

**MINUTES
TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 17, 2021**

CALL TO ORDER

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

Roll Call

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

Absent: None

Staff Present

Daniel Alcayaga, Planning Manager; Richard Pederson, Deputy Town Engineer; Albert Maldonado, Town Attorney; and Maribel Hernandez, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chairman Arias.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

1. Approval of the minutes of the regular meeting of January 20, 2021.

Motion by Commissioner Kallen, second by Commissioner Tinsley to approve Minutes of the January 20, 2021 meeting.

ROLL CALL VOTE

Yes: Chairman Harrison
Vice-Chairman Arias
Commissioner Tinsley
Commissioner Kallen
Commissioner Lanyon

Noes: None

Abstain: None

Absent:

The Motion Carried by a 5-0-0-0 vote.

PUBLIC HEARING

- 2. Conditional Use Permit No. 2020-01 Development Permit No. 2021-004 & Tentative Parcel Map No. 20258.** A request for approval of a Conditional Use Permit and Development Permit to allow the construction a 210-unit multi-family development and a Tentative Parcel Map to create four parcels and a remainder for financing purposes. Also requested is a reduction of the separation distance between buildings to 10 feet. The subject site is 32.19 acres in size and located within the Multi-Family Residential (R-M) zoning designation.

Daniel Alcayaga, AICP Planning Manager presented the staff report as filed with the Planning Division.

Barbara Monroy, applicant was available by phone.

Commissioner Kallen asked if the project meets the current codes and not the proposed codes.

Mr. Alcayaga said the project does comply with the current codes but in the future the applicant can revise to comply with the future code amendments.

Commissioner Lanyon said he did not see an entrance on Sandia Road on the map provided and is concerned with the heavy traffic it will cause on Navajo Road.

Mr. Alcayaga said there is a driveway on Sandia Rd., but it's an exit only and the entrance is currently on Navajo Rd, but that may be changing due to recent conversations with the School District.

Commissioner Kallen asked if there was a plan to widen Navajo Road.

Richard Pederson, Deputy Town Engineer said the school side of the street is done and developed, but the side where the project is to be constructed, Engineering is requiring the applicant to dedicate more land to accommodate two lanes, street parking, add curb gutter and sidewalk.

Chairman Harrison asked if flashing led lighting on the street would be considered for the crosswalk since Navajo Rd is a busy street.

Mr. Richard Pederson, said normally that type of lighting is used on uncontrolled intersections, but this one will have a stop light.

Chairman Harrison expressed concerns on how dust control will be handled once grading is done.

Mr. Alcayaga said a condition of approval can be added to read "Project shall comply with all mitigation measure as listed in the Mitigated Negative Declaration.

Commissioner Tinsley asked about the results of the Traffic Study.

Mr. Pederson reviewed the Traffic Study and its recommendations and created conditions of approval for this project.

Commissioner Tinsley asked if the concerns of the two citizens were addressed.

Mr. Alcayaga said most of the citizens concern pertain to traffic and those were addressed through the Traffic Impact Analysis Report.

Lengthy discussion ensued between the members of the Planning Commission presenting their opinions, questions, concerns, and options for the location of the driveway.

Chairman Harrison asked Ms. Monroy if she agrees with the conditions as amended.

Ms. Monroy agrees with the conditions.

Chairman Harrison called for Public Hearing.

Ms. Maribel Hernandez, Planning Commission Secretary read correspondence from Karla Sanchez opposing the project

Chairman Harrison closed for Public Hearing at 8:24pm.

Motion by Commissioner Tinsley, second by Vice-Chairman Arias that the Planning Commission move to:

1. Determine that the proposed CUP No. 2020-001, DP No. 2021-004, & TPM No. 20258 will not have a significant effect on the environment with adherence to the Mitigation Measures recommended in this report.
2. Adopt the Mitigated Negative Declaration finding for CUP No. 2020-001 & TPM No. 20258 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.
3. Find that the facts presented in the staff report support the required Findings for approval and adopt those findings.
4. Approve CUP No. 2020-001, DP No. 2021-004 & TPM No. 20258, subject to the attached Conditions of Approval as amended.
5. Direct staff to file a Notice of Determination.
 - The following modifications shall be made to the building elevations: The iron scroll work used on Elevation A shall be added to Elevation B; and the main roof of Elevation C shall be converted into a hip roof.
 - A graffiti resistant coat shall be applied to all block walls within the development.
 - The southern drive approach shall be aligned with the drive approach for Apple Valley High School as described in the Traffic Impact Analysis dated February 2021.

ROLL CALL VOTE

Yes: Chairman Harrison
Vice-Chairman Arias
Commissioner Kallen
Commissioner Tinsley
Commissioner Lanyon

Noes: None

Abstain: None

Absent: None

The Motion Carried by a 5-0-0-0 vote.

OTHER BUSINESS

None

PLANNING COMMISSION COMMENTS

None

STAFF COMMENTS

Mr. Alcayaga invited the Planning Commission to a Virtual Housing Element Workshop.

ADJOURNMENT


Motion by, Commissioner Kallen, seconded by Commissioner Tinsley and unanimously carried, to adjourn the meeting to the Joint Council/ Planning Commission meeting on March 17, 2021.

Respectfully Submitted by:



Maribel Hernandez
Planning Commission Secretary

Approved by:



Chairman Joel Harrison