

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, ADOPTING A SPECIFIC PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION OF MULTIPLE PLANNING AREAS WITHIN THE TAPESTRY SPECIFIC PLAN, REFERRED TO AS SILVERWOOD (SPLA25-00001)

WHEREAS, on January 26, 2016, the City Council of the City of Hesperia adopted Ordinance No. 2015-10, thereby adopting the Tapestry Specific Plan; and

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

WHEREAS, the Application applies to a request to amend the land use designations of 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 include the replacement of Planning Area A41 with Planning Area A42, and changing the zoning designation 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, and changing the zoning designation from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet) within Phase 1B. In Phase 1C, the zoning designation of Planning Area A14 would be changed 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, the Applicant has also filed an application to revise Tentative Tract Map No. 18955 to adjust the approved lot layouts within Phase 1B and Phase 1C. The modifications to the map are a direct result of the proposed zoning changes, as well as additional refinements to lot configurations and street alignments within some of the Planning Areas; 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 amendment and concluded said hearing on that date; and

WHEREAS, on November 18, 2025, the City Council of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Amendment and concluded said hearing on that date; and

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

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HESPERIA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby specifically finds that all the facts and recitals set forth above in this Ordinance are true and correct and incorporated herein by this reference.

Section 2. Based upon substantial evidence presented to the City Council, including written and oral staff reports, the City Council specifically finds that the proposed Ordinance is consistent with the goals and objectives of the 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 Ordinance, the City Council hereby adopts Specific Plan Amendment SPLA25-00001, amending the land use designation for multiple planning areas within the Tapestry Specific Plan.

Section 7. This Ordinance shall take effect thirty (30) days from the date of adoption.

Section 8. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in three (3) public places within the City of Hesperia pursuant to the provisions of Resolution No. 2007-101.

ADOPTED AND APPROVED on this 2nd day of December 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk