

City of Hesperia

STAFF REPORT



DATE: October 7, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Cassandra Sanchez, Director of Public Works/City Engineer
Kevin Sin, Deputy City Engineer
Dena Alcayaga, Administrative Analyst

SUBJECT: Final Tract Map No. 20581

RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2025-37 approving Final Tract Map No. 20581 to subdivide one parcel into 74 lots and five lettered lots on approximately 10.9-acres located at the southwest corner of Sultana Street and G Avenue (Applicant: Park View Trails, LLC APN: 0410-221-08).

BACKGROUND

On October 23, 2023, the Planning Commission approved Tentative Tract Map No. 20581 to subdivide one parcel into 74 lots and five lettered lots in conjunction with Site Plan Review SPR22-00012 to construct a 74-unit townhome complex on a 10.9-acre site within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan located at the southwest corner of Sultana Street and G Avenue.

Staff have reviewed the map and determined that it complies with all General Plan and zoning regulations, and all local ordinances related to the creation of these parcels.

ISSUES/ANALYSIS

There are no issues identified with this item.

CITY GOAL SUPPORTED BY THIS ITEM

Future Development - Facilitate balanced growth to ensure cohesive community development and pursue economic development.

FISCAL IMPACT

There are no significant fiscal impacts to the City related to this action.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Resolution No. 2025-37
2. Final Tract Map No. 20581