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**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA**

WEDNESDAY, AUGUST 4, 2021

Regular Meeting 6:00 p.m.

Town Council Chambers
14955 Dale Evans Parkway

PLANNING COMMISSION MEMBERS

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



Get a Slice of the Apple.

**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY AUGUST 4, 2021 – 6:00 P.M.**

IMPORTANT COVID-19 NOTICE

THIS MEETING IS BEING CONDUCTED CONSISTENT WITH CURRENT GUIDANCE ISSUED BY THE STATE OF CALIFORNIA REGARDING THE COVID-19 PANDEMIC. THE MEETING IS BROADCAST LIVE AND VIEWABLE ON FRONTIER CHANNEL 29 OR CHARTER SPECTRUM CHANNEL 186 AND LIVE STREAMED ONLINE AT APPLEVALLEY.ORG. FOR INDIVIDUALS NOT PHYSICALLY PRESENT AND STILL WISHING TO MAKE PUBLIC COMMENTS, YOU MAY COMMENT IN ONE OF TWO WAYS:

1) COMMENTS AND CONTACT INFORMATION CAN BE EMAILED TO PUBLICCOMMENT@APPLEVALLEY.ORG BY 12 P.M. WEDNESDAY JULY 21, 2021, TO BE INCLUDED IN THE RECORD;

2) A REQUEST TO SPEAK CAN BE EMAILED TO THE SAME ADDRESS AS ABOVE AND AT THE TIME OF THE REQUESTED AGENDA ITEM, THE TOWN CLERK WILL PLACE A PHONE CALL TO THE COMMENTER AND ALLOW THEM TO SPEAK TO THE COUNCIL VIA SPEAKER PHONE DURING THE LIVE MEETING FOR UP TO THREE MINUTES.

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

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Minutes for the Regular Meeting of July 21, 2021.

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.

PUBLIC HEARING ITEMS

- 2. Conditional Use Permit No. 2021-006.** A request for approval of a Conditional Use Permit to allow the operation of a rental car agency as an adaptive reuse of an existing 3,185 square foot car wash that has been unoccupied for approximately ten (10) years. The project will include structural improvements together with parking lot and landscape refurbishment. The project site is 0.67 acres in size and located within the Village Commercial (C-V) zoning designation.

APPLICANT: Robert Martinez representing Enterprise Rent-a-Car

LOCATION: 22217 Highway 18; APN 3087-381-19

ENVIRONMENTAL

DETERMINATION: Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is Exempt from further environmental review. The proposed site has been previously developed and is considered an existing facility meeting the conditions set forth within Section 15301, Class 1 as a Categorical Exemption.

PREPARED BY: Pam Cupp, Senior Planner

RECOMMENDATION: Approval

OTHER BUSINESS

PLANNING COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

The Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on August 18, 2021.

**MINUTES
TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING
JULY 21, 2021**

CALL TO ORDER

Chairman Harrison called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:01p.m.

Roll Call

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

Absent: None

Staff Present

Orlando Acevedo, Director of Business Development and Communications; Daniel Alcayaga, Planning Manager; Albert Maldonado, Town Attorney; and Maribel Hernandez, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Kallen.

APPROVAL OF MINUTES

- 1a. Minutes for the Regular Meeting of May 5, 2021.
- 1b. Minutes for the Regular Meeting of May 19, 2021.
- 1c. Minutes for the Regular Meeting of July 7, 2021.

Motion by Commissioner Lanyon, second by Commissioner Kallen to approve Minutes of the May 5, 2021.

ROLL CALL VOTE

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

The Motion Carried by a 4-0-1-0 vote.

Motion by Commissioner Lanyon, second by Commissioner Tinsley to approve Minutes of the May 19, 2021, and July 7, 2021 meeting.

ROLL CALL VOTE

Yes: Chairman Harrison
Vice-Chairman Arias
Commissioner Tinsley

Commissioner Kallen
Commissioner Lanyon
Noes: None
Abstain: None
Absent: None

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

PUBLIC COMMENTS

None

PUBLIC HEARING

2. **Special Use Permit No. 2021-003.** *A request to approve a Special Use Permit to allow outdoor storage associated with a mining operation; equipment repair; and a caretaker residence within a Recreational Vehicle (RV) for security purposes.*

Mr. Daniel Alcayaga, Planning Manager is withdrawing the item as applicant will be submitting project as a Temporary Use Permit.

