

RESOLUTION NO. 2019-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, AMENDING THE OFFICIAL GENERAL PLAN LAND USE MAP BY RECLASSIFYING CERTAIN REAL PROPERTY FROM RURAL RESIDENTIAL – SPECIAL DEVELOPMENT (RR-SD) TO SINGLE-FAMILY RESIDENCE WITH A MINIMUM LOT SIZE OF 18,000 SQUARE FEET (R1-18000) ON 11.1 GROSS ACRES LOCATED ON THE WEST SIDE OF ARROWHEAD LAKE ROAD, APPROXIMATELY 900 FEET SOUTH OF CALPELLA AVENUE (GPA17-00003)

WHEREAS, on May 15, 1991, the City Council of the City of Hesperia adopted the City's General Plan, currently applicable in regards to development within the City; and

WHEREAS, Yogesh Goradia filed an application requesting approval of GPA17-00003 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to 11.1 gross acres within the Rural Residential-Special Development (RR-SD) designation located on the west side of Arrowhead Lake Road, approximately 900 feet south of Calpella Avenue and consists of Assessor's Parcel Numbers 0398-031-41 & 42; and

WHEREAS, the Application, as contemplated, proposes to change the General Plan Land Use designation of the subject property and the expanded application from Rural Residential- Special Development (RR-SD) to Single-Family Residence with a minimum lot size of 18,000 square feet (R1-18000); and

WHEREAS, Yogesh Goradia has also filed an application requesting approval of Tentative Tract Map TT17-00002 (TT-17339) to create 16 single-family residential lots on 11.1 acres of a 20.2 gross acre site; and

WHEREAS, the subject site is currently vacant. The properties to the north are vacant and include a single-family residence. The land is vacant to the south and west. Hesperia Lake Park exists to the east; and

WHEREAS, the subject property is currently within the Rural Residential-Special Development (RR-SD) designation, which is proposed to be changed to R1-18000. The properties to the north and west are within the RR-20000 zone. The land to the south is within the Rural Residential – Special Development (RR-SD) zone. The land to the east is zoned Public (P-Park/Rec); and

WHEREAS, an environmental Initial Study for the proposed project was completed on January 28, 2019, 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 ND19-01 was subsequently prepared; and

WHEREAS, on February 14, 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, on March 19, 2019, the City Council 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 CITY COUNCIL AS FOLLOWS:

Section 1. The City Council 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 City Council during the above-referenced March 19, 2019 hearing, including public testimony and written and oral staff reports, this Council specifically finds as follows:

- (a) Based upon Negative Declaration ND19-01 and the initial study which supports the Mitigated Negative Declaration, the City Council finds that there is no substantial evidence that the proposed General Plan Amendment will have a significant effect on the environment;
- (b) The City Council has independently reviewed and analyzed the Negative Declaration, and finds that it reflects the independent judgement of the Council, 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 area of the proposed General Plan Amendment is suitable for the land uses permitted within the proposed Land Use designation. The proposed R1-18000 designation is appropriate at this location as there are similar subdivisions of similar density to the west and north of the proposed project.
- (d) The proposed General Plan Amendment is consistent with the goals, policies, standards and maps of the adopted Zoning, Development Code and all applicable codes and ordinances adopted by the City of Hesperia.
- (e) The proposed General Plan Amendment is capable of utilizing existing supporting infrastructure and municipal services, as directed by the City's adopted General Plan.
- (f) The development within the proposed General Plan Amendment is consistent with the goals and policies of the General Plan, specifically Land Use Goal L.G.10 that promotes policies that will ensure maximum utilization of existing facilities and infrastructure within the City because the proposed development will utilize the streets and services available to existing development in the area.

Section 3. Based on the findings and conclusions set forth in this Resolution, the City Council hereby adopts General Plan Amendment GPA17-00003, amending the General Plan map of the City of Hesperia as shown on Exhibit "A," and Negative Declaration ND19-01, which is attached to the staff report for this item.

Section 4. That City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED this 19^h day of March 2019.

Larry Bird, Mayor

ATTEST:

Melinda Sayre
City Clerk