

# ATTACHMENT 4

## RESOLUTION NO. PC-2019-23

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND THE OFFICIAL GENERAL PLAN LAND USE MAP BY RECLASSIFYING CERTAIN REAL PROPERTY FROM RURAL RESIDENTIAL WITH A MINIMUM LOT SIZE OF 2½ ACRES (RR-2½) TO RURAL RESIDENTIAL WITH A MINIMUM LOT SIZE OF ONE-ACRE (RR-1) ON 4.8 GROSS ACRES LOCATED 300 FEET SOUTH OF MESQUITE STREET, ON THE EAST SIDE OF OPAL AVENUE (GPA19-00001)**

**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**, Mas Tierra, Inc. has filed an application requesting approval of GPA19-00001 described herein (hereinafter referred to as "Application"); and

**WHEREAS**, the Application applies to 4.8 gross acres within the Rural Residential with a minimum lot size of 2½ acres (RR-2½) designation located 300 feet south of Mesquite Street, on the east side of Opal Avenue and consists of Assessor's Parcel Number 0405-371-37; and

**WHEREAS**, the Application, as contemplated, proposes to change the General Plan Land Use designation of the subject property from RR-2½ to Rural Residential with a minimum lot size of one-acre (RR-1); and

**WHEREAS**, Mas Tierra, Inc. has also filed an application requesting approval of Tentative Parcel Map TPM19-00004 (PM-20019), to create two single-family residential lots on 4.8 gross acres located 300 feet south of Mesquite Street, on the east side of Opal Avenue; and

**WHEREAS**, the subject site is vacant. The properties to the north, south and west contain single-family residences. A Southern California Edison Transmission Tower Corridor extends along the east side of the property; and

**WHEREAS**, the subject property is currently within the RR-2½ designation, which is proposed to be changed to RR-1. A small portion of the property to the east is designated Utility Corridor (UC), as a portion of the property is part of the Southern California Edison Transmission Tower Corridor. The properties to the north, south, and west are within the RR-2 ½ designation. The property to the east is within the Utility Corridor (UC) designation; and

**WHEREAS**, the project is exempt from the requirements of the California Environmental Quality Act by 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

**WHEREAS**, on September 12, 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 September 12, 2019 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The area of the proposed General Plan Amendment is suitable for the land uses permitted within the proposed Land Use designation. This application proposes to allow one dwelling unit on 2.3 and 2.5 gross acres, which will not significantly increase the density of this area and is generally consistent with the current parcel sizes. In addition, each parcel contains sufficient land area to allow a suitable building pad.
- (b) 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.
- (c) The proposed General Plan Amendment is consistent with City policy, which will allow residential uses capable of utilizing existing supporting infrastructure and municipal services, as directed by the City's adopted General Plan.
- (d) The proposed General Plan Amendment is consistent with the goals and policies of the General Plan, specifically to promote policies that will provide for a mix of residential, commercial, and industrial land uses which will generate sufficient tax revenues to pay the costs of maintaining desired levels of services and adequate infrastructure facilities.

Section 3. Based on the findings and conclusions set forth in this Resolution, the Planning Commission hereby recommends that the City Council adopt General Plan Amendment GPA19-00001, amending the General Plan map of the City of Hesperia as shown on Exhibit "A".

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

**ADOPTED AND APPROVED** on this 12<sup>th</sup> day of September 2019.

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Cody Leis, Chair, Planning Commission

ATTEST:

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Amanda Malone, Secretary, Planning Commission