3. **Development Use Permit No. 2021-010.** 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 3,201 up to 3,903 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.

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

Don Wang and Everitt Kang with Architeyk were available by phone.

Being that there is no one requesting to speak on this item, Chairman Harrison closed the Public Comment at 6:17pm

Chairman Harrison asked Mr. Wang if he agreed with the conditions as presented by staff.

Mr. Wang agrees with the conditions as presented.

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

1. Determine that the project is Exempt from further environmental review.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve Development Permit No. 2021-010, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

ROLL CALL VOTE

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

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

OTHER BUSINESS

4. Interim Local Policy and Procedures on the Western Joshua Tree.

Orlando Acevedo, Director of Business Development and Communications presented the staff report as filed with the Planning Division.

Mr. Acevedo, at the request of Counsel, will be changing page 4-3, 3rd bullet point there is an “and” that will be changed with an “or”.

- The dead WJT has fallen over and is within 30’ of an existing structure.
- Limb(s) have fallen over;
- The dead WJT or limb(s) are leaning against an existing structure; and-or
- The dead WJT or limb(s) creates an imminent threat to public health or safety.

Commissioner Lanyon is concerned that this will hurt development in Apple Valley, as there are many Joshua Trees in undeveloped land.

Receive and file.

PLANNING COMMISSION COMMENTS

Commissioner Tinsley asked that a member of the PBID be invited to attend meetings with the consultants as it pertains to the Village Specific Plan.

STAFF COMMENTS

Mr. Alcayaga updated the Planning Commission on the upcoming Ad-Hoc Meeting.

ADJOURNMENT

Motion by, Commissioner Tinsley, seconded by Commissioner Kallen and unanimously carried, to adjourn the meeting to the regular Planning Commission meeting on August 4, 2021.

Respectfully Submitted by:

Maribel Hernandez
Planning Commission Secretary

Approved by:

Chairman Joel Harrison



Planning Commission Agenda Report

DATE: August 4, 2021 **Item No. 2**

CASE NUMBER: Conditional Use Permit No. 2021-006

APPLICANT: Robert Martinez representing Enterprise Rent-a-Car

PROPOSAL: A request for approval of a Conditional Use Permit to allow the operation of a rental car agency as an adaptive reuse of an existing 3,185 square foot car wash that has been unoccupied for approximately ten (10) years. The project will include structural improvements together with parking lot and landscape refurbishment. The project site is 0.67 acres in size and located within the Village Commercial (C-V) zoning designation.

LOCATION: 22217 Highway 18; APN 3087-381-19

ENVIRONMENTAL DETERMINATION: Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is Exempt from further environmental review. The proposed site has been previously developed and is considered an existing facility meeting the conditions set forth within Section 15301, Class 1 as a Categorical Exemption.

CASE PLANNER: Pam Cupp, Senior Planner

RECOMMENDATION: Approval

PROJECT SITE AND DESCRIPTION

- A. Project Size:
The project site is 0.67 acres (29,344 sf).
- B. General Plan Designations:
- | | |
|----------------|--------------------------|
| Project Site - | General Commercial (C-G) |
| North - | General Commercial (C-G) |
| South - | Service Commercial (C-S) |
| East - | General Commercial (C-G) |
| West - | General Commercial (C-G) |

C. Surrounding Zoning and Land Use:

Project Site - Village Commercial (C-V), Vacant Car Wash
 North - Village Commercial (C-V), Vacant
 South - Service Commercial (C-S), Vacant
 East - Village Commercial (C-V), Office Building
 West - Village Commercial (C-V), Vacant commercial structures

D. Building/Unit Analysis:

The site contains an existing, 3,185 square foot, single-story commercial structure.

E. Building Height:

The existing structure is approximately fifteen (15) feet tall.

F. Setback Analysis:

	<u>Required</u>	<u>Existing</u>
Front	10 ft.	70 ft.
Rear	0 ft.	140 ft.
East Side	0 ft.	4.75 ft.
West Side	0 ft.	58 ft.

G. Landscaping:

Required:	5 %
Proposed:	10.31 %

H. Parking Analysis:

<u>Use</u>	<u>Ratio</u>	<u>Parking Required</u>	<u>Parking Provided</u>
General Office 989 sf	1/300	4	8
Storage/Wash Tunnel 2,196 sf	1/500	5	5
Rental Vehicles	1/vehicle	15	10
Total Required		24	23

ANALYSIS

A. General:

Pursuant to the Development Code, a Conditional Use Permit is required to operate a car rental agency within the Village Commercial (C-V), zoning designation. The Conditional Use Permit process allows the Commission an opportunity to consider certain uses which may have potential adverse impacts upon surrounding property or the general public. The applicant is requesting Planning Commission review and approval of a Conditional Use Permit for Enterprise Rent-a-Car to operate with a maximum inventory of up to fifteen (15) vehicles on a site previously occupied by a full-service car wash.

B. Site Analysis:

The proposed rental car agency will occupy the entire 0.67-acre site. The site has an existing 3,185 square foot structure that was previously used as a full-service car wash. As proposed, the structure will include 989 square feet of office space, 297-square foot equipment storage room and the existing 1,899-square foot wash tunnel.

Site improvements will include a new two (2)-way, twenty-nine (29)-foot driveway and an accessible path of travel providing access along Outer Highway 18. Development Code Section 9.37.040 requires the use of bricks, pavers or decorative stamped concrete to accent and highlight street entries, corners, pedestrian walkways in parking areas and plaza or focal areas. Condition of approval P8 has been recommended to address this requirement. The existing concrete curb and sidewalk along the public right-of-way will be demolished and reconstructed to current Engineering standards. A new block and wrought iron fence and gate will be constructed along the property frontage and new wrought iron fencing will be installed along the side and rear property lines.

The project will include the refurbishment of existing landscape areas and installation of new parking lot landscape planters. Site development standards within the Village Commercial zone requires a minimum five (5) percent of the project site be landscaped. The proposal includes 3,027 square feet of landscaping which is 10.31% of the site. Conditional of Approval P16 requires the formal submittal to include a landscape plan consistent with Development Code Chapter 9.75 "Water Conservation/Landscaping Regulations".

The parking and access drives will be refurbished. A parking lot with adequate spaces provided for customers, employees and rental vehicles will be provided. There will be four (4) parking spaces that face Highway 18. Development Code Section 9.37.050 requires the use of low walls, berms or landscaping, thirty-six to forty-two (36 to 42) inches in height shall be used to screen automobile headlights in parking areas along major roads and across from residential areas. Condition of approval P8 has been recommended to address this requirement.

C. Use Analysis:

The proposed rental car agency is anticipated to have five (5) employees on-site at any given time. Hours of operation will be Monday through Friday 7:30 a.m. to 6:30 p.m., Saturdays 8:00 a.m. to 1:00 p.m. and possibly Sunday from 8:00 a.m. to 1:00 p.m. Although it can be allowed, the applicant has indicated twenty-four (24)-hour drop-off will not be available at this location.

The applicant proposes a maximum of fifteen (15) rental vehicles at any given time; however, the site plan only shows storage for ten (10) vehicles. To make certain there will be no impact upon surrounding roadways or required parking spaces, staff is recommending Condition P13 prohibiting rental vehicles to be parked or stored on any street, alley or within any required parking space. The project site has an existing carwash tunnel; therefore, vehicles may be cleaned on-site.

Recommended Condition of Approval P25 authorizes the use of the existing car wash tunnel for rental vehicles only and shall not be available for public use.

