

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

“EXHIBIT “A”

DCA25-00004

The following are modifications to Chapter 16.20.135 of the City of Hesperia Municipal Code (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

16.20.135 - Glare.

A. Glare levels shall be measured with a photoelectric photometer, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.

B. All commercial/industrial exterior lighting shall be hooded and directed downward to reduce glare. The proposed outdoor lights shall not cause glare or illumination exceeding 0.5 foot-candles within the right-of-way or adjacent to residential properties. Any activity producing glare in a community industrial or regional industrial district shall be carried on so that direct or indirect light from the source shall not cause glare above 0.5 footcandles when measured in a residential district or lot.

C. All Residential outdoor lighting, whether direct or indirect from the source, shall not exceed 0.1 footcandles when measured at property lines adjacent to other residential parcels and shall not exceed 0.5 footcandles when measured at property lines adjacent to a public right of way.

1. All light fixtures must be directed downward as well as shielded, installed, and maintained to keep the light from crossing over to adjacent properties.
2. Blinking and flashing residential outdoor lighting is prohibited, except for temporary holiday lighting. Temporary holiday lighting may be used for decorative purposes from November 15 through January 15 for winter holidays, or within 30 days of other nationally recognized holidays and shall not create a traffic hazard by impairing driver visibility or mimicking emergency vehicle lighting.

ATTACHMENT 2

RESOLUTION NO. PC-2025-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA RECOMMENDING THAT THE CITY COUNCIL INTRODUCE AND PLACE ON FIRST READING AN ORDINANCE APPROVING DEVELOPMENT CODE AMENDMENT DCA25-00004 TO ESTABLISH NEW STANDARDS FOR OUTDOOR RESIDENTIAL LIGHTING AND CLARIFY EXISTING GLARE REGULATIONS FOR COMMERCIAL AND INDUSTRIAL PROPERTIES (DCAA25-00004)

WHEREAS, on January 5, 1998, the City Council of the City of Hesperia adopted Ordinance No. 250, thereby adopting the Hesperia Municipal Code; and

WHEREAS, the City proposes Development Code Amendment DCA25-00004 to establish new standards for outdoor residential lighting and clarify existing glare regulations for commercial and industrial properties; and

WHEREAS, the City's Development Code currently contains limited standards for outdoor residential lighting, which has resulted in neighborhood conflicts and challenges in enforcement; and

WHEREAS, the City's General Performance Standards and parking lot lighting requirements contain inconsistent glare regulations, necessitating consolidation and clarification; and

WHEREAS, Development Code Amendment DCA25-00004 proposes to establish new residential outdoor lighting standards, including limits on light trespass, shielding, fixture orientation, and restrictions on blinking and flashing lights, with limited exceptions for temporary holiday lighting; and

WHEREAS, the proposed Specific Plan Amendment is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3), where it can be seen with certainty that there is no significant effect on the environment. The proposed Specific Plan Amendment does not include any new development. As future development is proposed on parcels that are larger than 5 acres, they will be reviewed independently for CEQA compliance. In addition, the proposed Specific Plan Amendment would not introduce any new significant environmental impacts that were not previously analyzed in the General Plan Environmental Impact Report; and

WHEREAS, on October 9, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed amendment 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 Commission, including written and oral staff reports, the Commission specifically finds that the proposed

Development Code Amendment is consistent with the goals and objectives of the adopted General Plan, as it will enhance neighborhood quality of life by providing clear, enforceable standards for residential outdoor lighting and reducing glare, while promoting the public health, safety, and welfare.

Section 3. The proposed Development Code Amendment is necessary because the existing regulations do not contain development standards for the intensity, placement, or operational characteristics of outdoor residential lighting. This amendment establishes standards for residential outdoor lighting and clarifies existing glare regulations for commercial properties, providing staff with tools to address complaints and enforce consistent lighting practices.

Section 4. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Development Code Amendment DCA25-00004, to modify the City's General Performance Standards by establishing new standards for outdoor residential lighting and updating existing glare regulations for commercial properties; and as shown on Exhibit "A."

Section 5. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 9th day of October 2025.



Roger Abreo, Chair, Planning Commission

ATTEST:



Maricruz Montes, Secretary, Planning Commission