

RESOLUTION NO. PC-2026-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP26-00007 TO ALLOW THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE INTO PRIEST LIVING QUARTERS AND THE CONSTRUCTION OF A 4,995-SQUARE-FOOT CHURCH BUILDING ON APPROXIMATELY 5 GROSS ACRES. LOCATED AT 11767 ORCHID AVENUE (CUP26-00007)

WHEREAS, Victor Valley Gospel Church (Applicant) has filed an application requesting approval of Conditional Use Permit CUP26-00007 described herein (hereinafter referred to as "Application"); and

WHEREAS, the proposed project consists of the conversion of an existing single-family residence into priest living quarters and the construction of a 4,995-square-foot church building on an approximately 5 gross acre site; and

WHEREAS, the approximately 5-acre project site is partially developed with an existing 1,806-square-foot single-family residence. The property to the north is vacant, the Mojave River is located to the east, and the properties to the south and west are developed with single-family residences; and

WHEREAS, the subject site and the property to the south are zoned Limited Agriculture (A-1), the property to the west is zoned Rural Residential (RR-20000), the property to the north is zoned Neighborhood Commercial (C-2), and the Mojave River is located to the east; and

WHEREAS, the proposed project consists of consists of Assessor's Parcel Number 0399-011-50; and

WHEREAS, the conversion of an existing single-family residence into priest living quarters and the construction of a 4,995-square-foot church building, which requires approval of a conditional use permit; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses; and

WHEREAS, on August 13, 2026, 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 this Commission during the above-referenced August 13, 2026, hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) The site for the proposed use is adequate in size and shape to accommodate the proposed conversion of the existing 1,806-square-foot single-family residence into priest living quarters and the construction of a new 4,995-square-foot church building. The development complies with the applicable provisions of the Hesperia Development Code, including building setbacks, building height, landscaping, parking, circulation, and site design requirements. The site provides 38 off-street parking spaces, exceeding the minimum parking requirement, and includes a 26-foot-wide drive aisle to accommodate two-way circulation and emergency vehicle access. The project also complies with applicable accessibility requirements, including the Americans with Disabilities Act (ADA) and California accessibility standards. The development will be constructed in accordance with the California Building Code, California Fire Code, and all applicable local amendments.

(b) The proposed use will not have a substantial adverse effect on abutting properties or the permitted use thereof because the proposed church is a conditionally permitted use within the A-1 (Limited Agriculture) zoning district and has been designed to be compatible with the surrounding residential neighborhood. The church building is located toward the rear of the property while maintaining the existing residence at the front of the site, providing approximately 52 feet of separation from the nearest adjacent residence. A 6-foot-high decorative masonry wall and a 6-foot-wide landscaped planter buffer along the southern property line provide additional visual screening and compatibility with adjacent residential uses. The building height of 23.5 feet is well below the maximum permitted height of 35 feet. The site provides parking in excess of Development Code requirements and incorporates landscaping throughout the development, including an enhanced landscaped street frontage. Conditions of approval require compliance with the City's noise and outdoor lighting standards and require Temporary Special Event Permit approval for future outdoor activities, ensuring that the project will not create significant noise, glare, traffic, or other impacts detrimental to neighboring properties or the public health, safety, or welfare. In addition, on-site stormwater retention facilities will be constructed to accommodate runoff generated by the development, preventing adverse drainage impacts to adjacent properties.

(c) The proposed project is consistent with the goals, policies, standards and maps of the Development Code, the adopted General Plan, and all applicable codes and ordinances adopted by the City of Hesperia. The project site is within the A1 zone. A church is allowed with approval of a Conditional Use permit. The development shall be constructed pursuant to the California Building and Fire Codes as well as adopted amendments. Further, the project shall comply with the conditions of approval for both off-site and on-site improvements. The conditions of approval shall be met based upon specific milestones. Some conditions shall be met prior to grading, some prior to building construction and prior to issuance of a Certificate of Occupancy.

(d) The site for the proposed use will have adequate access based upon its frontage along Orchid Avenue. There are also general services for water and public utilities to ensure the public convenience, health, safety and general welfare. The site will also include an on-site septic system for wastewater. Additionally, the building will have adequate infrastructure to operate without a major extension of infrastructure.

Section 3. Based on the findings and conclusions set forth in this Resolution, this

Commission hereby approves Conditional Use Permit CUP26-000007 subject to the Conditions of Approval as set forth in ATTACHMENT "A."

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 13th day of August 2026.

Robert Abreo, Chair, Planning Commission

ATTEST:

Leovi Wolsieffer, Secretary, Planning Commission