



**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA**

WEDNESDAY, MAY 18th, 2022

Regular Meeting 6:00 p.m.

Town Council Chambers
14955 Dale Evans Parkway

PLANNING COMMISSION MEMBERS

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



**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY MAY 18, 2022 – 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 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_____;
Vice-Chairman Lanyon_____; Chairman Arias_____

PLEDGE OF ALLEGIANCE

INSTALATION OF NEWLY APPOINTED COMMISSIONER

Town Clerk will administer the Oath of Office to the newly appointed Planning Commissioners.

ROLL CALL

Commissioners: Kallen;_____Commissioner Tinsley_____
Commissioner North_____ Vice-Chairman Lanyon_____
Chairman Arias_____

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. Approval of the minutes of the regular meeting of May 4th, 2022.

PUBLIC HEARING ITEMS

- 2. General Plan Amendment No. 2021-002; Zone Change No. 2021-001; & Specific Plan No. 2021-001.** Consideration of the Village Specific Plan

APPLICANT: Town of Apple Valley

LOCATION: Generally bounded by Arapahoe and Esaws Avenues on the north, Ottawa Road on the south, Central Road on the east, and the realigned Yucca Loma and Navajo Road on the west.

ENVIRONMENTAL DETERMINATION:

Based upon an Initial Study, pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Environmental Impact Report (EIR) has been prepared for this proposal.

PREPARED BY: Daniel Alcayaga, AICP, Planning Manager

RECOMMENDATION: Recommend approval

OTHER BUSINESS

PLANNING COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

The Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on June 1, 2022

**MINUTES
TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING
May 4th, 2022**

CALL TO ORDER

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

Roll Call

Present: Commissioner Kallen; Vice-Chairperson Lanyon; Chairperson Arias.

Absent: Commissioner Tinsley

Staff Present

Daniel Alcayaga, Planning Manager; Albert Maldonado, Town Attorney; Guy Eisenbrey, Director of Community Enhancement; Amanda Malone, Assistant Planner; Hannah Raleigh, Senior Administrative Assistant; Willow Waters, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Chairman Arias.

PUBLIC COMMENTS

NONE

APPROVAL OF MINUTES

- 1. Approval of the minutes of the regular meeting of April 6, 2022.**

MOTION

Motion by Vice-Chairman Lanyon, seconded by Commissioner Kallen to approve the minutes of April 6, 2022 as amended.

Roll Call Vote

Yes: Commissioner Kallen
Vice-Chairperson Lanyon
Chairman Arias

Noes: None

Abstain: None

Absent: Commissioner Tinsley

Motion carried, 3-0-0-1

PUBLIC HEARING

2. Extension of time Tentative Parcel Map No. 19575

This is a request for a one (1) year time extension of Tentative Parcel Map No. 19575 of a previously approved subdivision of eight (8) acres into eight (8) parcels (Apple Valley Gateway). (Applicant: Mr. Steven Farmer APN: 0472-232-20 & 21)

Chairperson Arias opened the public Hearing at 6:03 p.m.

Daniel Alcayaga, Planning Manager presented the staff report as submitted to the Planning Secretary.

Applicant Steven Farmer briefly tells the Commissioners of his appreciation of them and the Town staff at 6:06pm

There being no public comments Chairperson Arias asked the applicant if they agreed with all the conditions of approval.

Applicant stated they agreed with all the conditions of approvals.

Chairperson Arias closed the public hearing at 6:08 p.m.

MOTION

Motion by Commissioner Kallen, seconded by Vice-Chairman Lanyon to:

1. Determine that the project is not anticipated to have any direct or indirect impact upon the environment, as it has been determined that 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 Tentative Parcel Map No. 20457, and all conditions.

Roll Call Vote

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

Motion carried, 3-0-0-1

OTHER BUSINESS

3. Discussion on Electrified Fencing in Commercial Zones

Chairperson Arias opened the discussion at 6:09 p.m

Daniel Alcayaga, Planning Manager presented the topic of discussion as well as a briefing on the Town's municipal code and how the discussion made it to planning commission.

Daniel Alcayaga presented to staff the next steps if this item is moved past discussion as a development code amendment.

