



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** March 27, 2018

From: Pam Cupp, Associate Planner **Item No:** 2
Community Development Department

Subject: ADOPT ORDINANCE 500, AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, AMENDING THE ZONING DESIGNATION OF 356 PARCELS FROM MULTI-FAMILY RESIDENTIAL (R-M) TO SINGLE-FAMILY RESIDENTIAL (R-SF)

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

Adopt Ordinance No. 500.

SUMMARY:

At its March 13, 2018 meeting, the Town Council reviewed and introduced Ordinance No. 500 which amends the zoning designation of 356 parcels from Multi-Family Residential (R-M) to Single-Family Residential (R-SF). As a part of the requirements to adopt any new Ordinance, Ordinance No. 500 has been scheduled for adoption at the March 27, 2018 Town Council Meeting.

FISCAL IMPACT:

Not Applicable.

ATTACHMENT:

Ordinance No. 500

ORDINANCE NO. 500

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DESIGNATION FROM MULTI-FAMILY RESIDENTIAL (R-M) TO SINGLE FAMILY RESIDENTIAL (R-SF) FOR 356 PROPERTIES AS IDENTIFIED WITHIN THIS ORDINANCE AND AS SHOWN ON SHOWN IN EXHIBIT "A"

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

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

WHEREAS, specific changes are proposed to Chapter 9.05, Section 9.05.040 "Adoption of the Official Zoning Districts Map" of Title 9 (Development Code) of the Municipal Code of the Town of Apple Valley by amending the zoning designation of 356 parcels as shown on Exhibit "A", and as incorporated herein by reference; and

WHEREAS, on February 16, 2018, Zone Change No. 2017-002 was duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

WHEREAS, based upon the State Guidelines to Implement the California Environmental Quality Act (CEQA), a Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA) and State Guidelines for the Implementation of CEQA; and

WHEREAS, the Town Council finds on the basis of the whole record before it, including the Initial Study on file with the Community Development Department and any comments received that there is not substantial evidence that the project will have a significant effect on the environment; and

WHEREAS, the Town Council hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study and Negative Declaration may be obtained at: Town of Apple Valley, Planning Division, 14955 Dale Evans Pkwy., Apple Valley, CA 92307, and

WHEREAS, on March 13, 2018, the Town Council of the Town of Apple Valley conducted a duly noticed and advertised public hearings on Zone Change No. 2017-002, receiving testimony from the public.

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

Section 1. The Town Council finds that Zone Change No. 2017-002 is consistent with Title 9 (Development Code) of the Municipal Code of the Town of Apple Valley, as amended and shall promote the health, safety and general welfare of the citizens of the Town of Apple Valley.

Section 2. In consideration of the evidence received at the public hearing, and for the reasons discussed by the Council at said hearing, the Town Council of the Town of Apple Valley, California, adopts the Findings and Comments for the Zone Change set forth in the Staff Report, and finds that the change proposed by Zone Change No. 2017-002 is consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan as amended, and with General Plan Amendment No. 2017-002.

Section 3. The Town Council hereby amends that certain portion of Title 9 (Development Code) of the Town of Apple Valley Municipal Code, Section 9.05.040 "Adoption of the Official Zoning Map" subsection "B" by amending the boundaries identified on the Official Zoning Map of the Town of Apple Valley by changing the zoning designation from Multi-Family Residential (R-M) to Single Family Residential (R-SF) as shown on attached Exhibit "A" with specific parcels identified as follows:

Area 1 is generally located in the area surrounding Yuma and Serrano Roads and includes APNs 0441-272-01; 0441-273-01,-02,-03; 0441-276-02 thru -08; 0441-277-19,-20,-21.

Area 2 is generally located north of Nisqually Road, south of Ottawa Road along Kiowa and Lakota Roads and includes APNs 3087-142-01 thru -12; 3087-153-01,-11 thru -19; 3087-282-01,-02,-19,-20; 3087-285-11 thru -20; 3087-287-01,-10; 3087-288-01 thru -11.

Area 3 is generally located south of Nisqually Road, north of Lone Eagle Road, along Kiowa, Sitting Bull, Pocomoke and Little Beaver Roads and includes APNs 3087-153-29, -30; 3087-232-01; 3087-237-01 thru -11; 3087-286-01 thru -06; 3087-421-01 thru -20; 3087-422-01 thru -07; 3087-428-01 thru -11; 3087-429-01 thru -07; 3087-431-14,-15; 3087-432-08,-09.

Area 4 is generally located along Kiowa Road, between Pah-Ute and Caddo; along Multanomah, east of Kiowa, Redwing Road near Geronimo and Pah-Ute Road, east of Redwing and includes APNs 3087-244-01 thru -11; 3087-435-17 thru -20; 3087-436-22; 3087-441-09; 3087-444-01 thru -07; 3087-445-01; 3087-452-08 thru -20.;

Area 5 includes 12185 Kiowa Road and properties generally located south of Klamath between Multanomah and Algonquin Road; north of Laguna Road between Puye and Omak Roads and northeast of Laguna and Pasco Roads and includes APNs 0434-361-12,-13,-14; 0434-367-05 thru -10; 0434-374-09,-10,-11; 3087-451-04; 3087-453-03,-04; 3087-454-08 thru 15; 3087-671-13 thru 24.

Area 6 is generally located north of Marmoset, south of Verde along Kiowa and Rambling Road and includes APNs 0434-183-14,-15; 0434-213-04,-05,-06; 0434-221-03,-04,-05,-06,-40.

Area 7 is located east of Navajo Road and north of Tussing Ranch Road along Panoche, Cochiti and Manhasset Roads and includes APNs 3080-102-01,-02; 3080-103-01,-13,-14,-15; 3080-104-01 thru -04; 3080-105-02 thru -09; 3080-111-13; 3080-112-01; 3080-117-01,-18; 3080-118-01 thru -08; 3080-119-01 thru -11.

Area 8 is generally located southeast of Pah-Ute and Quinnault Roads; southwest of Miramot and Central Roads; southwest of Pah-Ute and Central Roads and east of Central Road between Nisqually and Pah-ute Road and includes APNs 0439-131-01 THRU -12; 3087-561-25 thru -30,-37 thru -41; 3087-562-28,-29,-30; 3087-564-18 THRU -23; 3087-571-28,-29.

