

ATTACHMENT 8

RESOLUTION NO. PC-2019-01

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 LOW DENSITY RESIDENTIAL (LDR) TO HIGH DENSITY RESIDENTIAL (HDR) ON APPROXIMATELY 2.3 GROSS ACRES LOCATED 250 FEET SOUTH OF MAIN STREET, ON THE WEST SIDE OF ELEVENTH AVENUE (SPLA18-00001)

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, Hickory Tree II, L.P has filed an application requesting approval of SPLA18-00001 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 2.3 gross acres within the Low Density Residential (LDR) Zone of the Main Street and Freeway Corridor Specific Plan located 250 feet south of Main Street, on the west side of Eleventh Avenue and consists of Assessor's Parcel Numbers 0408-183-12; 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 Low Density Residential (LDR) Zone to High Density Residential (HDR) Zone; and

WHEREAS, Hickory Tree II, L.P has also filed an application requesting approval of Site Plan Review SPR18-00010 to construct a 50-unit multi-family development for Seniors in conjunction with a density bonus agreement; and

WHEREAS, the subject site is vacant. Two commercial buildings and a bank are located to the north of the project site. The land to south is vacant. There is a shopping center on the opposite side of Eleventh Avenue to the east. A church exists to the west; and

WHEREAS, the subject property is currently within the Low Density Residential (LDR) Zone of the Specific Plan. The properties to the north are within the Office Commercial (OC) Zone of the Main Street and Freeway Corridor Specific Plan. The property to the east is within the Pedestrian Commercial (PC) Zone. The properties to the south and 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 December 18, 2018, 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-2018-06 was subsequently prepared; and

WHEREAS, on January 10, 2019, 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 January 10, 2019 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) Based upon Negative Declaration ND-2018-06 and the initial study which supports the Mitigated 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 Mitigated 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) Although the current LDR Zone within the Specific Plan supports residential densities between 2 and 8 dwelling units per acre (du/ac), the HDR Zone, which allows a density between 15 and 20 du/ac is more appropriate for the proposed standalone multi-family residential development. The two-story units will be approximately 27 feet tall and the HDR Zone allows buildings up to 35 feet in height. Therefore, 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 and the mitigation measures for ND-2018-06.
- (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 SPLA18-00001, amending the Official General Plan and Zoning Map of the City of Hesperia as shown on Exhibit "A," and Negative Declaration ND-2018-06 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 January 2019.

Tom Murphy, Chair, Planning Commission

ATTEST:

Cecilia Alonzo, Planning Commission Secretary