

**TOWN OF
APPLE VALLEY, CALIFORNIA**

AGENDA MATTER

Subject Item:

INITIATION OF DEVELOPMENT CODE AMENDMENTS

Summary Statement:

Recently approved State legislation has created a need to amend the Town's Development Code in order to bring it into compliance with State law. The inconsistencies within the Development Code relate to density bonuses, massage therapy and landscaping. All of the following proposed Development Code Amendments would be reviewed by the Planning Commission for review and analysis and a recommendation to be forwarded to the Council for final action.

- An amendment to Development Code Section 9.28.090 "Density Bonuses" is required for compliance with AB 2280. Approved in September 2008, this legislation imposes procedural modifications to an application for a density bonus and other development incentives or concessions.

- An amendment to Development Code Section 9.08 "Definitions" is required for compliance with SB 731, which relates to jurisdictional authority over specifically licensed massage therapists.

- An amendment to Development Code Section 9.75 "Water Conservation/Landscaping" is required for compliance with the "Model Water Efficient Landscape Ordinance" adopted by the State on September 10, 2009 to address AB 1881 approved by Governor Arnold Schwarzenegger on September 28, 2006.

Recommended Action:

Move to receive and file the report and to initiate the proposed Development Code Amendments.

Proposed by: Planning Division **Item Number** _____

Town Manager Approval: _____ **Budget Item** Yes No N/A

Council Meeting Date: 12/8/2009