Daniel Alcayaga briefly discussed his concerns about safety.

Applicant representative Keith Kaneko gave a presentation to council on electric fencing.

During the presentation Mr. Kaneko discusses the insurance and liability aspect of outside automotive storage, the current California state law, and the safety features of the overall alarm system.

Commissioner Kallen began dialogue with the applicant at 6:30pm

Commissioner Kallen expressed his concerns safety and asked about security system permits.

Vice-Chaman Lanyon asks Daniel Alcayaga additional questions regarding the Town's concerns

Daniel Alcayaga informed the Commissioners of the three major concerns of the Town: that a variance will be needed for the materials used, the height of the fence, and the setback standards.

Commissioner Kallen asked about additional opinions such as one from the Apple Valley Police Department, and from the PBID.

The Commissioners ended the discussion at 6:48 with a request for more discussion.

PLANNING COMMISSION COMMENTS

None

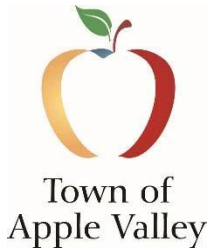
STAFF COMMENTS

Daniel Alcayaga, Planning Manager gave a brief overview of the next scheduled meeting, with specifics on the Apple Valley Village Draft Specific Plan and what role they will play in its approval. Daniel Alcayaga then commented that the Town Council initiated a Development Code Amendment on Lot Splits.

Motion by Commissioner Kallen, seconded by Vice-Chairman Lanyon and carried unanimously, to adjourn the meeting with the next regular Planning Commission meeting to be held May 18th, 2022.

Chairperson Arias

Planning Commission Secretary
Willow Waters



Planning Commission Agenda Report

Date: May 18, 2022 Item No. 2

To: Planning Commission

Case Number: General Plan Amendment No. 2021-002; Zone Change No. 2021-001; Specific Plan No. 2021-001

Applicant: Town of Apple Valley

Proposal: Village Specific Plan

Location: Generally bounded by Arapahoe and Esaws Avenues on the north, Ottawa Road on the south, Central Road on the east, and the realigned Yucca Loma and Navajo Road on the west.

Environmental Determination: Based upon an Initial Study, pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Environmental Impact Report (EIR) has been prepared for this proposal.

Prepared By: Daniel Alcayaga, AICP, Planning Manager

Recommendation: Recommend Approval to the Town Council

PROJECT DESCRIPTION

The proposed Village Specific Plan guides the long-term development and redevelopment of a 1.5±-mile segment of Highway 18, including the Village commercial area. It revises land use designations and sets forth development guidelines in the context of five (5) planning Districts to enhance the Village's identity as a downtown retail destination, guide future development of vacant parcels and redevelopment of underutilized parcels, and protect and expand residential neighborhoods with guidelines that scale down development at the periphery of the Village. Proposed circulation improvements to Highway 18 and Yucca Loma Road/Navajo Road are intended to minimize traffic conflicts, integrate multimodal facilities, and improve access and safety throughout the area.

BACKGROUND

The downtown Village, as it's known today, was at its height in the mid-century, centered around State Route 18, locally known as Happy Trails Highway. For many decades, many challenges have existed in the Village area that this Specific Plan intends to resolve, including but not limited to the location of Highway 18, the Outer Highway frontages, size of lots, age of buildings, the existing drainage channels, lack of public parking and no cohesive design.

In 2007, a Property and Business Improvement District (PBID), a non-profit Association was formed to assess properties and fund added amenities to the area, which would include landscaping, signage, road improvements, marketing and special events. In order to take the next steps to encourage revitalization of the Village, in 2019, the PBID submitted a formal request to have a Specific Plan prepared for the Village, which would be administered by the Town. Adopting a Specific Plan for the Village is consistent with the goals of the Town's General Plan that encourage the formation of a Village Specific Plan to encourage revitalization and reuse of the Village to attract more visitors and shoppers to the small businesses that make up the area (General Plan Policies 5.E, 6.C, and Programs 6.C.1 through 6.C.3).

