

Amendments in Red Text and Underlined

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2022- 002

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, RECOMMENDING THAT THE TOWN COUNCIL APPROVE GPA 2022-002 & ZC 2022-001 FROM OFFICE PROFESSIONAL (O-P) TO MULTI-FAMILY RESIDENTIAL (R-M) LOCATED IMMEDIATELY NORTH OF QUANTICO ROAD ALONG BOTH SIDES OF APPLE VALLEY ROAD. (APNS: 0473-152-11, 12, 15, 16 & 17 AND 0473-153-11, 12,13 & 14); GPA 2022-003 & ZC 2022-002 FROM MIXED USE (M-U) TO ESTATE RESIDENTIAL (R-E) LOCATED ON THE WEST SIDE OF ITOYA VISTA STREET BETWEEN SEQUOIA ROAD AND LAUREL LANE. (APNS: 0434-042-16, 17, 18 & 19); GPA 2022-004 & ZC 2022-003 FROM MULTI-FAMILY RESIDENTIAL (R-M) TO SINGLE FAMILY RESIDENTIAL (R-SF) LOCATED ON THE SOUTH SIDE OF OUTER HIGHWAY 18 AND EAST OF TENAYA ROAD (APNS: 0439-314-07 THRU 11); AND GPA 2022-005 & ZC 2022-004 MULTI-FAMILY RESIDENTIAL (R-M) TO SINGLE FAMILY RESIDENTIAL (R-SF) LOCATED ON THE NORTHEAST CORNER OF MOHAWK AND LAGUNA ROAD (APN: 0434-371-14)

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

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, General Plan Amendment No. GPA 2022-002 & Zone Change No. ZC 2022-001; GPA 2022-003 & ZC 2022-002; GPA 2022-004 & ZC 2022-003; & GPA 2022-005 & ZC 2022-004 are consistent with the General Plan and Municipal Code of the Town of Apple Valley;

WHEREAS, Specific changes are proposed to the Land Use Element of the adopted General Plan and Zone Map of the Town of Apple Valley by approving GPA No. 2022-002 & ZC No. 2022-001 from Office Professional (O-P) to Multi-Family Residential (R-M) located immediately north of Quantico Road along both sides of Apple Valley Road. (APNs: 0473-152-11, 12, 15, 16 & 17 and 0473-153-11, 12,13 & 14); GPA No. 2022-003 & ZC No. 2022-002 from Mixed Use (M-U) to Estate Residential (R-E) located on the west side of Itoya Vista Street between Sequoia Road and Laurel Lane. (APNs: 0434-042-16, 17, 18 & 19); GPA No. 2022-004 & No. ZC 2022-003 from Multi-Family Residential (R-M) to Single Family Residential (R-SF) located on the south side of Outer Highway 18 and east of Tenaya Road (APNs: 0439-314-07 thru 11); and GPA No. 2022-005 & ZC No. 2022-004 Multi-Family Residential (R-M) to Single Family Residential (R-SF) located on

the northeast corner of Mohawk and Laguna Road (APN: 0434-371-14); and

WHEREAS, On January 21, 2022, General Plan Amendment No. GPA 2022-002 & Zone Change No. ZC 2022-001; GPA 2022-003 & ZC 2022-002; GPA 2022-004 & ZC 2022-003; & GPA 2022-005 & ZC 2022-004 were duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

WHEREAS, Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA [Section 15061(b)(3)]; and

WHEREAS, On February 2, 2022, the Planning Commission of the Town of Apple Valley conducted a duly noticed and advertised public hearing General Plan Amendment No. GPA 2022-002 & Zone Change No. ZC 2022-001; GPA 2022-003 & ZC 2022-002; GPA 2022-004 & ZC 2022-003; & GPA 2022-005 & ZC 2022-004, receiving testimony from the public and adopted Planning Commission Resolution No. 2022-002 recommending adoption of this Ordinance; and

WHEREAS, General Plan Amendment No. GPA 2022-002 & Zone Change No. ZC 2022-001; GPA 2022-003 & ZC 2022-002; GPA 2022-004 & ZC 2022-003; & GPA 2022-005 & ZC 2022-004 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. These General Plan Amendments and Zone Changes are consistent with Land Use Policies 2.A., 2.B and Program 2.A.1 of the General Plan in that the Town assessed its existing land use inventory and determined that all Amendments are necessary to maintain consistency with surrounding developments and considers the availability of infrastructure. In three of the four Amendments, the Town finds it necessary and beneficial to lessen the density to allow single family residential development to meet the septic tank requirements. The remaining Amendment, which reverts the area back to RM zoning, will allow future development to benefit from the availability of sewer and will match existence of multifamily developments within, and surrounding, the subject area. Amending the General Plan and Zoning to allow new development to match surrounding development and for the purpose of satisfying sewage standards is found to be beneficial to public health, safety, and welfare.

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. GPA 2022-002 & Zone Change No. ZC 2022-001; GPA 2022-003 & ZC 2022-002; GPA 2022-004 & ZC 2022-003; & GPA 2022-005 & ZC 2022-004 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan. These General Plan Amendments and

Zone Changes are consistent with Land Use Policies 2.A., 2.B and Program 2.A.1 of the General Plan in that the Town assessed its existing land use inventory and determined that all Amendments are necessary to maintain consistency with surrounding developments and considers the availability of infrastructure. In three of the four Amendments, the Town finds it necessary and beneficial to lessen the density to allow single family residential development to meet the septic tank requirements. The remaining Amendment, which reverts the area back to RM zoning, will allow future development to benefit from the availability of sewer and will match existence of multifamily developments within, and surrounding, the subject area. Amending the General Plan and Zoning to allow new development to match surrounding development and for the purpose of satisfying sewage standards is found to be beneficial to public health, safety, and welfare.

Section 2. Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA [Section 15061(b)(3)]; and

Section 3. Amend General Plan Land Use Map of the adopted General Plan as shown on Exhibits A, C, E, & G; and

Section 4. Amend the Zone Map of the Town of Apple Valley as shown on Exhibits B, D, F, & H; and

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 2nd day of February 2022

Chairman Joel Harrison

ATTEST:

I, _____, 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 2nd day of February 2022 by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

General Plan Amendments/Zone Changes
February 2, 2022 Planning Commission Meeting
Planning Commission Secretary