

ATTACHMENT 6

RESOLUTION NO. PC-2022-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE AND RV STORAGE FACILITY IN CONJUNCTION WITH TENTATIVE PARCEL MAP NO. 20405 (TPM21-00005) TO CREATE A 7.3 ACRE PARCEL FROM 15.6 ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED AT 8899 THREE FLAGS AVENUE (CUP22-00006)

WHEREAS, Industrial Builders has filed an application requesting approval of CUP22-00006 and TPM21-00005 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 7.3 acres of an existing 15.6 acre site located at 8899 Three Flags Avenue also referenced Assessor's Parcel Number 3064-591-14; and

WHEREAS, the Application proposes the development of a self-storage and RV storage facility which requires approval of a conditional use permit; and

WHEREAS, the Application also includes a Tentative Parcel Map (TPM21-00005) to create a 7.3 acre parcel from 15.6 gross acres; and

WHEREAS, the 15.6 acre site is developed with the Little Sister's Truck Wash, an RV supply center, a truck and RV oil change center, and an RV storage lot. Approximately 7.3 acres of the 15.6 site is vacant; and

WHEREAS, light industrial/warehouse facilities exist to the north and west. The property to the south consists of truck parking and retail uses. The I-15 freeway is located immediately to the east of the site; and

WHEREAS, the subject property as well as the surrounding properties are within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan); and

WHEREAS, an environmental Initial Study for the proposed project was circulated for a 30-day public review from March 1, 2022 through April 1, 2022, and it determined that no significant adverse environmental impacts to either the man-made or physical environmental setting would occur with the inclusion of mitigation measures. Mitigated Negative Declaration ND22-01 was subsequently prepared; and

WHEREAS, on August 11, 2022, the Planning Commission of the City of Hesperia conducted a 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 Planning Commission during the above-referenced August 11, 2022 hearing, including public testimony and written and

oral staff reports, this Commission specifically finds as follows:

- (a) Based upon Negative Declaration ND22-01 and the initial study which supports the Mitigated Negative Declaration, the Planning Commission finds that there is no substantial evidence that the proposed Conditional Use Permit will have a significant effect on the environment.
- (b) The Planning Commission has independently reviewed and analyzed the Negative Declaration, and finds that it reflects the independent judgement of the Commission, and that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment.
- (c) The proposed use of a self-storage and RV storage facility is a conditionally permitted use within the CIBP Zone of the Specific Plan and complies with all applicable provisions of the Specific Plan and Development Code. The proposed use would not impair the integrity and character of the surrounding neighborhood. The site is suitable for the type and intensity of the use that is proposed.
- (d) The proposed use would not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or be adverse to the public convenience, health, safety or general welfare.
- (e) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Specific Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing nonresidential uses within the CIBP zone of the Specific Plan. The development is subject to conditions of approval and complies with the standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. The project also complies with the Americans with Disabilities Act (ADA), as the required accessible parking spaces and paths of travel will meet the standards within the ADA as well as state and federal handicapped accessible regulations. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.
- (f) The site for the proposed use will have adequate access based upon its frontage along Three Flags Avenue and the driveways which comply with separation and sight distance requirements. There are also general services for sanitation, water and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the site is currently served with adequate infrastructure to operate without a major extension of infrastructure.
- (g) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the CIBP zone of the Main Street and Freeway Corridor Specific Plan. The proposed self-

storage and RV storage are allowable uses with approval of a conditional use permit.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP22-00006 and TPM21-00005, subject to the conditions of approval as shown in Attachment "A" and Negative Declaration ND22-01, which is attached to the staff report for this item.

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

ADOPTED AND APPROVED on this 11th day of August 2022.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission