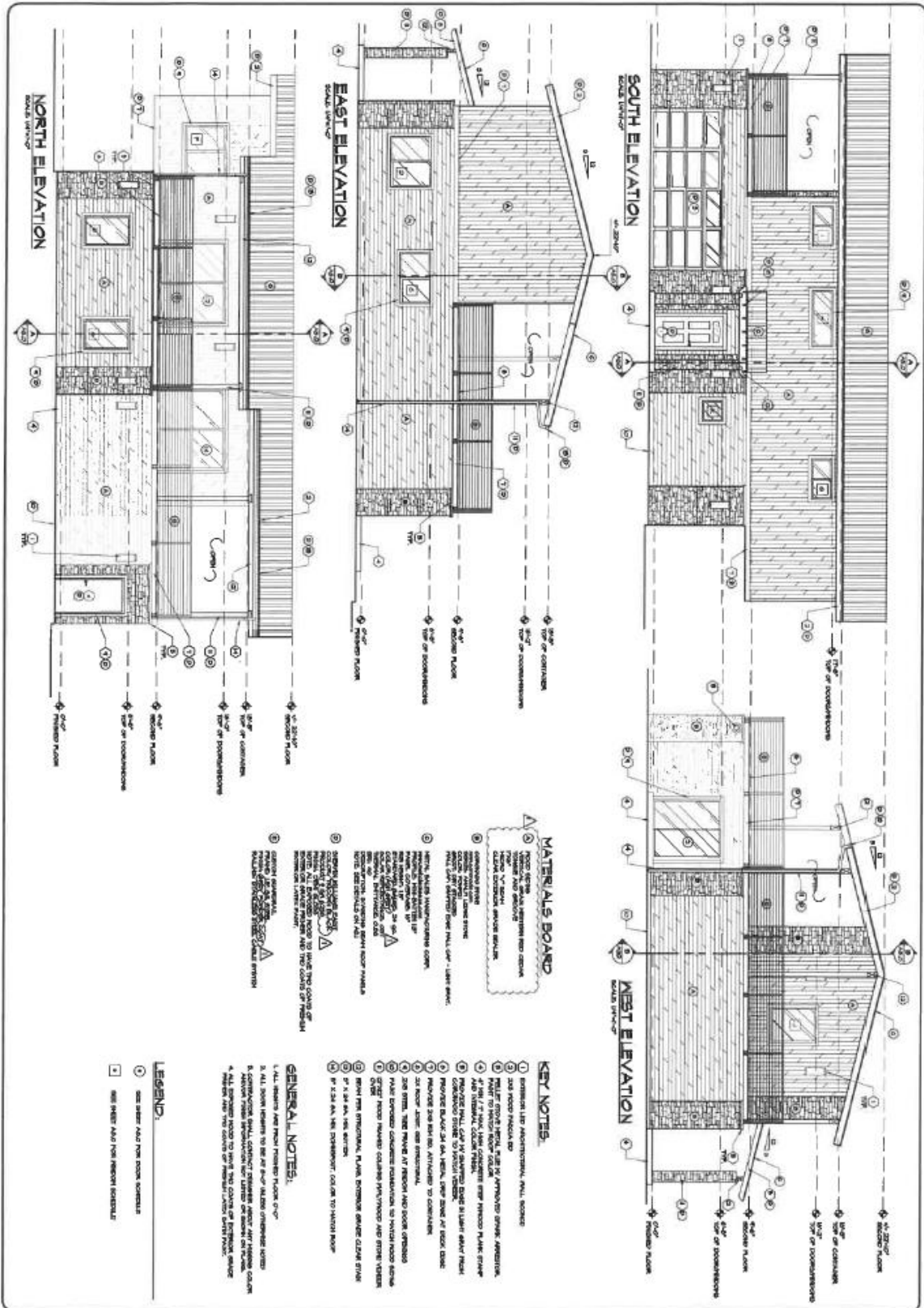
- Roof material other than composition(i.e. concrete tile, clay tile, simulated wood shake/shingle)
- boxed eaves, large overhangs at least 18", or exposed rafter tails, kickers or brackets
- decorative chimney tops
- stucco eaves and fascia
- rain gutters and down spouts
- solar panels on roof
- decorative pavers or stamped concrete walkways
- on corner lots, placing the house at a minimum of 30 degree angle.

Major Features (1 check equals one point)

- 2 types of materials (i.e. wainscot)
- covered front porch or arbor
- portico or decorative pronounced entryway
- front balcony
- tower feature in front or street side yard
- front courtyard niches
- garage doors not facing street
- three (3)-car garage or greater
- traditional architectural style (see definitions - i.e. Spanish revival, pueblo, craftsman, ranch)
- front or street side bay window, overhang jetty
- front or side yard porte cochere
- multiple roof lines and roof heights (i.e. shed roof, dormers)
- multiple off-sets on elevations
- front planter walls or front privacy walls that match the residence, preferably stucco, stone or brick with a decorative cap.

Point Requirement For House Size, including garage but excluding patios and porches.

1,200 sq. ft. - 1,499 sq. ft.	3 pts.
1,500 sq. ft. - 1,799 sq. ft.	4 pts.
1,800 sq. ft. - 2,199 sq. ft.	5 pts.
2,200 sq. ft. - 2,799 sq. ft.	6 pts.
2,800 sq. ft. and above	7 pts.



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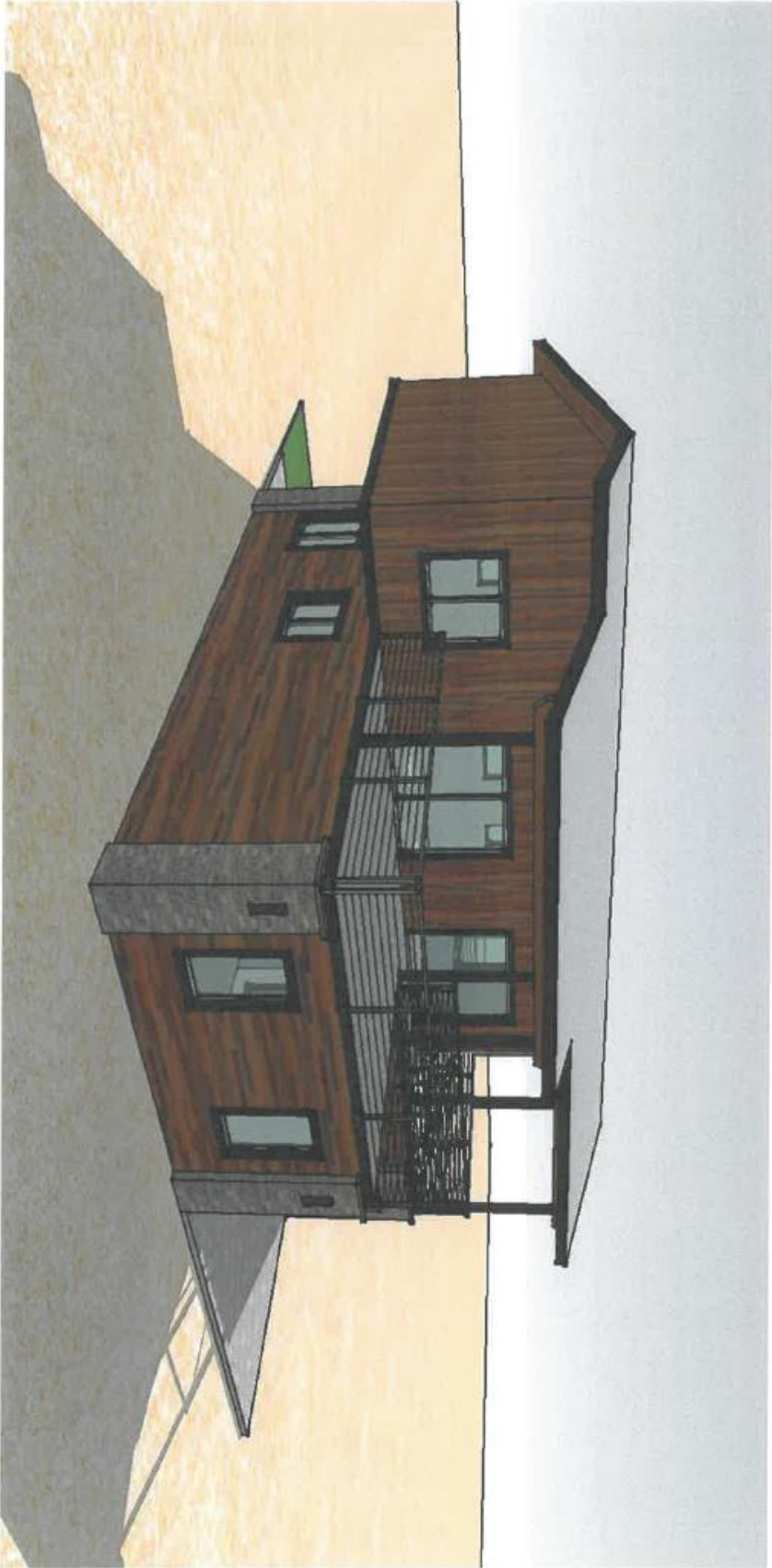
EXTERIOR ELEVATIONS