D. Architectural Analysis:

The structure requires substantial façade improvements. The existing wood siding along the front and west elevation will be replaced with stucco. The plan includes the addition of stucco pop-outs along the west and east elevation. The front roof will be improved by replacing the existing wooden mansard to a stucco mansard and the covered entryway will be replaced with corrugated metal roofing. Matching corrugated metal awnings will be used above the windows proposed along the west elevation. The plan calls for stacked stone upon the patio wall and at the base of all pop-outs. Staff is recommending Condition of Approval P29 requiring the use of a brick veneer that, together with the metal accents, will better meet the intent of the Village Specific Plan, which will be proposing a western industrial architectural style as its inspiration for future development and façade improvements.

1. Traffic and Circulation

The project site has access from South Outer Highway 18. No additional road improvements or road dedication are required.

2. Sewer Connection

The site is connected to the Town's sewer system. Fees apply if any additional fixtures are added.

E. Environmental Assessment:

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is Exempt from further environmental review. The proposed site has been previously developed and is considered an existing facility meeting the conditions set forth within Section 15301, Class 1 as a Categorical Exemption.

F. Noticing:

This item was duly noticed as a public hearing in the Apple Valley News newspaper and mailed to all property owners within a 300-foot radius of the project site on July 23, 2021.

CONDITIONAL USE PERMIT FINDINGS:

As required under Section 9.16.090 of the Development Code, prior to approval of a Conditional Use Permit, the Planning Commission must make specific Findings. The Findings, and a suggested comment to address each, are presented below:

1. That the proposed location, size, design and operating characteristics of the proposed use is consistent with the General Plan, the purpose of this Code, the

purpose of the zoning district in which the site is located, and the development policies and standards of the Town;

Comment: The proposed rental car agency is a permitted use within the Village Commercial (C-V) zoning designation, subject to the approval of a Conditional Use Permit. There is existing infrastructure to support the project and the exterior modifications will enhance the visual appeal of the site. Therefore, the proposal is in compliance with the Development Code of the Town of Apple Valley and adopted General Plan.

2. That the proposed location, size, design and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity, adjacent uses, residents, buildings, structures or natural resources;

Comment: The proposed rental car agency is a permitted use within the Village Commercial (C-V) zoning designation, subject to the approval of a Conditional Use Permit. There is existing infrastructure to support the project and the exterior modifications will enhance the visual appeal of the site. Therefore, with adherence to Conditions of Approval, the project is compatible with, and will not adversely affect or be detrimental to adjacent uses, residents, buildings, structures or natural resources.

3. That there are public facilities, services and utilities available at the appropriate levels or that these will be installed at the appropriate time to serve the project as they are needed;

Comment: The proposed location has been previously developed and all public facilities, services and utilities are available to serve the site.

4. That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets and that the traffic improvements and/or mitigation measures are provided in a manner consistent with the Circulation Element of the General Plan.

Comment: The proposed rental car agency is not anticipated to generate traffic beyond that of the previous use, which was a full-service car wash, not will traffic generated from the rental car agency adversely impact the capacity or physical character of surrounding streets.

5. That there will not be significant harmful effects upon environmental quality and natural resources.

Comment: The proposed rental car agency will be located on a previously developed site is considered an existing facility meeting the conditions set forth within Section 15301, Class 1 Categorical Exemption.

6. That Use Permits requiring new construction also meet the Required Findings set forth with Chapter 9.17 "Development Permits".

Comment: See below Development Permit Findings.

Development Permit Findings:

1. That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;

Comment: The proposed rental car agency is a permitted use within the Village Commercial (C-V) zoning designation, subject to the approval of a Conditional Use Permit. There is existing infrastructure to support the project and the exterior modifications will enhance the visual appeal of the site. Therefore, the proposal is in compliance with the Development Code of the Town of Apple Valley and adopted General Plan.

2. That the location, size and design of the proposed structures and improvements are compatible with the site's natural landforms, surrounding sites, structures and streetscapes and does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings;

Comment: The project consists of an adaptive reuse of a full-service car wash that has been vacant for ten (10) years and in a substantial state of disrepair. The proposed use, site and structural improvements will enhance the visual appeal of the site and will not block public views or visually dominate its surrounding.

3. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures and that quality in architectural design is maintained in order to enhance the visual environment of the Town;

Comment: The Village Specific Plan is currently under development. The anticipated architectural inspiration designs include materials such as metal, brick and wood to provide for a western industrial architectural look throughout the Village area. The structural enhancements are compatible with the architectural inspiration of the

Village Specific Plan with use of metal, wood and brick. As proposed building textures and details will be compatible with the overall vision for the Village core.

4. That the amount, location, and design of open space and landscaping conforms to the requirements of this Code, enhances the visual appeal and is compatible with the design and function of the structure(s), site and surrounding area;

Comment: The existing site landscaping is substandard and in need of refurbishment. The proposed rental car agency will enhance the site with landscaping in compliance with current Development Code standards.

5. That excessive and unsightly grading of hillsides does not occur, and the character of natural landforms such as knolls and the Mojave River and that existing vegetation and Joshua Trees are adequately protected and preserved where feasible as required by this Code;

Comment: The project does not include any grading.

6. That the proposed development's generation of traffic will not adversely impact the capacity and physical character of surrounding streets and that traffic improvements and or mitigation measures are provided in a manner consistent with the Circulation Element of the Town General Plan;

Comment: The proposed rental car agency is not anticipated to generate traffic beyond that of the previous use, which was a full-service car wash, not will traffic generated from the rental car agency adversely impact the capacity or physical character of surrounding streets.

7. That there will be no negative impacts upon the environment from the proposed structure(s) that cannot be mitigated; and

Comment: The project is within a completely built environment and is considered exempt under CEQA.

8. That the proposed development, and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity nor be contrary to the adopted General Plan.

Comment: The proposed rental car agency is a permitted use within the Village Commercial (C-V) zoning designation, subject to the approval of a Conditional Use Permit. There is existing infrastructure to support the project and the exterior modifications will enhance the visual appeal of the site. Therefore, the proposal is in compliance with the

Development Code of the Town of Apple Valley and adopted General Plan.

RECOMMENDATION

Based upon the information contained within this report, and any input received from the public at the hearing, it is recommended that the Planning Commission move to:

1. Find that, pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, the proposed request is Exempt from further environmental review.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve Conditional Use Permit No. 2021-006, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Existing Conditions
3. Site Plan
4. Elevations
5. Zoning/Location Map

TOWN OF APPLE VALLEY

RECOMMENDED CONDITIONS OF APPROVAL

Case No. Conditional Use Permit No. 2021-006

Please note: *Many of the suggested Conditions of Approval presented herewith are provided for informational purposes and are otherwise required by the Municipal Code. Failure to provide a Condition of Approval herein that reflects a requirement of the Municipal Code does not relieve the applicant and/or property owner from full conformance and adherence to all requirements of the Municipal Code.*

Planning Division Conditions of Approval:

- P1. This project shall comply with the provisions of State law and the Town of Apple Valley Development Code and the General Plan. This conditional approval, if not exercised, shall expire three (3) years from the date of action of the reviewing authority, unless otherwise extended pursuant to the provisions of application of State law and local ordinance. The extension application must be filed, and the appropriate fees paid, at least sixty (60) days prior to the expiration date. The Conditional Use Permit becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town's Development Code.
- P2. The applicant shall agree to defend at its sole expense (with attorneys approved by the Town), hold harmless and indemnify the Town, its agents, officers and employees, against any action brought against the Town, its agents, officers or employees concerning the approval of this project or the implementation or performance thereof, and from any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of this obligation under this condition.
- P3. The approval of Conditional Use Permit No. 2021-006 by the Planning Commission is recognized as acknowledgment of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, *Appeals*, of the Town of Apple Valley Development Code.
- P4. It is the sole responsibility of the applicant on any Permit, or other appropriate discretionary review application for any structure to submit plans, specifications and/or illustrations with the application that will fully and accurately represent and portray the structures, facilities and appurtenances thereto that are to be installed or erected if approved by the Commission. Any such plans, specifications and/or illustrations that are reviewed and approved by the Planning Commission at an advertised public hearing shall accurately reflect the structures, facilities and appurtenances expected and required to be installed at the approved location