In March 2020, the Town Council, in partnership with the PBID Association, initiated a process to hire a consultant to prepare the Village Specific Plan. The Council awarded a contract to Terra Nova Planning and Research, Inc. for the preparation of a specific plan for the Apple Valley Village and all required environmental documentation to comply with the California Environmental Quality Act (CEQA).

ANALYSIS

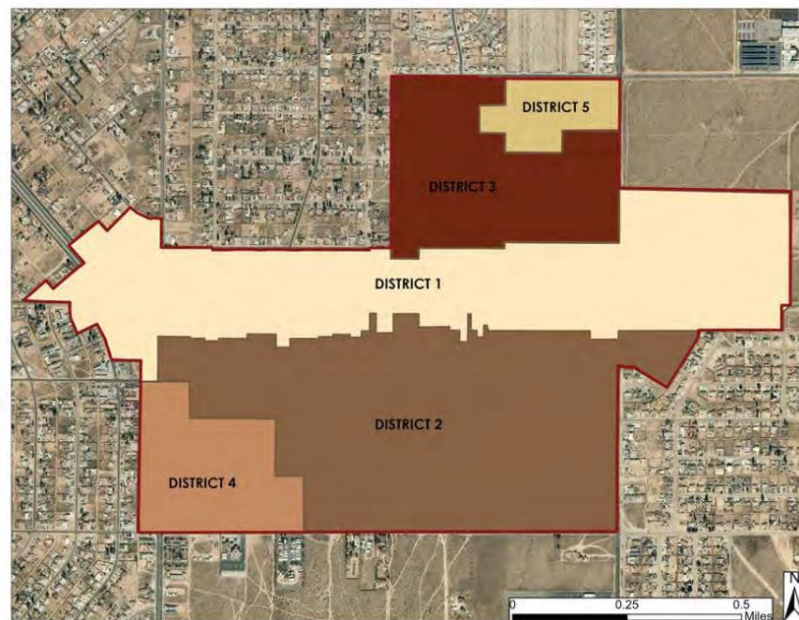
Public Outreach: Several outreach efforts have been facilitated in the preparation process of the Draft Village Specific Plan to ensure meaningful input was received from the community. Input from these efforts was used to develop a draft policy document that reflects the community's vision for the Apple Valley Village. Key outreach efforts include:

- A community wide online survey was taken in December 2020 and January 2021. A total of 229 comments were received. This survey was advertised through social media and the Town's and the PBID's websites.
- Several group interviews/virtual meetings occurred with stakeholders (i.e., business owners and organizations located in the Village) in Winter of 2021.
- On March 17, 2021, the results of the survey and stakeholder interviews, as well as the preliminary recommendations were presented at a Joint Town Council and Planning Commission Meeting.
- On November 17, 2021, a presentation was made to the Village PBID Association Board on the latest draft of the Village Specific Plan
- On December 8, 2021, a community workshop was held to receive community input of the latest draft of the Village Specific Plan. This workshop was advertised through social media.

Purpose: The Draft Specific Plan intends to provide community leaders with a well-defined and practicable strategy that will drive incremental actions the Town and PBID can take to re-energize the Village planning area and enhance its historical identity. An important part of the Specific Plan process is to identify community design preferences for public improvement and determine where these improvements and investments will be the most impactful.

A. **Five Districts:** The Draft Specific Plan proposes to create five districts, each with its own identifying characteristics yet unified through interconnection, development standards and design guidelines. Generally, the same land uses will continue to be allowed with a few exceptions as specified below. The Specific Plan does not assign specific land uses by parcel, instead land uses are assigned by District, as follows:

- District 1: Village Core
- District 2: Village Services South
- District 3: Village Services North
- District 4: Residential + Recreation
- District 5: Residential



Source: Terra Nova Planning and Research, Inc. ESRI, 2021

10.29.21

VILLAGE SPECIFIC PLAN

EXHIBIT 2 - SPECIFIC PLAN DISTRICT MAP

District 1 is the heart of downtown envisioned as a commercial and entertainment district. Retail, office, minor auto repair, restaurant, and breweries will continue to be allowed. New to the Village is the allowance of multi-family residential (6-20 dwelling units per acres) on properties fronting on to Outer Highway 18. Under the proposed Specific Plan, District 1 consolidates the existing Village Commercial (C-V) and General Commercial (C-G) Districts. District 1 includes the properties located on the south side of Arapahoe, to the west of Quinnault Road, which are currently zoned Multi-Family Residential (R-M).