Area 9 is generally located east of Central Road between Lucilla and Ottawa Roads; west of Pauhaska Road between Powhatan and Eyota Roads; Itasca Road between Pauhaska and Mesquite Roads; Pauhaska between Powhatan and Itasca Roads and Niabi Road, southwest of Shawnee Road and includes APNs 0439-051-13 thru -19; 0439-251-01 thru -10; 0439-291-08,-11,-12,-13,-18 thru -25; 0439-292-05 thru -08; 0439-293-03,-04; 0439-294-01; 0439-311-11 thru -15; 0439-312-01 thru -05; 0439-313-01 thru -06; 0439-314-01 thru -06; 0439-314-12; 0439-322-15 thru -18; 0439-323-01,-02; 0439-324-01.

Section 4. Notice of Adoption. The Town Clerk of the Town of Apple Valley shall certify to the adoption of this ordinance and cause publication to occur in a newspaper of general circulation and published and circulated in the Town in a manner permitted under Section 36933 of the Government Code of the State of California.

Section 5. Effective Date. This Ordinance shall become effective thirty (30) days after the date of its adoption.

Section 6. Severability. If any provision of this Ordinance, or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications and, to this end, the provisions of this Ordinance are declared to be severable.

APPROVED and **ADOPTED** by the Town Council and signed by the Mayor and attested to by the Town Clerk this 27th day of March, 2018.

ATTEST:

Art Bishop, Mayor

La Vonda M. Pearson, Town Clerk

APPROVED AS TO FORM:

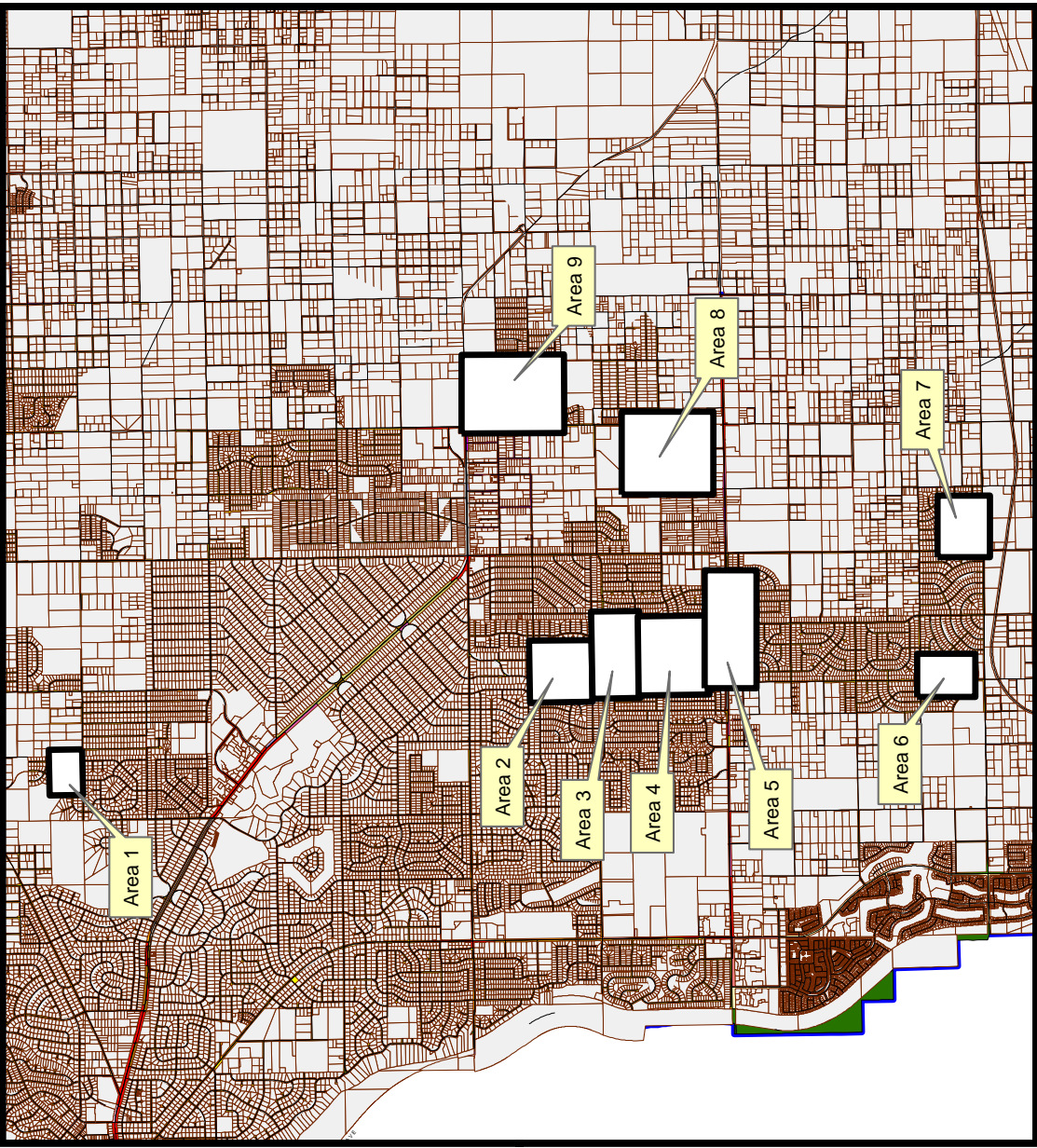
APPROVED AS TO CONTENT:

John Brown, Town Attorney

Douglas B. Robertson, Town Manager

Exhibit A Proposed Zoning Designations

Zone Change No. 2017-002



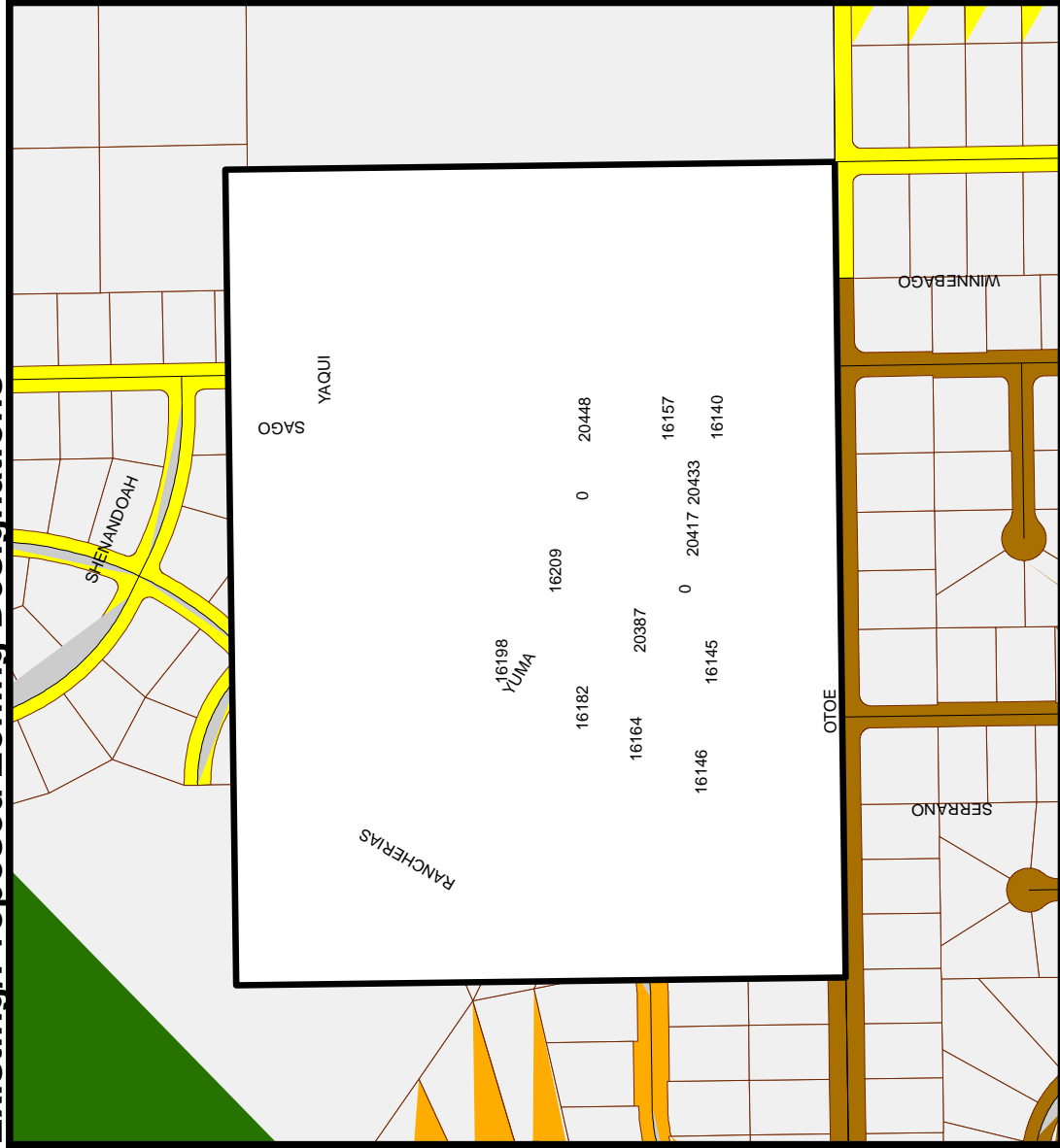
Zoning Designations

(Green)	(R-VLD)	Very Low Density Residential (1 du/6.5 or more gross acres)
(Light Green)	(R-A)	Residential Agriculture (1 du/2.5 gross acres)
(Light Yellow)	(R-LD)	Low Density Residential (1 du/2.5 to 5 gross acres)
(Yellow)	(R-EE)	Estate Residential (1 du/1 to 2.5 gross acres)
(Light Orange)	(RE-3/4)	Estate Residential 3/4 (1 du/0.75 net acre)
(Orange)	(R-EO)	Equestrian Residential (1 du/0.4 to 0.9 net acre)
(Light Brown)	(R-SF)	Single Family Residential (1 du/0.4 to 0.9 net acre)
(Brown)	(R-M)	Multi-Family Residential (2 to 20 du/net acre)
(Light Blue)	(MHP)	Mobile Home Park
(Blue)	(P RD)	Planned Residential Development
(Light Purple)	(C-GL)	General Commercial
(Purple)	(C-V)	Village Commercial
(Dark Purple)	(C-S)	Service Commercial
(Pink)	(O-PT)	Office Professional
(Light Blue-Gray)	(C-R)	Regional Commercial
(Blue-Gray)	(I-PI)	Planned Industrial
(Dark Blue-Gray)	(P-F)	Public Facilities
(Green-Gray)	(OS-C)	Open Space Corridor
(Light Green-Gray)	(OS-R)	Open Space Recreation
(Light Yellow-Gray)	(M-LU)	Mixed Use
(Yellow-Gray)	(S-P)	Specific Plan

Date: 2/21/2018

**General Plan Amendment No. 2017-002 and
Zone Change 2017-002**

Existing/Proposed Zoning Designations



Area 1

Generally located in the area surrounding Yuma and Serrano Roads and includes APNs 0441-272-01; 0441-273-01; -02,-03; 0441-276-02 thru -08; 0441-277-19,-20,-21.

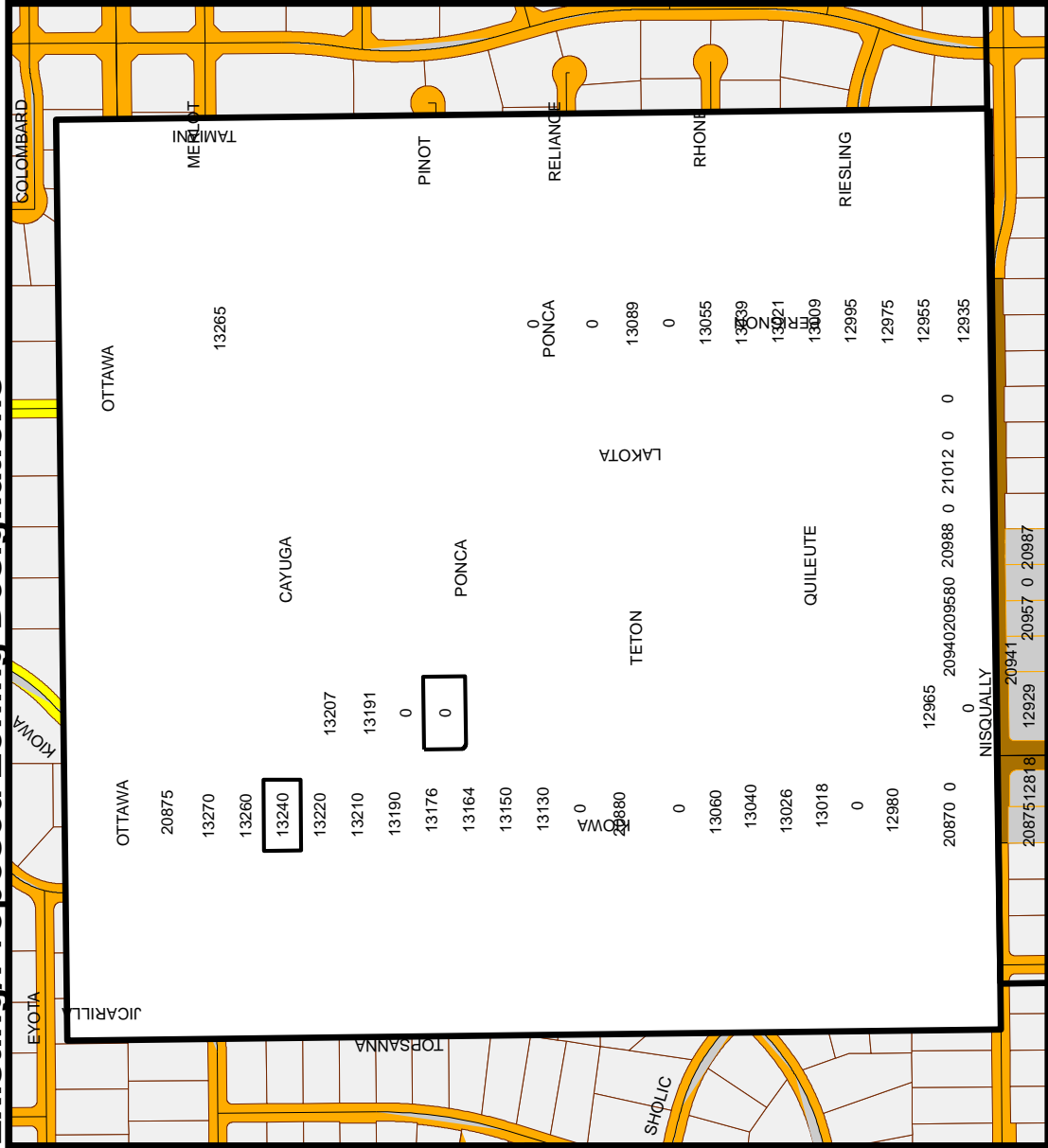


Zoning Designations

- Area 1
- Modified to Single-Family Residential
- (R-EC) Equestrian Residential (1-6.0/0.4 to 0.9 net acre)
- (R-SF) Single-Family Residential (1d)(0.4 to 0.9 net acre)
- (R-M) Multi-Family Residential (2 to 20 du/net acre)
- (OS-C) Open Space Conservation

**General Plan Amendment No. 2017-002 and
Zone Change 2017-002**

Existing/Proposed Zoning Designations



Area 2

Generally located north of Nisqually Road, south of Ottawa Road along Kiowa and Lakota Roads and includes APNs 3087-142-01 thru -12; 3087-153-01, -11 thru -19; 3087-282-01, -02, -19, -20; 3087-285-11 thru -20; 3087-287-01, -10; 3087-288-01 thru -11.



Zoning Designations

- Modified to Single-Family Residential selection
- Area 2
- Modified to Single-Family Residential (R-EO)
- Equerian Residential (1 du/0.4 to 0.9 net acre) (R-SF)
- Single Family Residential (1 du/0.4 to 0.9 net acre) (R-3)
- Multi-Family Residential (2 to 20 duplex units) (R-4)

Existing/Proposed Zoning Designations

General Plan Amendment No. 2017-002 and Zone Change 2017-002



Area 3

Generally located south of Nisqually Road, north of Lone Eagle Road, along Kiowa, Sitting Bull, Pocomoke and Little Beaver Roads and includes APNs 3087-153-29, -30; 3087-232-01; 3087-237-01 thru -11; 3087-286-01 thru -06; 3087-421-01 thru -20; 3087-428-01 thru -07; 3087-429-01 thru -07; 3087-431-14, -15; 3087-432-08, -09; 3087-282-01, -02, -19, -20; 3087-285-11 thru -20; 3087-287-01, -10; 3087-288-01 thru -11.

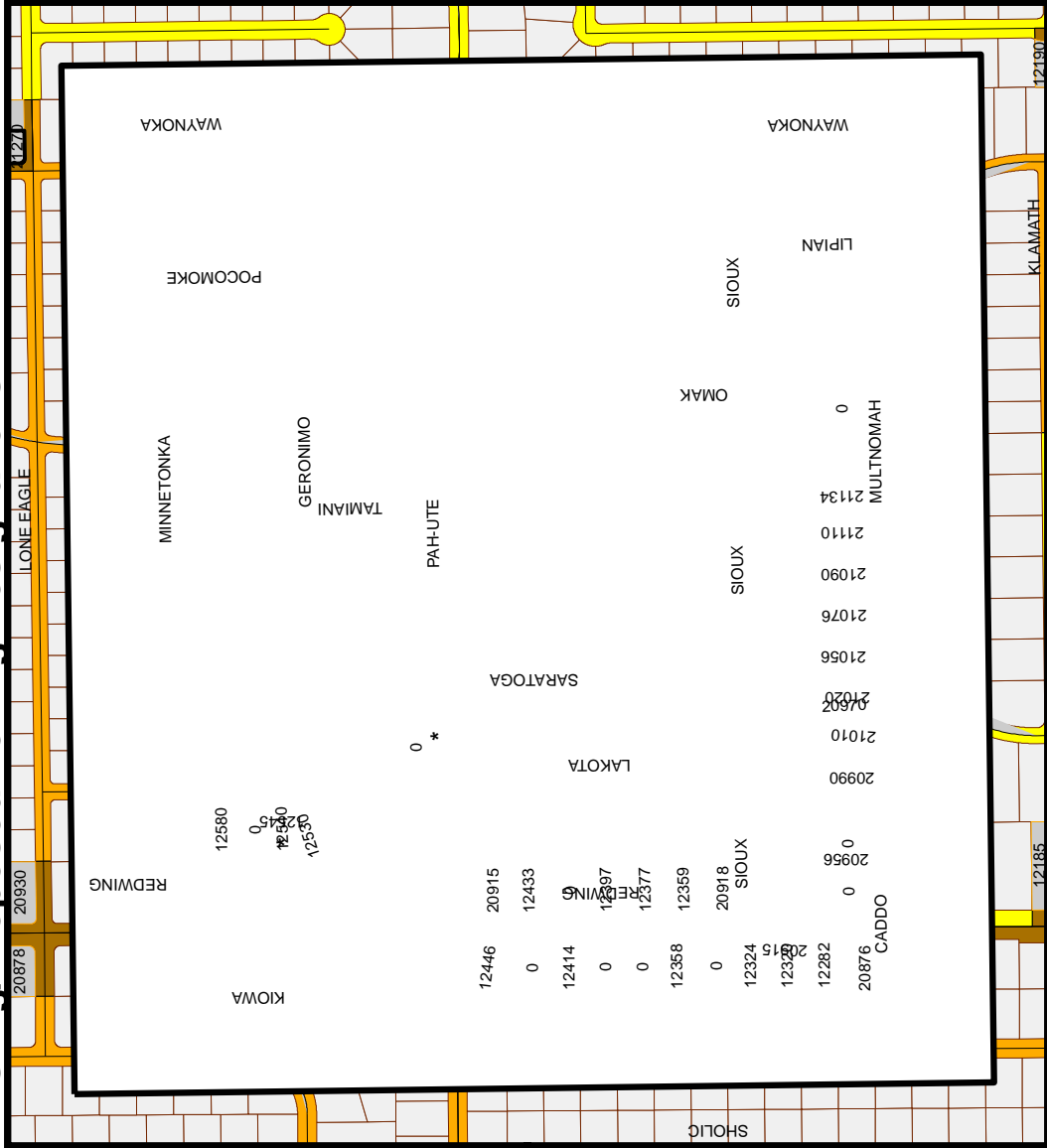


Zoning Designations

- Area 3
- Modified to Single-Family Residential selection
- Modified to Single-Family Residential
- (R-EO) Equestrian Residential (1 du/0.4 to 0.9 net acre)
- (R-SF) Single Family Residential (1 du/0.4 to 0.9 net acre)
- (R-M) Multi-Family Residential (2 to 20 du/net acre)

**General Plan Amendment No. 2017-002 and
Zone Change 2017-002**

Existing/Proposed Zoning Designations



Area 4

Generally located along Kiowa Road, between Pah-Ute and Caddo, along Multnomah, east of Kiowa, Redwing Road, near Geronimo and Pah-Ute Road, east of Redwing and includes APNs 3087-244-01 thru -11; 3087-435-17 thru -20; 3087-436-22; 3087-441-09; 3087-444-01 thru -07; 3087-445-01; 3087-452-08 thru -20.



Zoning Designations

- Area 4
- Modified to Single-Family Residential
- Modified to Single-Family Residential
- (R-EQ) Equine Residential (1 du/0.4 to 0.9 net acre)
- (R-SF) Single Family Residential (1 du/0.4 to 0.9 net acre)
- (R-M) Multi-Family Residential (2 to 20 du/net acre)

General Plan Amendment No. 2017-002 and Zone Change 2017-002

Existing/Proposed Zoning Designations



Area 5

Includes 12185 Kiowa Road and properties generally located south of Klamath between Multanmah and Algonquin Road north of Laguna Road between Puye and Omak Roads and northeast of Laguna and Pasco Roads and includes APNs 0434-361-12, -13, -14; 0434-367-05 thru -10; 0434-374-09, -10, -11; 3087-451-04; 3087-453-03, -04; 3087-454-08 thru 15; 3087-671-13 thru 24.