- without substantive deviations, modifications, alterations, adjustments or revisions of any nature.
- P5. No deviation, modification, alteration, adjustment or revision to or from the appearance, location, fixtures, features or appurtenances thereto of any type or extent shall be approved without said changes being first submitted to the Planning Commission for consideration and approval. Said review shall not rise to the level of a revision to the original Permit or other discretionary review, therefore necessitating a new public hearing, but shall, instead, constitute a clarification of the Planning Commission's original approval.
- P6. The filing of a Notice of Exemption requires the County Clerk to collect a documentary handling fee of fifty dollars (\$50.00). The fee must be paid in a timely manner in accordance with Town procedures. No permits may be issued until such fee is paid. The check shall be delivered to the Town for processing and be made payable to the Clerk of the Board of Supervisors, 385 North Arrowhead, 2nd Floor, San Bernardino, CA 92415.
- P7. Parking requirements shall be met and be in compliance with Development Code standards. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines.
- P8. Bricks, pavers or decorative stamped concrete should be used to accent and highlight street entries, corners, pedestrian walkways in parking areas and plaza or focal areas.
- P9. All parking and maneuvering areas be paved with asphalt, concrete or other all-weather impervious surface as approved by the Town Engineer and Planning Division.
- P10. The parking lot shall be landscaped in accordance with Development Code Section 9.72.080.
- P11. Required parking spaces shall be provided for the handicapped in accordance with Development Code standards and in accordance with Title 24 of the California Administrative Code. The handicapped spaces shall be located as close as practical to the entrance of the facility. Each space must be provided with access ramps and clearly marked in accordance with Title 24 of the California Administrative Code.
- P12. Rental car storage area shall be limited to the parking stalls identified on the submitted site plan. The stalls within the vehicle storage area shall be clearly posted as reserved stalls. Only temporary drop-off parking is allowed to the front of the building or non-designated storage spaces.

- P13. Rental vehicles may not be parked or stored on any street, alley or in parking spaces required for customers or employees as required by Chapter 9.72 "Off-Street Parking and Loading Regulations."
- P14. A low wall, berm and landscaping, thirty-six to forty-two (36 to 42) inches in height, shall be installed to screen automobile headlights from the public right-of-way.
- P15. The landscape buffer along Highway 18 shall be rehabilitated with an appropriate combinations of drought tolerant trees, shrubs, and ground cover, consistent with Development Code Chapter 9.75, Water Conservation Landscape Regulations.
- P16. Final landscape and irrigation plans consistent with Development Code Chapter 9.75, *Water Conservation Landscape Regulations* shall be submitted to the Planning Division for review and approval and installed prior to the issuance of the Certificate of Occupancy.
- P17. All required and installed landscaping shall incorporate and maintain a functioning automatic sprinkler system, and said landscaping shall be maintained in a neat, orderly, disease and weed free manner at all times.
- P18. All lighting shall be hooded and directed as to not shine towards adjacent properties and public streets. Light poles in parking lot shall not exceed twenty (20) feet in height.
- P19. A trash enclosure shall be constructed in accordance with Town Standards and include a solid roof. The enclosure shall reflect the architectural design of approved project subject to the review and approval of the Planning Division.
- P20. Rooftop and ground mounted mechanical and electrical equipment shall be screened from public view.
- P21. All identification signs shall have a separate permit and are subject to final approval by the Planning Division.
- P22. If the project is adjacent to existing development, a fence/wall plan shall be submitted with the grading and landscape/irrigation plans to identify how new fencing or walls will relate to any existing fences or walls located around the perimeter of the tract/parcel map. The developer shall be required to connect to the existing fencing/walls or collaborate with the adjacent property owners to provide new fencing/walls and remove the existing fence/wall, both options at the developer's expense. Double fencing shall be avoided and review and approval of the fencing/wall plan is required prior to issuance of grading permits.
- P23. Maximum number of rental cars stored on-site shall not exceed fifteen (15) or the number of reserved storage spaces.
- P24. All vehicles stored at this location shall have current motor vehicle registrations.

- P25. Conditional Use Permit No. 2021-006 authorizes the use of the existing car wash tunnel for rental vehicles only and shall not be available for public use.
- P26. No repair of vehicles shall occur on-site.
- P27. Barbed or razor wire is prohibited and shall be removed from the site prior to issuance of a Certificate of Occupancy.
- P28. Conditional Use Permit No. 2021-006 may be reviewed annually or more often, if deemed necessary by the Community Development Department, to ensure compliance with the conditions contained herein. Additional conditions may be recommended to and imposed by the Planning Commission to mitigate any negative impacts resulting from the business operations not contained within the scope of this permit.
- P29. Brick veneer shall replace the proposed stacked stone for consistency with a western industrial theme proposed for the Village Specific Plan.
- P30. Conditional Use Permit No. 2021-006 allows for the operation of a rental car agency only. On-site vehicles may not be displayed for sale purposes.

Building and Safety Conditions of Approval:

- BC1. Submit plans, engineering and obtain permits for all structures and retaining walls, signs.
- BC2. Comply with the State of California Disability Access requirements.
- BC3. A dust palliative or hydro seed will be required on those portions of the site graded but not constructed (phased construction).
- BC4. Page two (2) of the submitted building plans will be conditions of approval.
- BC5. Construction must comply with current California Building Codes and green Building Code.
- BC6. Best Management Practices (BMP's) are required for the site during construction.

Engineering Division Conditions of Approval:

- EC1. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC2. Traffic impact fees adopted by the Town shall be paid by the developer.
- EC3. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.

EC4. Utility lines shall be placed underground in accordance with the requirements of the Town.

Public Works Conditions of Approval:

PW1. This property is connected to the Town Sewer System. Sewer connection fees are required for any new plumbing fixtures being installed and/or existing fixtures not previously permitted. Plans must be approved by the Town of Apple Valley Public Works Department.

Environmental and Regulatory Compliance Conditions of Approval

ER1. There shall be no storage of construction or demolition debris.

ER2. The project must provide adequate areas for collecting and loading recyclable materials in compliance with Assembly Bills 341 and 1826. The trash enclosure must comply with the newly adopted recycling standards as set forth in Public Resources Code § 42910-42912 and Town of Apple Valley Municipal Code (AVMC) § 6.20.023(b).

ER3. Pursuant to AVMC § 8.19.020(a) et seq., the developer or construction contractor shall complete and submit a Waste Management Plan (WMP), on a WMP form approved by the Town for this purpose as part of the application packet for the building or demolition permit.

ER4. Pursuant to AVMC § 8.19.050(a) and prior to the issuance of a Certificate of Occupancy, the developer or contractor shall submit documentation proving that the project has met the diversion requirement. The diversion requirement shall be at least fifty (50) percent of the total C&D debris generated by the project via reuse or recycling.

ER5. Businesses that generate 4 cubic yards or more of commercial solid waste per week shall arrange for organic waste recycling services.

Apple Valley Fire Protection District Conditions of Approval:

FD1. The above referenced project is protected by the Apple Valley Fire Protection District. Prior to construction occurring on any parcel, the owner shall contact the Fire District for verification of current fire protection development requirements.

