

**PLANNING COMMISSION RESOLUTION NO. 2016-002**

**A RESOLUTION BY THE TOWN OF APPLE VALLEY, CALIFORNIA  
PLANNING COMMISSION ADOPTING A POLICY FORMULATING A  
POINT BASED, DESIGN CRITERIA CHECKLIST FOR SINGLE FAMILY,  
INFILL DEVELOPMENT.**

**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**, Town Council Ordinance 481, adopted February 9, 2016, requires the single family infill development to be consistent with the Planning Commission Design Criteria Policy; and

**WHEREAS**, the Town Council and Planning Commission recognizes the need to have clear interpretation and consistency in applying the standards and requirements established within the Development Code; and

**WHEREAS**, the Planning Commission works to preserve and protect the Town's identity and aesthetic integrity, while preserving the aesthetics of the open, desert environment; and

**WHEREAS**, this Policy Statement, formulating a point based, design criteria checklist has been prepared in compliance with the Title 9 "Development Code" of the Municipal Code of the Town of Apple Valley on the recommendation of the Planning Commission; and

**WHEREAS**, this Policy Statement shall promote the health, safety and general welfare of the citizens of the Town of Apple Valley.

**WHEREAS**, this Policy Statement shall serve as a guideline to encourage quality development, preserve community pride and providing aesthetic appeal, while affording an individual property owner and developer a fair and equitable opportunity to build using creative and innovative designs; and

**WHEREAS**, Pursuant to Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA), it can be determined 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 may have a significant effect on the environment, the activity is EXEMPT from further CEQA review; and

**NOW, THEREFORE, BE IT RESOLVED** that in consideration to the evidence presented at the public meeting, and for the reasons discussed by the Commissioners at said meeting, the Planning Commission of the Town of Apple Valley, California, does hereby resolve, order and determines as follows:

**Section 1.** Find that the Policy establishing a Point Based Design Criteria Checklist is consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan and Development Code.

**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 Policy will have a significant effect on the environment and; therefore, the Amendment is EXEMPT from further environmental review.

**Section 3.** Pursuant to the Town Council's commitment to protecting and preserving the community's aesthetic integrity, and preventing arbitrary interpretations of the Development Code, the Planning Commission of the Town of Apple Valley hereby establishes this policy that consists of a point based, design criteria checklist with which to address the aesthetic appearance of new single-family residential home development within the Town of Apple Valley that are subject to review by the Planning Division.

**Section 4.** Based upon the above, Planning Commission Policy No. 2007-001 "Custom Home Plotting and Design Criteria" and Planning Commission Policy No. 2003-001 "Plotting and Design Criteria for Single Family Homes" shall be rescinded and replaced by the provisions within this Resolution.

**Section 5.** To achieve the intent of the Municipal Code, while encouraging creativity in design, it is essential to consistently apply the standards, criteria and requirements established within Title 9 "Development Code" of the Town of Apple Valley Municipal Code and by adopting this policy, the Commission establishes the Point Based Design Criteria Checklist (Attachment A) to provide the community with a consistent application of essential criteria needed to assure the quality of development required by the residents of the Town of Apple Valley.

**Section 6.** Pursuant to the goals of the Municipal Code to preserve the desert environment, community pride and the community's aesthetic appeal, while affording an individual property owner and developer a fair and equitable opportunity to build using creative and innovative designs within the Town of Apple Valley, the criteria listed below shall be considered during each review of all new, single family homes, and thus, will further community's aesthetic goals.

**Section 7.** The Planning Commission may modify this policy as deemed appropriate. It is the intent of the policy to be in concert with applicable guidelines required for single-family development per Title 9, of the Development Code of the Town of Apple Valley Municipal Code.

**Section 8.** The Director shall have the authority to interpret and/or allow features not specifically identified.

**Section 9.** Adopt the Point Based Design Criteria Check list (Attachment A) and associated Pictorial Definitions (Attachment B).

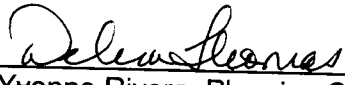
Approved and Adopted by the Planning Commission of the Town of Apple Valley this 17th day February, 2016.

  
Vice-Chairman Mark Shoup

ATTEST:

~~DEBRA THOMAS~~  
I, ~~Yvonne Rivera~~, Secretary to the Planning Commission of the Town of Apple Valley, California, do hereby certify that the foregoing Planning Commission Resolution No. 2016-002 was adopted by the Planning Commission at a regular meeting thereof, held on the 17th day of February, 2016, by the following vote, to-wit:

AYES: COMMISSIONERS KALLEN, TINSLEY; VICE-CHAIRMAN SHOUP; CHAIRMAN QUALLS  
NOES:  
ABSENT: COMMISSIONER LAMOREAUX  
ABSTAIN:

  
~~Yvonne Rivera~~, Planning Commission Secretary  
~~DEBRA THOMAS~~

## Exhibit "A"

### Design Criteria Checklist

*A minimum of one point from each list must be achieved in the design of an infill single-family residence. Five items from the Minor list equals one point. One item from the Major list equals one point. The number of required points is determined by the square footage breakdown shown below. For pictorial examples of the terms referenced in this list, see the attached definitions. The Director shall have the authority to interpret and/or allow features not specifically identified.*

#### **Minor Features (5 checks equals one point)**

*Decorative features shall be required on the front and street side yard for corner lots.*

- ☐ contrasting colors
- ☐ decorative pilasters/columns/piers
- ☐ decorative window/door reveals (i.e. arched reveals, window or door reveals)
- architectural moldings/ornamental details:
  - ☐ roundel
  - ☐ finials
  - ☐ medallions
  - ☐ quartrefoils
  - ☐ dentils
  - ☐ quiones
  - ☐ eyebrows
  - ☐ cornice moldings
  - ☐ band course/belly band
  - ☐ other \_\_\_\_\_
- ☐ door and window details (i.e. keystones, dentils or pediments over doors and windows)
- ☐ decorative iron work
- ☐ decorative/architectural niche
- ☐ smooth stucco finish
- ☐ decorative/stylized roof vents
- ☐ second story reveal
- different shaped windows on the same floor which can include:
  - ☐ transom windows
  - ☐ arched windows
  - ☐ french doors
  - ☐ other \_\_\_\_\_
- ☐ decorative windows with muntins and mullions and/or arches and may include lead, colored glass or divided lites
- ☐ shutters and/or window boxes
- ☐ window surrounds, decorative sills or lentils
- ☐ decorative front door may include side lites, transom windows, decorative custom design
- ☐ garage door with windows or decorative style (i.e. carriage style, barn door style)
- ☐ quality decorative carriage lighting on each side of garage door and at front entry

- ☐ Roof material other than composition(i.e. concrete tile, clay tile, simulated wood shake/shingle)
- ☐ boxed eaves, large overhangs at least 18", or exposed rafter tails, kickers or brackets
- ☐ decorative chimney tops
- ☐ stucco eaves and fascia
- ☐ rain gutters and down spouts
- ☐ solar panels on roof
- ☐ decorative pavers or stamped concrete walkways
- ☐ on corner lots, placing the house at a minimum of 30 degree angle.

#### **Major Features (1 check equals one point)**

- ☐ 2 types of materials (i.e. wainscot)
- ☐ covered front porch or arbor
- ☐ portico or decorative pronounced entryway
- ☐ front balcony
- ☐ tower feature in front or street side yard
- ☐ front courtyard niches
- ☐ garage doors not facing street
- ☐ three (3)-car garage or greater
- ☐ traditional architectural style (see definitions - i.e. Spanish revival, pueblo, craftsman, ranch)
- ☐ front or street side bay window, overhang jetty
- ☐ front or side yard porte cochere
- ☐ multiple roof lines and roof heights (i.e. shed roof, dormers)
- ☐ multiple off-sets on elevations
- ☐ front planter walls or front privacy walls that match the residence, preferably stucco, stone or brick with a decorative cap.

#### **Point Requirement For House Size, excluding patios and porches.**

1,200 sq. ft. - 1,499 sq. ft.	3 pts.
1,500 sq. ft. - 1,799 sq. ft.	4 pts.
1,800 sq. ft. - 2,199 sq. ft.	5 pts.
2,200 sq. ft. - 2,799 sq. ft.	6 pts.
2,800 sq. ft. and above	7 pts.