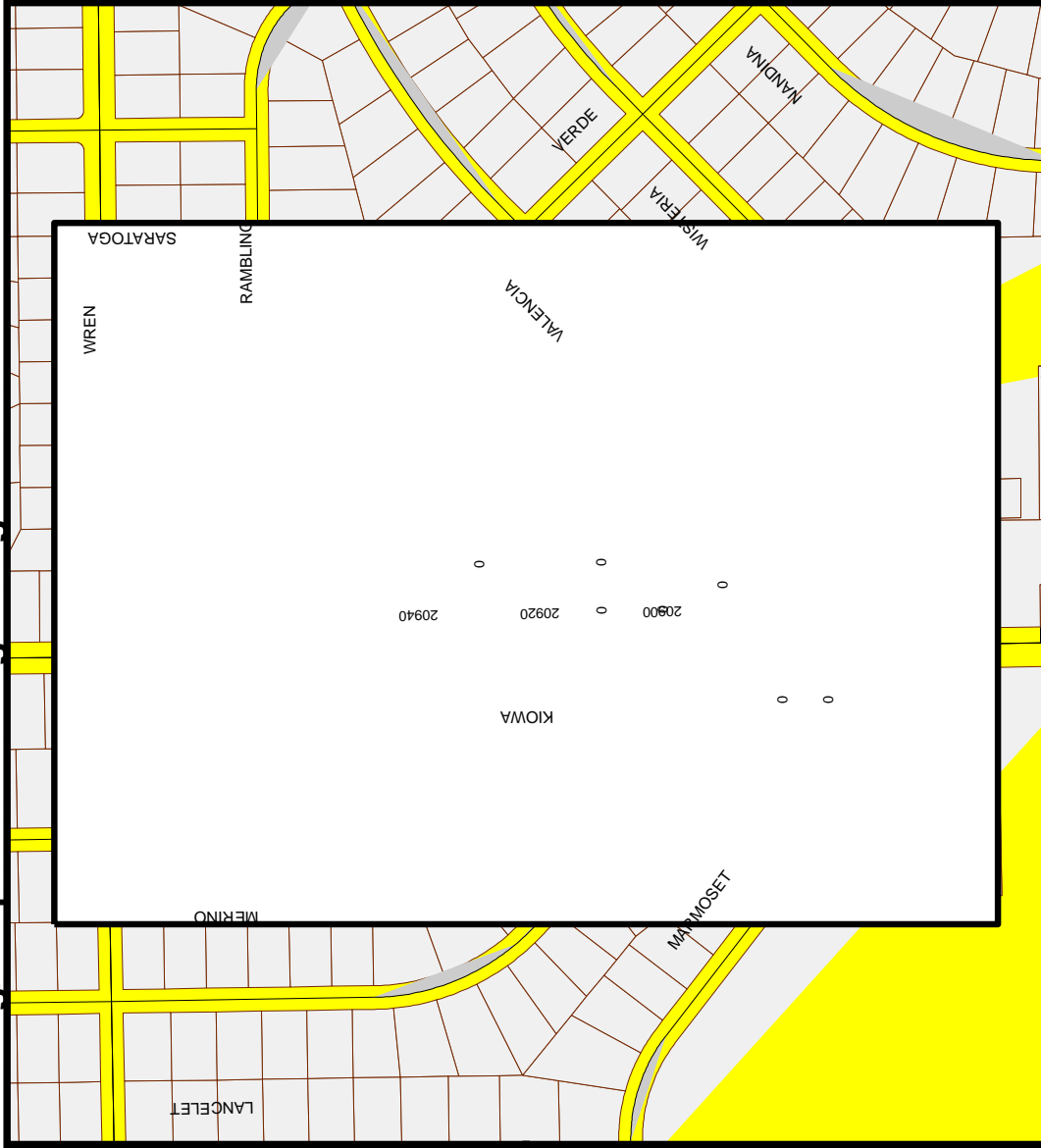


Zoning Designations

- Area 5
- Modified to Single-Family Residential (R-ECO) - Equine Residential (1 to 0.04 to 0.9 net acre)
- (R-SF) - Single Family Residential (1 to 0.4 to 0.9 net acre)
- (R-M) - Multi-Family Residential (1 to 0.4 to 0.9 net acre)
- (MHP) - Mobile Home Park (2 to 20 duplex acre)
- (C-C) - General Commercial
- (P-F) - Public Facilities

**General Plan Amendment No. 2017-002 and
Zone Change 2017-002**

Existing/Proposed Zoning Designations



Area 6

Generally located north of Marmoset, south of Verde along Kiowa and Rambling Road and includes APNs 0434-183-14,-15; 0434-213-04,-05,-06; 0434-221-03,-04,-05,-06,-40.