Districts 2 & 3 are commercial service districts that support a mix of commercial retail, office/professional, auto repair, and light industrial uses. Districts 2 & 3 incorporate the existing Service Commercial (C-S) District, as well as properties currently zoned Public (P) and Mobile Home Park (MHP). Specifically, District 3 includes properties presently zoned C-G located on the west side of Central Road to the north and south of Highway 18. Multi-Family Residential would not be allowed in Districts 2 and 3.

Districts 4 & 5 are proposed to be primarily Multi-family Residential (6-20 dwelling units per acres). Both districts are presently zoned R-M, as well as presently zoned P and MHP Districts.

In all Districts, Public uses will continue to be allowed. New mobile home parks will no longer be permitted in the proposed Village Specific Plan and will be considered legal non-conforming. The long-term vision is that the existing mobile home parks in the Village would either convert to commercial use (where they occur near the Highway), or be redeveloped as high-density residential projects, providing housing to activate the businesses in the Village.

- B. **Design Guidelines:** The Specific Plan offers land use planning and design guidance by showcasing ideas for individual properties and public spaces that are either underdeveloped or that currently disrupt land use synergies. The purpose of providing real examples of design opportunities and enhancements for specific sites is to communicate the overall idea, rather than to mandate what any individual property owner or business owner should do.

Chapter 4 of the Village Specific Plan proposes new design guidelines with text and illustrations envisioning quality buildings, street furniture, landscaping, signage, lighting, hardscape elements, paseos and wayfinding. Pages 2-13 through 2-18 provide conceptual development plans to demonstrate real examples of revitalization potential throughout the village planning area. The text and illustrations in the Design Guidelines are intended to inspire and promote creativity. They are not intended to dictate solutions or limit creativity. The guidelines are intended to be flexible if development plans adheres to the general design principles in a meaningful extent. New to the Village area, the Specific Plan offers examples of potential metal buildings that would be acceptable (see Pages 4-4, 4-6, 4-7, 4-11, 4-13), as well as encouraging a mix of eclectic materials that can express each owner's vision for his or her property.

- C. **Parking:** Under the Village Specific Plan, each new use as part of a new development or new occupancy shall provide at least the minimum number of parking spaces required by the Village Specific Plan. This may include providing parking on-site; on-street; or through parking credits at central parking lots when available. Unprecedented to the Town, the Draft Specific Plan will allow on-street parking to count towards required parking in the Village area. On-street parking credits can be assigned to any on-street parking space, at a 1 to 1 ratio, when such parking abuts the project's boundaries. Parking spaces can be angled parking on

Highway 18 or on-street parallel parking on other Town streets. Additionally, the Specific Plan provides allowances for shared parking based on peak uses (day/night/weekend) land uses. Shared parking can allow for parking reductions when such reductions are substantiated with parking demand study and demonstrating different peak uses. In addition, parking credits can be secured in future planned public parking lots, which will require that the Town and PBID work together to identify properties and build public parking in the future.

In District 1 through 3, the Specific Plan recommends a reduction in parking requirements for retail and restaurant uses to encourage these types of uses directly on the corridor (see Pages 3-26, 3-28, 3-30). Although there would be a parking shortage along the corridor, such shortages would be made up by the surplus of parking outside of the corridor, as well as the implementation of on-street parking allowances; share parking allowances; and availability of future public parking.

A parking analysis was completed as part of the preparation of the Village Specific Plan to determine how parking is distributed and where it will be needed in the future. Based on this analysis, the Draft Specific Plan recommends a host of modern parking alternatives and strategies. The parking analysis determined that dedicated parking lots would be needed in Districts 1 and 2. In District 3 through 5, more traditional parking strategies can be implemented. The Specific Plan calls for the acquisition and establishment of public parking to assist with parking shortages within the corridor. Although specific parcels are not identified, the Specific Plan identifies areas within the Village where parking spaces should be established. If public parking is provided as recommended, it is believed that sufficient parking will be provided in the Specific Plan area with a buffer of 10 to 15 percent. The analysis recommends strategies, such as small lot purchase and consolidation; long term leases of vacant or underutilized properties; joint venture or incentivized development; and parking incentives to consolidate multiple parcels.

