

City of Hesperia

STAFF REPORT



DATE: October 9, 2025

TO: Planning Commission

FROM: Nathan R. Freeman, Director of Development Services

BY: Ryan Leonard, Principal Planner
Leilani Henry, Associate Planner

SUBJECT: Specific Plan Amendment DCA25-00004; Applicant: City of Hesperia; Area affected: City-wide

RECOMMENDED ACTION

That the Planning Commission recommend that the City Council introduce and place on first reading Resolution No. 2025-18 approving Development Code Amendment DCA25-00004.

BACKGROUND

The proposed Development Code Amendment (Attachment 1) is intended to incorporate necessary revisions to the Municipal Code to address residential outdoor lighting. Over the past several years, the City has received complaints from residential property owners regarding exterior lighting that produces excessive glare or shines directly in neighboring homes.

Currently, the City's Municipal Code contains regulations limiting lighting intensity for commercial and industrial properties to no more than 0.5 footcandles at property lines abutting a street or residentially designated property. However, the Development Code does not provide specific standards governing the intensity or placement of lighting on residential lots. This has created Code Enforcement challenges when responding to complaints of excessive or misdirected lighting within neighborhoods.

The proposed Development Code Amendment would modify Section 16.20.135 of the Development Code by establishing new standards for outdoor residential lighting and updating existing glare regulations for commercial properties.

ISSUES/ANALYSIS

The proposed Development Code Amendment would introduce new regulations to ensure that residential outdoor lighting does not adversely impact neighboring properties. Staff is proposing that outdoor lighting on residentially zoned properties, whether direct or indirect, should not exceed 0.1 footcandles at property lines shared with other residential parcels and 0.5 footcandles at property lines adjacent to public rights-of-way.

In addition, all residential light fixtures would be required to be directed downward and fully shielded to prevent light from spilling onto adjacent properties. Blinking or flashing residential outdoor lighting would be prohibited, except for temporary holiday lighting. Temporary holiday lighting would be permitted from November 15 through January 15 for winter holidays, or within 30 days of other nationally recognized holidays, provided it does not create a traffic hazard by impairing driver visibility or simulating emergency vehicle lighting.

Additionally, the City's General Performance Standards and parking lot lighting requirements currently contain conflicting provisions regarding glare. This Development Code Amendment consolidates and clarifies the standards, ensuring consistency across the Code, and does not introduce new requirements for commercial or industrial properties.

Environmental: Approval of the Development Code Amendment is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3), as it can be seen with certainty that there is no significant effect on the environment. The proposed Development Code Amendment and Specific Plan Amendment are also exempt under Section 16.12.415(B)(10) of the City's CEQA Guidelines, as they do not propose to increase the density or intensity allowed by the General Plan.

Conclusion: The proposed Development Code Amendment resolves inconsistencies within the existing Municipal Code, establishes enforceable residential lighting standards, and addresses community concerns regarding glare and light trespass. By providing staff with clear regulatory tools, the proposed Development Code Amendment will help preserve neighborhood character and quality of life. Staff recommends approval of Development Code Amendment DCA25-00004.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

None.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Exhibit "A"
2. Resolution PC-2025-18