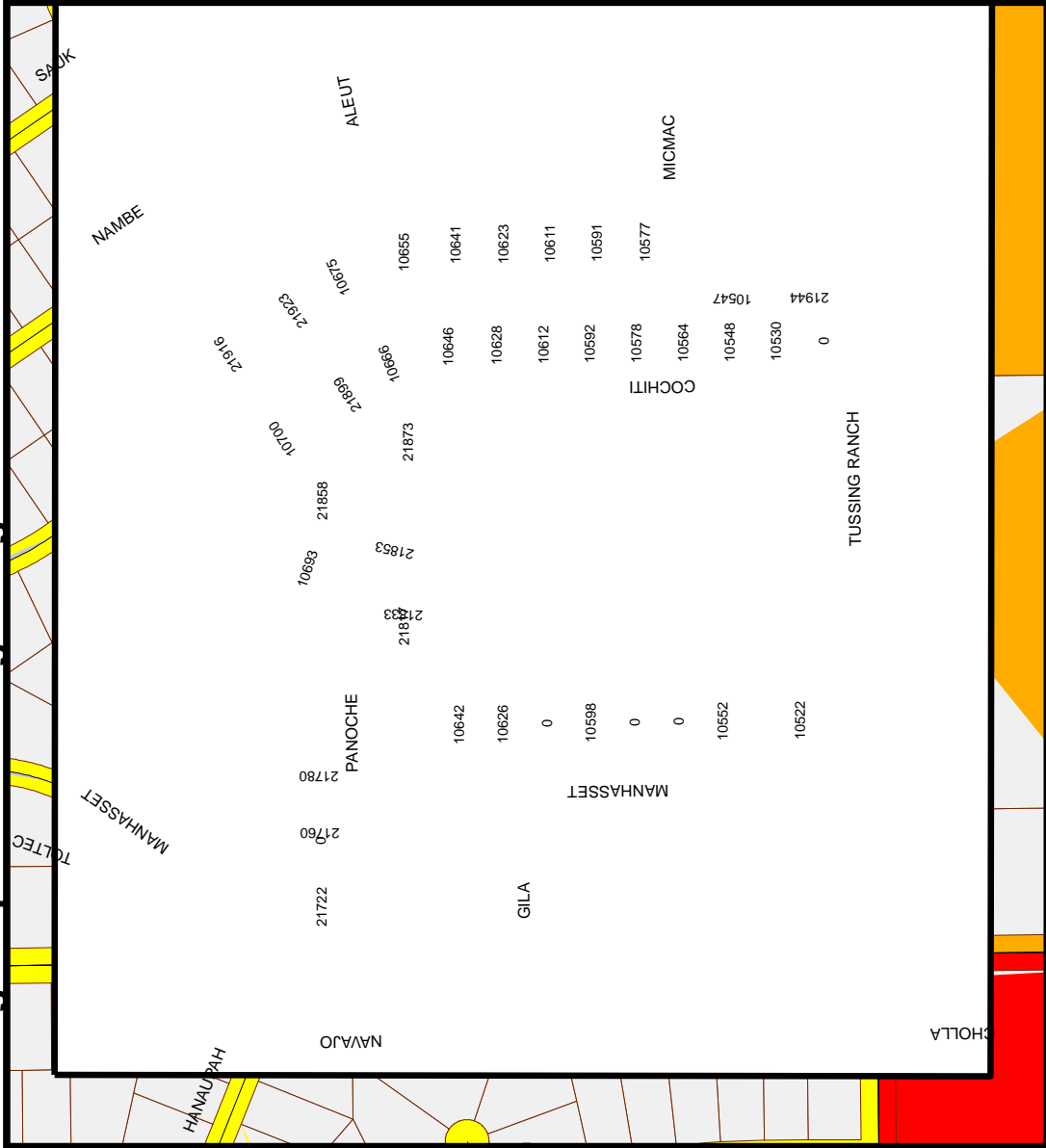


Zoning Designations

	Area 6
	Modified to Single-Family Residential (R-EQ) Equestrian Residential (1 du/0.4 to 0.9 net acre)
	(R-M) Multi-Family Residential (2 to 20 du/net acre)
	(C-G) General Commercial

**General Plan Amendment No. 2017-002 and
Zone Change 2017-002**

Existing/Proposed Zoning Designations



Area 7

Generally located east of Navajo Road and north of Tussing Ranch Road along Panoche, Cochiti and Manhasset Roads and includes APNs 3080-102-01,-02; 3080-103-01,-13,-14,-15; 3080-104-01 thru -04; 3080-105-02 thru -09; 3080-111-13; 3080-112-01; 3080-117-01,-18; 3080-118-01 thru -08; 3080-119-01 thru -11.

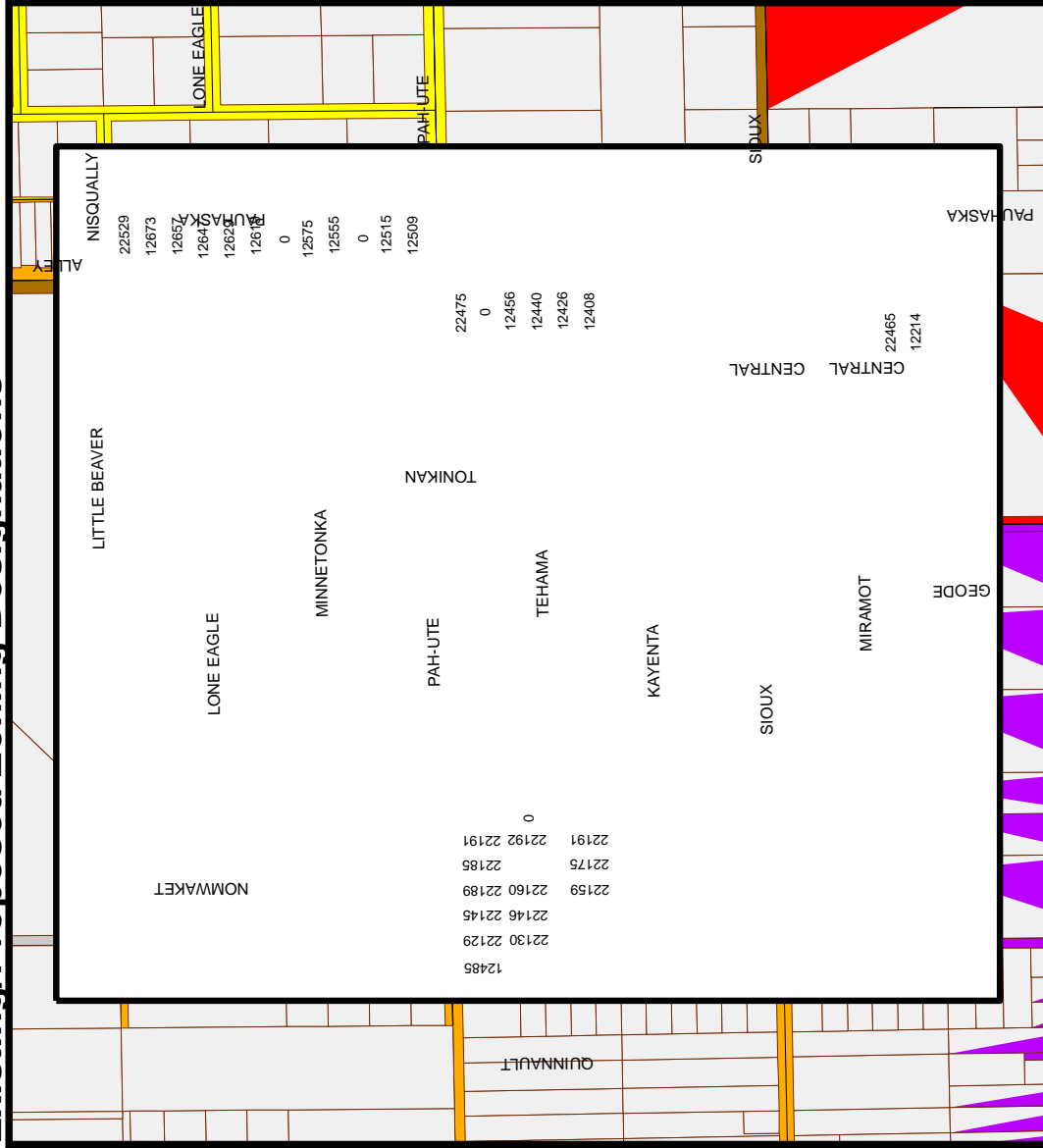


Zoning Designations

- Area 7
- Modified to Single-Family Residential (R-EQ)
- Equine Residential (1 du/0.4 to 0.9 net acre) (R-SF)
- Single Family Residential (1 du/0.4 to 0.9 net acre) (R-M)
- Multi-Family Residential (2 to 20 du/net acre) (G-C)
- General Commercial (P-F)
- Public Facilities (P-F)
- Open Space Recreation (O-SR)

**General Plan Amendment No. 2017-002 and
Zone Change 2017-002**

Existing/Proposed Zoning Designations



Area 8

Generally located southeast of Pah-Ute and Quinnault Roads; southwest of Miramot and Central Roads; southwest of Pah-Ute and Central Roads and east of Central Road between Nisqually and Pah-ute Road and includes:
APNs 0439-131-01 thru -12;
3087-561-25 thru -30,-37 thru -41
3087-562-28,-29,-30;
3087-564-18 thru -23;
3087-571-28,-29.

