

RESOLUTION NO. 2017-23

AN RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND THE OFFICIAL GENERAL PLAN AND ZONING MAP BY RECLASSIFYING CERTAIN REAL PROPERTY HEREIN DESCRIBED WITHIN THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN FROM VERY LOW DENSITY RESIDENTIAL (VLR) TO MEDIUM DENSITY RESIDENTIAL (MDR) ON APPROXIMATELY 49.5 GROSS ACRES GENERALLY BOUNDED BY MAPLE AVENUE, TAMARISK AVENUE, AND YUCCA STREET (SPLA17-00002)

WHEREAS, On January 5, 1998, the City Council of the City of Hesperia adopted Resolution No. 250, thereby adopting the Hesperia Municipal Code; and

WHEREAS, On September 2, 2008, the City Council of the City of Hesperia adopted Resolution No. 2008-12, thereby adopting the Main Street and Freeway Corridor Specific Plan; and

WHEREAS, the City of Hesperia has filed an application requesting approval of SPLA17-00002 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 49.5 gross acres within the Very Low Density Residential (VLR) Zone of the Main Street and Freeway Corridor Specific Plan generally bounded by Maple Avenue to the east, Tamarisk Avenue to the west, and Yucca Street to the north and consists of Assessor's Parcel Numbers 3057-131-36 through 57; and

WHEREAS, the Application, as contemplated, proposes to change the zoning of the subject property within the Main Street and Freeway Corridor Specific Plan (Specific Plan) from the Very Low Density Residential (VLR) Zone to the Medium Density Residential (MDR) Zone; and

WHEREAS, the affected area includes vacant land, and single-family residences on one and two-and-a-half acre parcels. The land to the north includes vacant land and an apartment complex. A church exists to the south. To the east, on the opposite side of Maple Avenue, a neighborhood of single-family residences exist on half-acre, one acre, and two and half acre lots. A mobile home park and single-family subdivisions with lot sizes below 7,200 square feet exist to the west; and

WHEREAS, the properties to the north are within the Medium Density Residential (MDR) Zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan). The land to the south is zoned Single-Family Residence (R1). The land to the east is zoned Limited Agricultural (A1). The properties to the west are within the Low Density Residential (LDR) Zone of the Specific Plan; and

WHEREAS, an environmental Initial Study for the proposed project was completed on July 11, 2017, which 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 ND-2017-03 was subsequently prepared; and

WHEREAS, on August 10, 2017, 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 Planning Commission during the above-referenced August 10, 2017 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) Based upon Negative Declaration ND-2017-03 and the initial study which supports the Negative Declaration, the Planning Commission finds that there is no substantial evidence that the proposed Specific Plan Amendment will have a significant effect on the environment;
- (b) The Planning Commission had independently reviewed and analyzed the Negative Declaration, and finds that it reflects the independent judgement of the Planning 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 site of the proposed amendment to the Specific Plan is suitable for any of the land uses permitted within the proposed Zone District, because the land uses can meet the standards for setbacks, parking, circulation, and access within the proposed Zone District.
- (d) The proposed Specific Plan Amendment is reasonable and beneficial at this time, because it will facilitate the planning and development of this area that is needed to support the well-planned growth of Hesperia.
- (e) The proposed Specific Plan Amendment will not have a significant adverse impact on surrounding properties or the community in general, because the project will be subject to the City's policies governing design.
- (f) The proposed project is consistent with the adopted General Plan of the City of Hesperia, with approval of this Specific Plan Amendment.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Specific Plan Amendment SPLA17-00002, amending the Official General Plan and Zoning Map of the City of Hesperia as shown on Exhibit "A." and Negative Declaration ND-2017-03 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 10th day of August 2017.

Tom Murphy, Chair, Planning Commission

ATTEST:

Denise Bossard, Secretary, Planning Commission