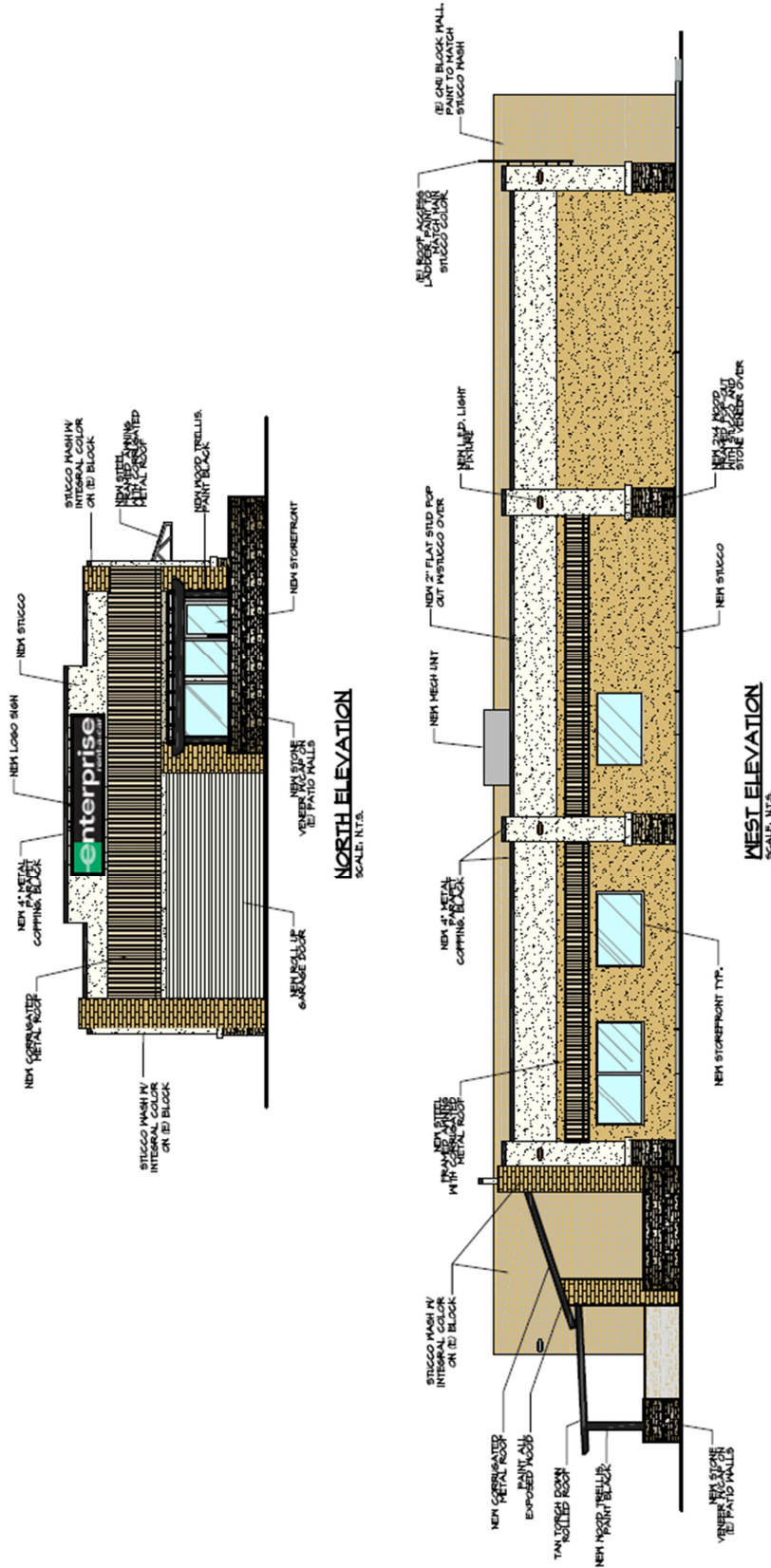
FD2. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Additional non-illuminated contrasting (12) inch numbers shall be displayed, and the location will be determined by fire department prior to installation.

- FD3. Provide a strip sign above the main entrance which reads: "This Door To Remain Unlocked When Building is Occupied."
- FD4. Every exit door with the exception of the main entrance shall be openable from the inside without the use of a key, tool or special knowledge or effort. Special locking devices shall be of an approved type.
- FD5. Fire Extinguishers with a minimum rating of 2A10BC shall be provided, as per inspection, prior to Certificate of Occupancy.

End of Conditions

Existing Conditions





**ENTERPRISE RENT-A-CAR
 TENANT IMPROVEMENT
 22217 CALIFORNIA OUTER HWY 18,
 APPLE VALLEY, CA, 92307
 JUNE 29, 2021**

MARTINEZ + OKAMOTO
 architects, inc.
 14457 PARK AVE
 VICTORVILLE, CA 92352
 FAX (760) 241-7854
 BUS. (951) 241-7858

M:O A
 architects



ZONING/LOCATION MAP

Conditional Use Permit No. 2021-006