RC DESIGNS
RICARDO CAZARES
PHONE: (916) 792-1169
E-MAIL: rcaez@rcdesigns.com

**ARCE RESIDENCE
NEW SINGLE FAMILY HOME**
20430 LAUREL LANE
APPLE VALLEY, CA. 92308

DATE: 08/20/2024
DRAWN BY: [Signature]
CHECKED BY: [Signature]









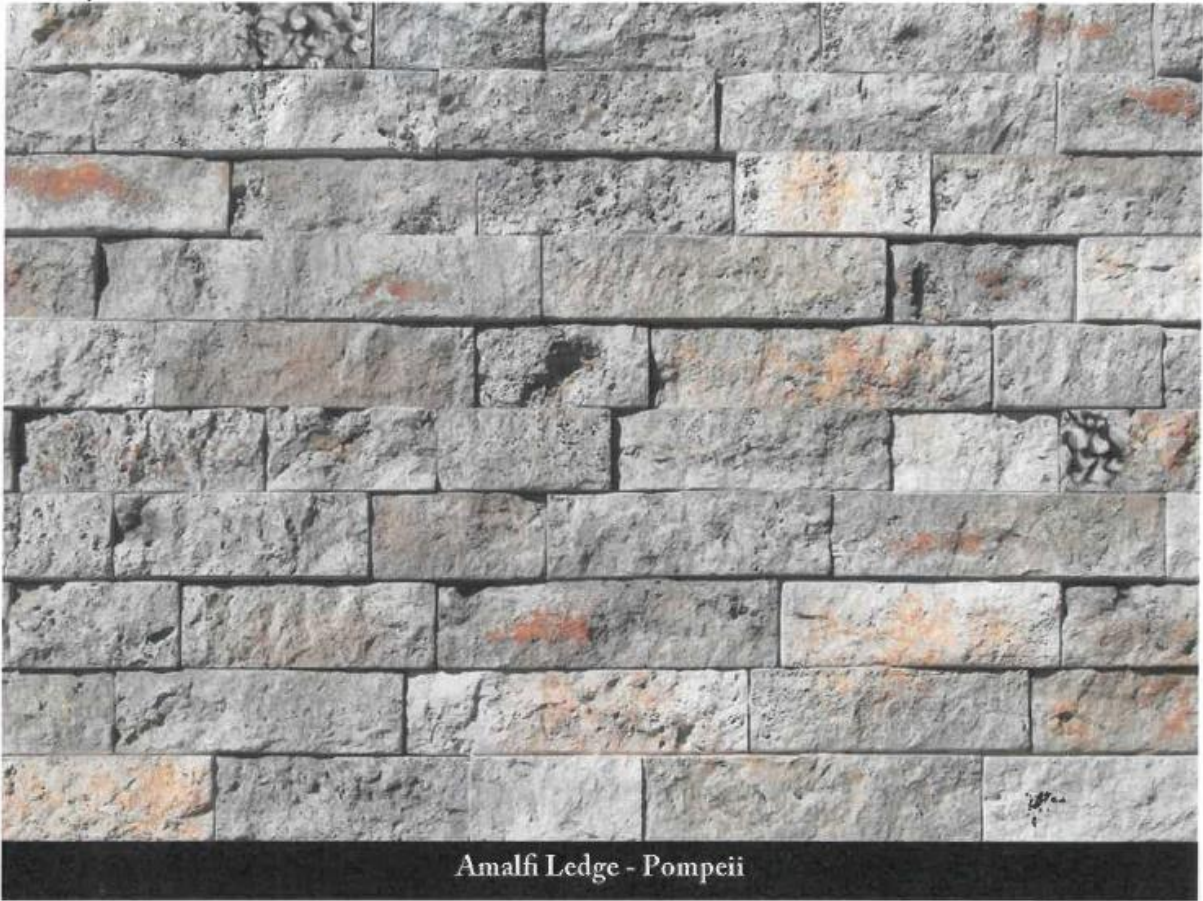
Knotty Cedar Substrate

- 100% Clear, Vertical Grain Western Red Cedar T&G face
- Lower in cost than solid stock Cedar
- Nailed, sanded and sawn just like regular wood
- Very stable. Minimal shrinking, twisting, cupping or splitting

- Saves time and waste on the jobsite
- Available in 1×4" and 1×6" in specified lengths up to 16' in three T&G profiles "Micro V", "Fine Line" and "Flush"
- 10 year Limited Warranty
- Pre-finishing services available
- Custom profiles and lengths available by special order

All the Western Red Cedar used to produce this Clear, Vertical Grain engineered T&G comes from responsibly managed forests and no-urea-formaldehyde is used in the laminating process. Perfect for exterior cladding or soffits, as well as interior wall or ceiling details, engineered Western Red Cedar tongue and groove paneling will provide many years of beautiful service.





Stone Veneer



Steel railing post and stainless steel cable guardrails. Post and top rails to be Grey.

SW 6258