- i) **Circulation plan:** The Village Specific Plan proposes to establish a network of Major Thoroughfares and Local streets. New street sections for Major Thoroughfares and Local streets are proposed which include enhanced pedestrian and bike facilities. All street sections incorporate landscape parkways between the street and the sidewalk/multi-use path. As projects are proposed with the Specific Plan area, they will be required to provide half-width improvements to include both the required travel way and the pedestrian improvements. In the long term, it is likely that the Town will also need to implement improvement projects to connect gaps in sidewalks and parkways.

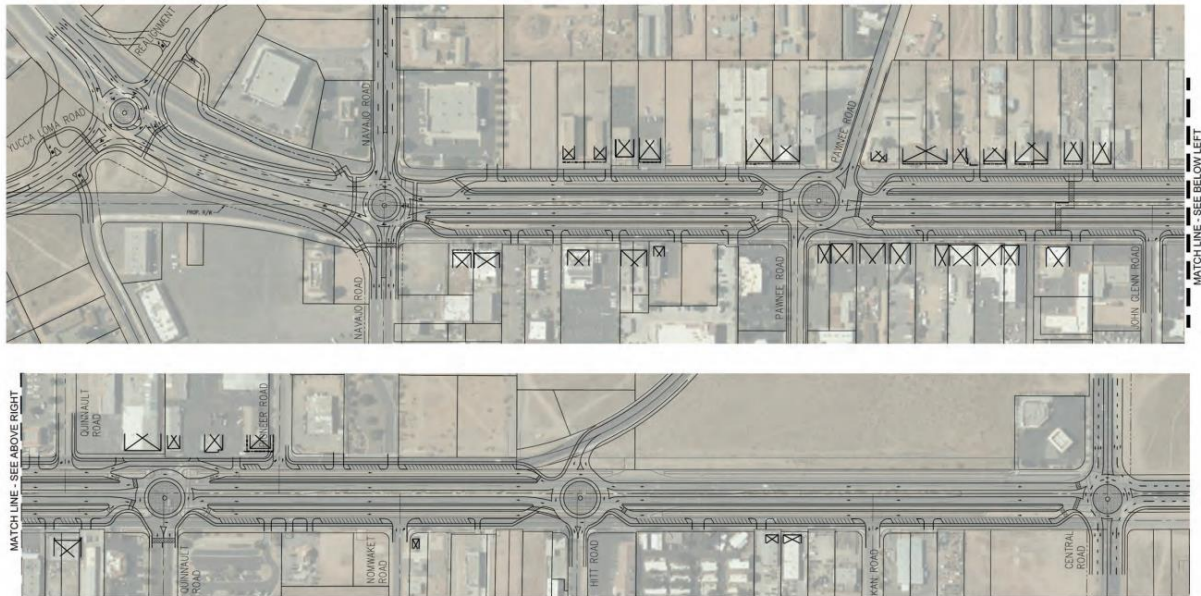
Timing of all improvements recommended by the Village Specific Plan will be based on a number of factors, including development patterns, availability of funds, and traffic volumes as the Village and Town develop.

- ii) **Highway 18 Major Improvement Alternatives:** The Specific Plan offers two alternatives for Highway 18 improvements, including Alternative 1 which would include a series of roundabouts at all intersections within the corridor, and

Alternative 2, which would include a series of traffic signals at all intersections within the corridor. These Alternatives are discussed in detail on Pages 5-1 through 5-17.

- (a) **Alternative 1 - Roundabouts.** This alternative would involve installation of roundabouts at all intersections along Highway 18 with one lane of traffic in each direction from Navajo to Central Roads. Traffic lanes along the roundabouts could be both multi-lane and single lane with marked crosswalks to allow pedestrians to safely cross the corridor. The roundabouts would have a minimum 10-foot-wide raised pedestrian refuge area, or an island separating the roundabout entry and exit lanes.

Outer Highways on both sides would be widened to provide on-street parking and kept separate from the Highway, and each would be one direction. A Class II bikeway would be provided on both sides of the Highway, and a separate Class II multi-use pathway would occur on the south side of the Highway between Yucca Loma Road and Navajo Road. Under Alternative 1, Powhattan Road would serve as an east-west major thoroughfare as an alternative route for traffic.



- (b) **Alternative 2 - Traffic Signals.** This alternative would result in traditional traffic signals at key intersections throughout the corridor. Frontage roads are retained but modified as one-way street with angled parking and elimination of conflicting movements where frontage roads intersect cross streets. Left turn bays on the Highway would be maintained, reducing the space available the Outer Highway for widened sidewalks and landscape

parkways. This alternative would include pedestrian crosswalk timers, as well as pedestrian refuge islands.

The area currently taken up by drainage channels on both sides of the Highway will be available to create some additional space for aesthetic improvements, and Class II bike lanes would be provided on the Highway.

Additional traffic signals would be installed at:

- The new Yucca Loma Road realignment with Highway 18;
- Highway 18 at Pawnee Road; and
- The new realigned at Hitt Road with Headquarters Drive Intersections.

These additional intersections also shorten the distance for pedestrian crossings along the Highway to ¼ mile, to make safe crossings more accessible.



Source: David Evans and Associates, Inc., August 2021

- iii) **Traffic Control Improvements:** The Specific Plan recommends four-way stops signs at Quinnault and Powhattan, as well as Quinnault and Ottawa Roads. Additionally, traffic signals are recommended at the following intersections:
- Navajo Road and Yucca Loma
 - Navajo and Powhatan
 - Ottawa and Navajo
 - Ottawa and Central
 - Powhattan and Central
 - Headquarters and Central
- iv) **Realignment Improvement Plans:** The circulation plan recommends two roadway improvement realignments. These include:
- Yucca Loma Road west of Navajo Road would be extended northeasterly from the south side of Highway 18, intersect with Navajo Road at Arapaho Avenue (extended) on the north side of the Highway. This realignment is already planned by the Town for the long term, with or without the Specific Plan.
 - Headquarters Drive would be realigned southerly on the north side of the Highway to intersect at Hitt Road, creating a full new intersection, and an opportunity for a pedestrian crossing.
- v) **Controlled Crosswalk Technology:** Uncontrolled mid-block crosswalks are not recommended anywhere in the Specific Plan. As part of a comprehensive crosswalk system, the Village Specific Plan recommends installing a mid-block crossing Rectangular Rapid Flashing Beacon (RRFB), an approved flashing warning sign. They include two rectangular-shaped yellow indications. The locations appropriate for RRFB include:
- Highway 18, near Del Mar Road; and
 - Highway 18, midpoint between Pawnee Road and Quinnault Road.
- vi) **Pedestrian Bridges:** The Village Specific Plan recommends pedestrian bridges to be constructed along Highway 18 located at the midpoint between Navajo Road and Pawnee Road, as well as the east end of Highway 18 as it connects Tonikan Road. Elevators would be necessary to comply with accessibility (handicap) requirements. These bridges, if constructed, would serve both as safe pedestrian corridors, and as monumentation identifying that the visitor has arrived in the Village.

D. Public Art: All new non-residential developments and new residential developments with 10 or more units are proposed to be subject to public art development standards. New development will be subject to an on-site public art project or make a monetary contribution to the Town's Village Public Art fund. Public art shall consist of murals, sculptures, interpretive plaques, signage and monumentations. If the Specific Plan is approved, the Town would develop a public art program as a follow-up action.

Under the on-site public art recommendations, the developer would be required to acquire and install a public art project on or in the vicinity of the development site. The value of the public art project shall equal or exceed 0.5% of the valuation of the development. Any such public art project would be reviewed by the Village Public Art Committee, made up of members appointed by the Town Council and the PBID. The Committee would make recommendations to the Town Council, which will be responsible for final approval of all public art projects. Prior to occupancy, agreement would need to be executed setting forth the ownership, maintenance responsibilities, and insurance coverage for the public art project.