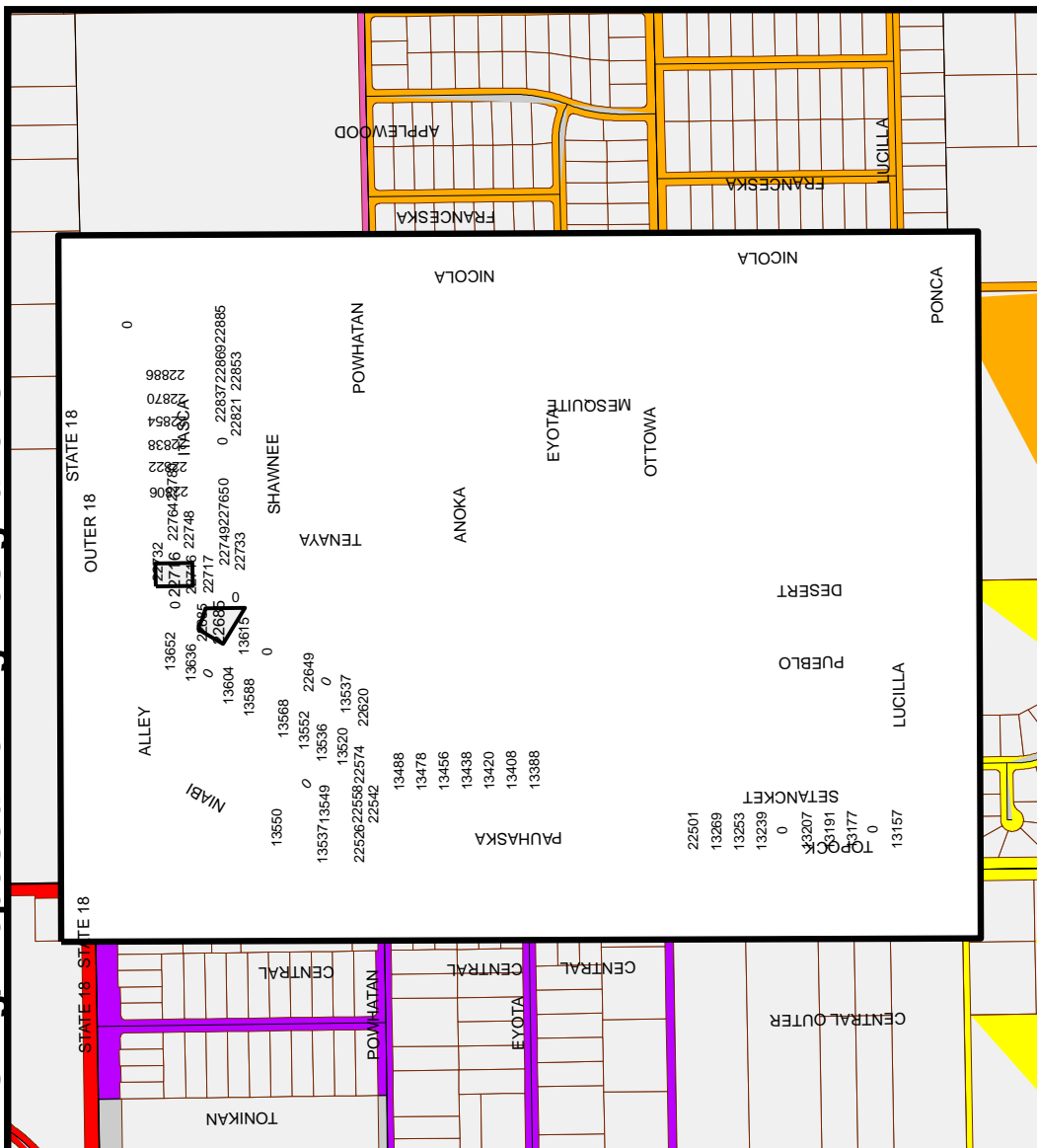


Zoning Designations

- Area 8
- Modified to Single-Family Residential
- R-EC: Equestrian Residential (1 du/0.4 to 0.9 per acre)
- R-SF: Single Family Residential (1 du/0.4 to 0.9 per acre)
- R-M: Multi-Family Residential (2 to 20 du/acre)
- MHP: Mobile Home Park
- C-G: General Commercial
- C-S: Service Commercial

**General Plan Amendment No. 2017-002 and
Zone Change 2017-002**

Existing/Proposed Zoning Designations



Area 9

Generally located east of Central Road between Lucilla and Ottowa Roads; west of Pauhaska Road between Powhatan and Eyota Roads; Itasca Road between Pauhaska and Mesquite Roads; Pauhaska between Powhatan and Itasca Roads and Niabi Road, southwest of Shawnee Road and includes APNs 0439-051-13 thru -19; 0439-251-01 thru -10; 0439-291-08, -11, -12, -13, -18 thru -25; 0439-292-05 thru -08; 0439-293-03, -04; 0439-294-01; 0439-311-11 thru -15; 0439-312-01 thru -05; 0439-313-01 thru -06; 0439-314-01 thru -06; 0439-314-12; 0439-322-15 thru -18; 0439-323-01, -02; 0439-324-01.



Zoning Designations

- Modified Single-Family Residential (R-EQ) Equiterian Residential (1 du/0.4 to 0.9 net acre)
- Single-Family Residential (R-SF) Single-Family Residential (1 du/0.4 to 0.9 net acre)
- Multi-Family Residential (R-M) Multi-Family Residential (2 to 25 du/net acre)
- Mobile Home Park (MHP)
- General Commercial (C-G)
- Service Commercial (C-S)
- Mixed Use (M-U)

Date: 1/29/2018