

ATTACHMENT 4

RESOLUTION NO. PC-2025-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A SPECIFIC PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION APPLICABLE TO MULTIPLE PLANNING AREAS WITHIN THE TAPESTRY SPECIFIC PLAN, REFERRED TO AS SILVERWOOD (SPLA25-00001)

WHEREAS, Silverwood Development has filed an application requesting approval of a Specific Plan Amendment, Case Number SPLA25-00001 described herein (hereinafter referred to as the "Application"); and

WHEREAS, the Application applies to an amendment to the land use designations applicable to multiple Planning Areas within the Tapestry Specific Plan, including Planning Areas A41, A42, A10, and A43 in Phase 1B and Planning Area A14 in Phase 1C; and

WHEREAS, the proposed amendments would include Planning Area A41 to be replaced by Planning Area A42, with the zoning designation changing from Medium Density (minimum lot size of 2,900 square feet) to Low Medium Density (minimum lot size of 5,000 square feet). Similarly, Planning Area A10 will be replaced by Planning Area A43, changing from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet) under Phase 1B. In Phase 1C, Planning Area A14 will be changing from Low Density (minimum lot size of 7,200 square feet) to Low Medium Density (minimum lot size of 5,000 square feet); and

WHEREAS, these revisions will reflect a shift toward Low Medium Density zoning, with standardized minimum lot sizes of 5,000 square feet; and

WHEREAS, approval of the proposed Specific Plan Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it does not increase the density or intensity permitted by the Tapestry Specific Plan and therefore it can be determined with certainty that the amendment will not have a significant effect on the environment; and

WHEREAS, on October 9, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Commission, including written and oral staff reports, the Commission specifically finds that the proposed Ordinance is consistent with the goals and objectives of the adopted General Plan. The proposed specific plan amendment is capable of using existing supporting infrastructure and municipal services, as directed by the City's adopted General Plan.

Section 3. The proposed specific plan amendment is suitable for the land uses allowed in the Low Medium Density zoning designation, and adequate space exists which can meet the standards for setbacks, height, lot coverage, parking and circulation within the proposed Specific Plan designation.

Section 4. The proposed amendment to the Tapestry Specific Plan is reasonable and beneficial at this time because it will better align with current development and community needs, while maintaining consistency with surrounding land uses. The amendment also facilitates a more cohesive neighborhood design and ensures that infrastructure and public services can be planned and provided in a consistent manner.

Section 5. The proposed change in land uses will not have a significant adverse impact on surrounding properties or the community in general, as the subject Planning Areas are surrounded with tracts with the same zoning designation of Low Medium Density within the Tapestry Specific Plan.

Section 6. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Specific Plan Amendment SPLA25-00001, to amend the land use designation of Planning Areas A10, A14, A41, A42 and A43, as shown on Attachment 1.

Section 7. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 9th day of October 2025.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission