

# City of Hesperia

## STAFF REPORT



**DATE:** October 15, 2019

**TO:** Mayor and Council Members

**FROM:** Nils Bentsen, City Manager

**BY:** Chris Borchert, Principal Planner  
Daniel Alcayaga, Senior Planner

**SUBJECT:** General Plan Amendment GPA19-00001 & Tentative Parcel Map TPM19-00004;  
Applicant: Mas Tierra, Inc.; APN: 0405-371-37

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### RECOMMENDED ACTION

The Planning Commission recommends that City Council adopt Resolution Nos. 2019-056 and 2019-057, approving General Plan Amendment GPA19-00001 from RR-2 1/2 to RR-1 and Tentative Parcel Map TPM19-00004 to create two parcels from 4.8 gross acres.

### BACKGROUND

**Proposal:** A General Plan Amendment (GPA) changing the land use designation 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) in conjunction with a Tentative Parcel Map (PM-20019), to create two parcels from 4.8 gross acres. The RR-1 designation allows lot sizes between one and two-and-one-half acres. The tentative parcel map creates two parcels with lot sizes of 2.3 and 2.5 gross acres, which matches lot sizes of surrounding parcels. The proposed GPA would be compatible with surrounding General Plan designations, as there are mix of properties designated RR-2½ and RR-1 in this area. There are properties designated RR-1 located 330 feet to the north, and 530 feet to the south of the subject property.

**Location:** 300 feet south of Mesquite Street, on the east side of Opal Avenue

**Planning Commission Review:** On September 12, 2019, the Planning Commission voted 4-0 to forward this item to the City Council with a recommendation for approval. One Commissioner seat was vacant.

**Conclusion:** The proposed RR-1 designation and proposed parcels are compatible with surrounding General Plan designations, as well as the lot sizes of the surrounding area. The project conforms to the policies of the City's General Plan and meets the standards of the Development Code with adoption of the General Plan Amendment.

### ATTACHMENTS

1. Resolution No. 2019-056
2. Exhibit "A"
3. Resolution No. 2019-057
4. List of Conditions
5. Planning Commission Staff Report