Public art would be required within roundabouts and landscaped medians on Highway 18.

E. Compliance with California Environmental Quality Act (CEQA): An Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental impacts related to the Village Specific Plan (project). As described in the Draft EIR, project impacts were found to have no impact or to be less than significant in most topic areas. It was determined that impacts to Biological and Cultural Resources, Geology and Soils, Noise, Transportation and Traffic, and Tribal Cultural Resources would be less than significant with mitigation measures. Such mitigation measures are outlined in the Draft EIR (Attachment 2). The impacts associated with operational greenhouse gas emissions will exceed established standards, and although all feasible mitigation measures have been considered, impacts will remain significant and unavoidable. As a result, Findings and a Statement of Overriding Considerations will need to be prepared and considered by the Town Council as a part of the EIR's certification.

Public Review Periods:

- A 30-day public review period for the Notice of Preparation occurred between November 19, 2021 and December 20, 2021.
- A 45-day public review period for the Draft Environmental Impact Report occurred on April 4, 2022 and end on May 19, 2022

The CEQA requires that an EIR analyze a reasonable range of feasible alternatives that meet most or all project objectives while reducing or avoiding one or more significant environmental effects of the project. Alternatives were considered and it was determined that regardless of which Alternative is in place, future development projects would be required to comply with the same regulations and mitigation measures. Alternative 2, which would result in less residential and commercial

*GPA 2021-002; ZC 2021-001; SP 2021-001
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development, was identified as the environmentally superior alternative. However, Alternative 2 would not meet all of the project objectives, and would not maximize the development potential of the Village. Therefore, the EIR determined that the Specific Plan as proposed is considered the superior alternative.

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), recommendation adoption of the Initial Study and Environmental Impact Report (EIR).
2. Recommend that the Town Council approve General Plan Amendment No. 2021-002; Zone Change No. 2021-001; Specific Plan No. 2021-001

ATTACHMENTS:

1. Village Specific Plan dated March 2022 (Exhibit "A") (Provided under a separate attachment)
2. Environmental Impact Report (EIR) (Provided under a separate attachment)
3. Resolution No. 2022-003

RESOLUTION NO. 2022-003

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE TOWN OF APPLE VALLEY, CALIFORNIA,
RECOMMENDING THAT THE TOWN COUNCIL APPROVE
THE VILLAGE SPECIFIC PLAN**

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

WHEREAS, The Village Specific Plan is intended to guide the long-term development and redevelopment of a 1.5±-mile segment of Highway 18, including the Village commercial area, and parcels generally bounded by Arapahoe and Esaws Avenues on the north and Ottawa Road on the south, Central Road on the east, and the realigned Yucca Loma and Navajo Road on the west. It revises land use designations and sets forth development guidelines in the context of five (5) planning Districts to enhance the Village's identity as a downtown retail destination, guide future development of vacant parcels and redevelopment of underutilized parcels, and protect and expand residential neighborhoods with guidelines that scale down development at the periphery of the Village. Proposed circulation improvements to Highway 18 and Yucca Loma Road/Navajo Road are intended to minimize traffic conflicts, integrate multimodal facilities, and improve access and safety throughout the area; and

WHEREAS, The overall objectives of the Specific Plan are to:

- Create a vibrant neighborhood that will stand the test of time.
- Expand the identity of the Village from Highway 18 throughout the Village boundary.
- Have a creative, cohesive and harmonious look and feel, with inviting streetscapes and attractive building façades.
- Enhance connectivity and access throughout the Village.
- Create a sense of place with interesting public spaces and paseos to increase walkability.
- Be a convenient place for locals and visitors to stop, shop, and do business.
- Be a safe and comfortable place for pedestrians, cyclists, and motorists.
- Attract an eclectic mix of retail, services, specialty shops, and restaurants.
- Strengthen partnerships between the Town, the PBID and business and property owners to fund and implement improvements.

