



## Town Council Agenda Report

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Date: September 24, 2019 Item No. 6  
To: Honorable Mayor and Town Council  
Subject: DEVELOPMENT CODE AMENDMENT NO. 2019-008, AN AMENDMENT TO TITLE 9 "DEVELOPMENT CODE" OF THE TOWN OF APPLE VALLEY MUNICIPAL CODE THAT WILL MODIFY PROVISIONS RELATING TO ACCESSORY DWELLING UNITS LOCATED ON CORNER LOTS AND MODIFY THE DEFINITION OF FRONT LOT LINE.  
From: Douglas Robertson, Town Manager  
Submitted by: Pam Cupp, Senior Planner  
Planning Department  
Budgeted Item:  Yes  No  N/A

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### RECOMMENDED ACTION:

- A. **Determine** that, pursuant to Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is exempt from environmental review because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.
- B. **Find** the facts presented within the staff report, including the attached Planning Commission staff report for August 7, 2019, support the required Findings for approval of the proposed Development Code Amendment and adopt the Findings.
- C. **Move** to waive the reading of Ordinance No.518 in its entirety and read by title only.
- D. **Introduce** Ordinance No.518 approving Development Code Amendment No. 2019-008; and
- E. **Direct** staff to file a Notice of Exemption with the San Bernardino County Clerk of the Board.

## **SUMMARY:**

On August 7, 2019, the Planning Commission adopted Planning Commission Resolution No. 2019-008 recommending the Town Council approve Development Code Amendment No. 2019-008. This amendment was initiated by the Town Council at the May 1, 2019 joint meeting of the Town Council and Planning Commission and will add site development standards for accessory dwelling units located on corner lots. Staff is also proposing a modification to the formal definition of a front lot line based upon an existing discrepancy within the Code.

The changes proposed under Development Code Amendment No. 2019-008 are necessary because the existing development standards do not address the unique circumstances applicable to accessory dwelling units located on corner lots. As proposed, accessory dwelling units on corner lots must be setback at least ten (10) feet or greater than the primary dwelling or have its access from the street opposite that of the primary dwelling. An accessory dwelling unit may be in front of the primary dwelling if it is architecturally consistent with the primary dwelling.

While examining corner lot scenarios, a discrepancy was found between the definition of "lot frontage" and "front lot line" when both should have similar definitions. Planning Commission Resolution No. 2019-009 recommends that the definition of front lot line be modified to be consistent with lot frontage, which for a corner lot, means the lot line with the narrowest street frontage.

## **ANALYSIS:**

The Town's current Code states that accessory dwelling units located on lots less than two and one-half (2-1/2) acres in size must be located to the rear of the primary dwelling unit. Depending upon orientation of the primary dwelling, this development standard may preclude the construction of an accessory dwelling unit on a corner lot. Previous analysis and discussion did not include corner lot scenarios.

During the August 7, 2019 Planning Commission meeting, several possible plotting variations were presented for the Commission's consideration. Based upon the Commission's desire that accessory dwelling units be placed behind the primary dwelling, staff's recommendation was that the minimum front or street side yard setback for the accessory dwelling unit be at least ten (10) feet greater than the primary dwelling or have its access from the street opposite that of the primary dwelling.

Upon presentation of the staff report, public comments and subsequent Commission discussion, it was the consensus of the Commission that corner lots should be given special consideration. The Commission called for a recess and directed staff to work with the Town Attorney to develop language that would permit an accessory dwelling unit to be located in the front of the primary unit taking into consideration architectural compatibility. Upon reconvening, the Town Attorney offered the following language for the Commission's consideration:

“Notwithstanding the foregoing, an accessory dwelling unit may be located in front of the primary dwelling when architectural consistent.”

With the Commission’s consensus the Planning Commission Resolution was modified accordingly. The Commission also remarked that if staff were to deny a building permit for any accessory dwelling unit, based upon architectural compatibility, the applicant’s recourse is to appeal the decision to the Planning Commission for further consideration.

As part of the overall cleanup of the Development Code, the Commission was asked to examine the existing definitions relating to “lots”. There is a discrepancy between the definition of “lot frontage” and “front lot line” when both should have similar definitions. The existing definitions are as follows:

**Lot Frontage**

The portion of the lot contiguous to the street. *On corner lots the narrowest frontage shall be considered the front of the lot.* On a lot located on a cul-de-sac, curved street, or dead-end street with a curved turn-around, the frontage shall be measured as the chord drawn between the terminuses of the side property lines at their intersection with the street right-of-way (Figure 9.08-3).

**Lot Line**

Any boundary of a lot. The classifications of lot lines are (Figure 9.08-14):

A. **Front.** On an interior lot, the line separating the parcel from the street right-of-way. *On a corner or through lot, the lot line abutting the street providing the primary access to the lot.* On a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained;

Upon presentation of the staff report and subsequent Commission discussion, the Commission is recommending a modification to the definition of a front lot line as follows:

A. **Front.** On an interior lot, the line separating the parcel from the street right-of-way. On a corner **lot, the lot line along the narrowest street frontage.** ~~On a~~ or through lot, the lot line abutting the street providing the primary access to the lot. On a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained;

The Strike-through/Underline version of the proposed changes can be reviewed within the attached Planning Commission report from the August 7, 2019 public hearing for Development Code Amendment No. 2019-008.

**NOTICING:**

Development Code Amendment No. 2019-008 was advertised as a Town Council public hearing in the Apple Valley News newspaper on September 13, 2019.

## **ENVIRONMENTAL REVIEW:**

Staff has determined that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.

## **REQUIRED FINDINGS:**

An Amendment to the Development Code requires that the Town Council address two (2) required "Findings", as listed within Development Code Section 9.06.060. For Council consideration, the required Findings are listed below, along with a comment addressing each. If the Council concurs with these comments, it may be adopted. If the Council wishes to modify the offered comments, after considering input and public testimony at the public hearing, modifications to the Findings and Code Amendment can be included.

- A. The proposed amendment is consistent with the General Plan; and

Comment: The General Plan is the blueprint for the community's future growth. Specific Goals and Objectives are provided within each of the adopted General Plan's State-mandated Elements. The Housing Element encourages housing for special needs households, including the elderly, single parent households, large households, the disabled and the homeless. Additionally, the Housing Element encourages the development of second units. Development Code Amendment No. 2019-008 will provide standards for accessory dwelling units that will encourage additional development while providing quality site planning and design that enhances the aesthetics and economy of the Town. Development Code Amendment will further provide definition consistency as related to the front of a lot.

- B. The proposed amendment will not be detrimental to the public health, safety or welfare of the Town or its residents.

Comment: Amending the Code as proposed under Development Code Amendment No. 2019-008 will provide additional opportunity for the development of accessory dwelling units on a corner lot and will clear any discrepancies relating to front lot lines.

**Fiscal Impact:**

Not Applicable

**Attachments:**

Ordinance No. 518

Planning Commission Staff Report

Planning Commission Resolution No. 2019-008

**ORDINANCE NO. 518**

**AN ORDINANCE OF THE TOWN OF APPLE VALLEY, CALIFORNIA, AMENDING TITLE 9 "DEVELOPMENT CODE" OF THE TOWN OF APPLE VALLEY MUNICIPAL CODE, BY MODIFYING CHAPTER 9.29 "SPECIFIC USE REGULATIONS" AS IT PERTAINS TO DETACHED ACCESSORY DWELLING UNITS ON CORNER LOTS AND CHAPTER 9.08 "DEFINITIONS" AS IT RELATES TO FRONT LOT LINE.**

**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**, On May 1, 2019, the Town Council initiated a Development Code Amendment, to create provisions for accessory dwelling units located on corner lots;

**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**, On August 7, 2019, the Planning Commission of the Town of Apple Valley conducted a duly noticed public hearing on Development Code Amendment No. 2019-008, receiving testimony from the public and adopting Planning Commission Resolution No. 2019-008 forwarding a recommendation to the Council; and

**WHEREAS**, Specific changes are proposed to Title 9 "Development Code" of the Town of Apple Valley Municipal Code by amending Chapter 9.29 "Specific Use Regulations" as it pertains to detached accessory structures on corner lots and Chapter 9.08 "Definitions" as it relates to front lot lines; and,

**WHEREAS**, Development Code Amendment No. 2019-008 is consistent with 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; and

**WHEREAS**, The project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA; and

**WHEREAS**, On September 13, 2019, Development Code Amendment No. 2019-008 was duly noticed in the Apple valley News, a newspaper of general circulation within the Town of Apple Valley; and

**WHEREAS**, On September 24, 2019, the Town Council of the Town of Apple Valley conducted a duly noticed and advertised public hearing on Development Code Amendment No. 2019-008, receiving testimony from the public and

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

**Section 1.** Find that the changes proposed by Development Code Amendment No. 2019-008 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

**Section 2.** Pursuant to Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA), it can be determined that the Code amendment is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty, as with the proposed Code Amendment, that there is no possibility that the proposal approved under Development Code Amendment No. 2019-008 will have a significant effect on the environment and, therefore, the Amendment is EXEMPT from further environmental review.

**Section 3.** Section 9.29.120 “Accessory Dwelling Units” by amending subsection E “Detached Accessory Dwelling Units” Item 2 as follows:

“2. For lots less than two and one-half (2-1/2) acres in size, the accessory dwelling unit shall comply with the following:

- a. Shall be located to the rear of the primary dwelling unit;
- b. On corner lots, the minimum front or street side yard setback of the accessory dwelling unit shall be at least ten (10) feet greater than the primary dwelling or have its access from the street opposite that of the primary dwelling. Notwithstanding the foregoing, an accessory dwelling unit may be located in front of the primary dwelling when architectural consistent.
- c. The maximum habitable floor area shall be fifty (50) percent of the total area under roof of the primary dwelling, except that lots of one (1) acre or more in size may be permitted a larger accessory dwelling unit with the approval of a Minor Development Permit.”

**Section 4.** Amend the definition for Lot Line, Front of Chapter 9.08 “Definitions” as follows:

“A. **Front.** On an interior lot, the line separating the parcel from the street right-of-way. On a corner lot, the lot line along the narrowest street frontage. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained;”

**Section 5.** 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 6.** Effective Date. This Ordinance shall become effective thirty (30) days after the date of its adoption.

**Section 7.** 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 8<sup>th</sup> day of October, 2019.

\_\_\_\_\_  
Honorable Larry Cusack, Mayor

ATTEST:

\_\_\_\_\_  
Ms. La Vonda M. Pearson, Town Clerk

Approved as to form:

Approved as to content:

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Mr. Thomas Rice, Town Attorney

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Mr. Douglas B. Robertson, Town Manager



## Planning Commission Agenda Report

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|-------------------------------------|--|------------|
| <b>DATE:</b>                        | August 7, 2019   | Item No. 5 |
| <b>CASE NUMBER:</b>                 | Development Code Amendment No. 2019-008  |            |
| <b>APPLICANT:</b>                   | Town of Apple Valley   |            |
| <b>PROPOSAL:</b>                    | An amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code by modifying provisions relating to accessory dwelling units located on corner lots. Also under consideration are modifications to the existing definition of front lot line.  |            |
| <b>LOCATION:</b>                    | Residential Zoning Districts Town-wide   |            |
| <b>ENVIRONMENTAL DETERMINATION:</b> | Staff has determined that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA. |            |
| <b>PREPARED BY:</b>                 | Ms. Pam Cupp, Senior Planner   |            |
| <b>RECOMMENDATION:</b>              | Adopt Planning Commission Resolution No. 2019-008.   |            |

### **BACKGROUND**

On May 8, 2018, Town Council adopted Ordinance No. 502 establishing development standards for accessory dwelling units. This was necessary to comply with new State law requirements. On March 26, 2019, the Town Council adopted Ordinance No. 504 which modified the site development standards for accessory structures and accessory dwelling units. The Ordinance included provisions that accessory dwelling units must be located to the rear of the primary structure. The subject of accessory dwelling units was again raised during the public comments at the May 1, 2019 joint meeting of the Town Council and Planning Commission. Staff was directed by the Council to work with the Planning Commission to add specific language to the Development Code to establish standards for accessory dwelling units on corner lots. Staff is also proposing a

modification to the formal definition of a front lot line based upon an existing discrepancy within the Code.