Tricorn Black

Interior / Exterior

Location Number: 251-C1

Trim and door paint



[ADD TO E-SUBMITTAL LIST](#)

MINI-BATTEN 1.5"

Roof, Wall

Panel Coverage: 12", 16", 18"

Rib Height: 1-1/2"

Standard Gauges: 24 ga., 26 ga.

Optional Gauge: 22 ga.

Like all Standing Seam Roof panels, Mini Batten 1.5" delivers a clean, linear elegance paired with a taller, more pronounced rib and unrestricted thermal movement for a dependable, long-lasting and beautiful roof.

Available Material: Steel

Available Substrate: Solid Substrate

Fasteners: Concealed

Standard Finishes: Acrylic Coated Galvalume®, MS Colorfast45®, PVDF

These colors are available from our Fontana, California branch:

24 gauge



26 gauge



[+ RELATED RESOURCES](#)



Metal roof – Color Ash Grey **Ash Grey (25)**

Clear, Vertical Grain Western Red Cedar Engineered T&G Wood Siding

Approved for both interior and exterior applications, engineered Western Red Cedar tongue and groove paneling is clearer and stronger than what nature can provide. Hand selected for the best appearance, thin pieces of Clear, Vertical Grain Western Red Cedar are applied to quality knotty Western Red Cedar using the same techniques and glue used to make other engineered building materials rated for exterior use.