WHEREAS, General Plan Amendment No. 2021-002; Zone Change No. 2021-001; Specific Plan No. 2021-001 are consistent with the General Plan of the Town of Apple Valley; and

WHEREAS, On May 18, 2022, the Planning Commission of the Town of Apple Valley conducted a duly noticed and advertised public hearing; and

WHEREAS, General Plan Amendment No. 2021-002; Zone Change No. 2021-001;

GPA 2021-002; ZC 2021-001; SP 2021-001
May 18, 2022 Planning Commission Meeting

Specific Plan No. 2021-001, receiving testimony from the public and adopted Planning Commission Resolution No. 2022-003 recommending adoption of this Resolution; and

WHEREAS, General Plan Amendment No. 2021-002; Zone Change No. 2021-001; Specific Plan No. 2021-001 are 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. See Section of this Resolution; and

WHEREAS, On May 6, 2022, General Plan Amendment No. GPA-2021-001 & Development Code Amendment No. DCA-2021-007 was duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

WHEREAS, The Town of Apple Valley, as lead agency, determined that an Environmental Impact Report ("EIR") should be prepared pursuant to CEQA in order to analyze all adverse environmental impacts of the Project; and

WHEREAS, On May 18, 2022, the Planning Commission of the Town of Apple Valley conducted a duly noticed public hearing pertaining to the Village Specific Plan, and concluded said hearing on May 18, 2022; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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, finds and determines 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 General Plan Amendment No. 2021-002; Zone Change No. 2021-001; Specific Plan No. 2021-001 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan. Adoption of the Specific Plan is consistent with the General Plan, including the following goals and policies:

- Policy 6.C - The Town shall encourage the development and/or redevelopment of The Village.
- Program 6.C.1 - Public facilities in The Village should be designed to include consolidated parking areas, special roadway standards, and prioritized flood control improvements.
- Program 6.C.2 - The Redevelopment Agency shall consider land purchases or other incentives which allow for the consolidation of smaller, under-utilized sites in The Village into larger and more useable parcels, to be marketed to the development community.
- Program 6.C.3 - Future development and redevelopment of The Village shall be governed by a Specific Plan.

- Policy 5.E - Mixed Use projects which integrate residential land uses and commercial or light industrial land uses are encouraged in The Village, on major roadways, and in close proximity to employment centers.
- Program 6.C.3 - Future development and redevelopment of The Village shall be governed by a Specific Plan.

Section 2. The Planning Commission hereby specifically finds that all the facts set forth in this Resolution are true and correct.

Section 3. Based upon substantial evidence presented to this Commission during the above-referenced May 18, 2022, hearings, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) Based upon the EIR and the findings contained herein, the Village Specific Plan will have a significant effect on the environment. Facts, findings and a Statement of Overriding Considerations have been prepared in accordance with CEQA.

(b) The site of the proposed Specific Plan is suitable for the land uses permitted within the proposed Land Use designations because the Specific Plan establishes the best mix of land uses and development standards to assure that the area achieves its land use potential for residential uses, retail growth and establishment of local jobs.

(c) The proposed Specific Plan is consistent with the goals, policies, standards and maps of the adopted Zoning, Development Code and all applicable codes and ordinances adopted by the Town of Apple Valley because the plan extends and enhances development standards already in place within the current Development Code.

(d) The proposed Specific Plan is consistent with the Land Use Element, which Promotes a well planned, orderly development pattern that enhances community values, and assures development of adequate infrastructure. The Land Use Element also promotes developments that will strengthen the local economy; enhance the quality of life; supports a broad-based economy; and encourages the jobs-housing balance, as directed by the Town's adopted General Plan.

Section 4. The Planning Commission hereby finds that the Village Specific Plan will have a significant effect on the environment, and certifies the EIR and adopt the facts, findings and a statement of overriding considerations, as well as a mitigation monitoring and reporting program.

Section 5. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends that the Town Council approve the Village Specific Plan, attached hereto as Exhibit "A" and said exhibits are incorporated herein by this reference.

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 18th day of May 2022.

Chairman Mike Arias

ATTEST:

I, Willow Waters, 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 18th day of May 2022 by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ms. Willow Waters, Planning Commission Secretary