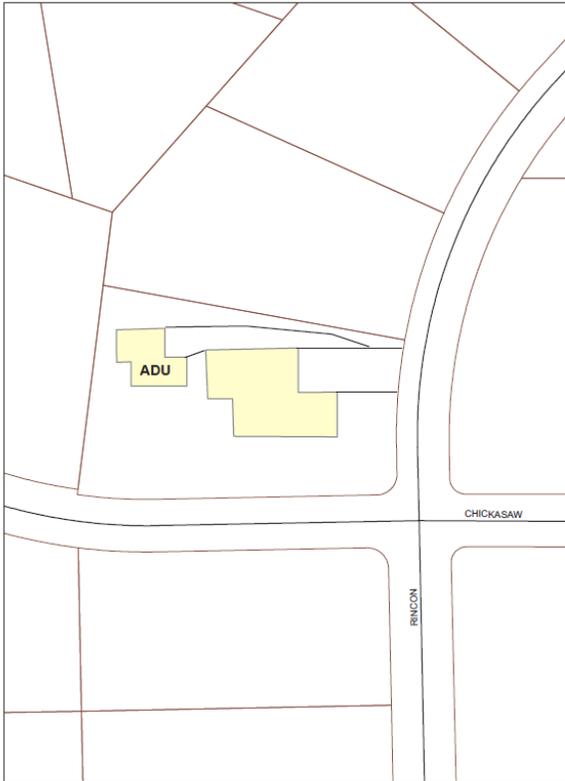
## **ANALYSIS**

Government Code Section 65852.2 allows local governments to apply development standards and may designate where accessory dwelling units are permitted. Accessory dwelling units located within existing structure must be allowed in all single-family residential zones. For accessory dwelling units consisting of new additions or construction of a detached accessory structure, development standards can be established with certain limitations. However, standards and allowable areas must not be designed or applied in a manner that burdens the development of accessory dwelling units and should maximize the potential for accessory unit development.

The Town's current Code states that accessory dwelling units located on lots less than two and one-half (2-1/2) acres in size must be located to the rear of the primary dwelling unit. Depending upon orientation of the primary dwelling, this development standard may preclude the construction of an accessory dwelling unit on a corner lot. Previous analysis and discussion did not include corner lot scenarios. There are several possible plotting variations that should be given consideration.



ADU to rear of primary with opposing street access.



ADU to the rear of primary with shared access.

ADU to side of primary within the rear half of the lot with same street access.





ADU to side within the front half of the lot with opposing street access.

Staff is offering for the Commission’s consideration a modification to Section 9.29.120 “Accessory Dwelling Units” by amending subsection E “Detached Accessory Dwelling Units” Item 2, which as proposed, would permit all of the above scenarios:

“ 2. For lots less than two and one-half (2-1/2) acres in size, the accessory dwelling unit shall **comply with the following:**

- a. **Shall** be located to the rear of the primary dwelling unit;
- b. **On corner lots, the minimum front or street side yard setback of the accessory dwelling unit shall be at least ten (10) feet greater than the primary dwelling or have its access from the street opposite that of the primary dwelling.**
- c. **The maximum habitable floor area shall be fifty (50) percent of the total area under roof of the primary dwelling, except that lots of one (1) acre or more in size may be permitted a larger accessory dwelling unit with the approval of a Minor Development Permit.**

As part of the overall cleanup of the Development Code, the Commission should examine the existing definitions relating to “lots”. There is a discrepancy between the definition of “lot frontage” and “front lot line” when both should have similar definitions.

**Lot Frontage**

The portion of the lot contiguous to the street. *On corner lots the narrowest frontage*

*shall be considered the front of the lot.* On a lot located on a cul-de-sac, curved street, or dead-end street with a curved turn-around, the frontage shall be measured as the chord drawn between the terminuses of the side property lines at their intersection with the street right-of-way (Figure 9.08-3).

### **Lot Line**

Any boundary of a lot. The classifications of lot lines are (Figure 9.08-14):

A. **Front.** On an interior lot, the line separating the parcel from the street right-of-way. On a corner or through lot, the lot line abutting the street providing the primary access to the lot. On a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained;

Staff is recommending a modification to the definition of a front lot line as follows:

A. **Front.** On an interior lot, the line separating the parcel from the street right-of-way. On a corner lot, the lot line along the narrowest street frontage. On a ~~or~~ through lot, the lot line abutting the street providing the primary access to the lot. On a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained;

### **FINDINGS**

An amendment to the Development Code requires that the Planning Commission address two (2) required "Findings", as listed within Development Code Section 9.06.060. For Commission consideration, the required Findings are listed below, along with a comment addressing each. If the Commission concurs with these comments, they may be adopted and forwarded to the Council for its consideration of the Development Code Amendment. If the Commission wishes modifications to the offered comments, after considering input and public testimony at the public hearing, modifications to the Findings and Code Amendment recommendations can be included into the information forwarded to the Council for consideration.

A. The proposed amendment is consistent with the General Plan; and

Comment: The General Plan is the blueprint for the community's future growth. Specific Goals and Objectives are provided within each of the adopted General Plan's State-mandated Elements. The Housing Element encourages housing for special needs households, including the elderly, single parent households, large households, the disabled and the homeless. Additionally, the Housing Element encourages the development of second units. Development Code Amendment No. 2019-008 will provide standards for accessory dwelling units that will encourage additional development while providing quality site planning and design that enhances the aesthetics and economy of the Town. Development Code Amendment will further provide definition consistency as related to the front of a lot.

B. The proposed amendment will not be detrimental to the public health, safety or welfare of the Town or its residents.

Comment: Amending the Code as proposed under Development Code Amendment No. 2019-008 will provide additional opportunity for the development of accessory dwelling units on a corner lot and will clear any discrepancies relating to front lot lines.

### **NOTICING**

Development Code Amendment No. 2019-008 was advertised as a public hearing in the Apple Valley News newspaper on August 2, 2019.

### **ENVIRONMENTAL REVIEW**

Staff has determined that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.

### **RECOMMENDATION**

Following receipt of public input and discussion by the Commission, it is recommended that the Commission move to approve Planning Commission Resolution No. 2019-003 forwarding a recommendation that the Town Council amend Title 9 "Development Code" of the Town of Apple Valley Municipal Code as outlined within the staff report.

**PLANNING COMMISSION RESOLUTION NO. 2019-008**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, RECOMMENDING THAT THE TOWN COUNCIL ADOPT DEVELOPMENT CODE AMENDMENT NO. 2019-008 AMENDING TITLE 9 “DEVELOPMENT CODE” OF THE TOWN OF APPLE VALLEY MUNICIPAL CODE, BY MODIFYING CHAPTER 9.29 “SPECIFIC USE REGULATIONS” AS IT PERTAINS TO DETACHED ACCESSORY DWELLING UNITS ON CORNER LOTS AND CHAPTER 9.08 “DEFINITIONS” AS IT RELATES TO FRONT LOT LINE.**

**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 Title 9 “Development Code” of the Town of Apple Valley Municipal Code by amending Chapter 9.29 “Specific Use Regulations” as it pertains to detached accessory structures on corner lots and Chapter 9.08 “Definitions” as it relates to front lot lines; and,

**WHEREAS**, on July 26, 2019, Development Code Amendment No. 2019-008 was duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

**WHEREAS**, staff has determined that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA; and

**WHEREAS**, on August 7, 2019 the Planning Commission of the Town of Apple Valley conducted a duly noticed and advertised the public hearing on Development Code Amendment No. 2019-008 receiving testimony from the public; and

**WHEREAS**, Development Code Amendment No. 2019-008 is consistent with 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.

**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, does hereby resolve, order and determine 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 Development Code Amendment No. 2019-008 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

**Section 2.** The project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.

**Section 3.** Section 9.29.120 “Accessory Dwelling Units” by amending subsection E “Detached Accessory Dwelling Units” Item 2 as follows:

“2. For lots less than two and one-half (2-1/2) acres in size, the accessory dwelling unit shall comply with the following:

- a. Shall be located to the rear of the primary dwelling unit;
- b. On corner lots, the minimum front or street side yard setback of the accessory dwelling unit shall be at least ten (10) feet greater than the primary dwelling or have its access from the street opposite that of the primary dwelling. Notwithstanding the foregoing, an accessory dwelling unit may be located in front of the primary dwelling when architectural consistent.
- c. The maximum habitable floor area shall be fifty (50) percent of the total area under roof of the primary dwelling, except that lots of one (1) acre or more in size may be permitted a larger accessory dwelling unit with the approval of a Minor Development Permit.”

**Section 4.** Amend the definition for Lot Line, Front of Chapter 9.08 “Definitions” as follows:

“A. **Front.** On an interior lot, the line separating the parcel from the street right-of-way. On a corner lot, the lot line along the narrowest street frontage. On a through lot, the lot line abutting the street providing the primary access to the lot. On a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained;”

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 7th day of August 2019.

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Jason Lamoreaux, Chairman

ATTEST:

I, Maribel Hernandez, 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 7th day of August 2019, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ms. Maribel Hernandez, Planning Commission Secretary

