

City of Hesperia STAFF REPORT



DATE: December 16, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Orlando Acevedo, Director of Development Services
Ryan Leonard, Principal Planner
Leilani Henry, Associate Planner

SUBJECT: Development Code Amendment DCA25-00004; Applicant: City of Hesperia;
Area affected: City-wide

RECOMMENDED ACTION

The Planning Commission recommends that the City Council introduce and place on first reading Ordinance No. 2025-07 approving Development Code Amendment DCA25-00004.

BACKGROUND

The proposed Development Code Amendment 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 as well as other uses adjacent to residential 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.

Planning Commission Review:

On October 9, 2025, the Planning Commission voted 5–0 to forward this item to the City Council with a recommendation for approval. During the hearing, several Commissioners requested that the amendment include provisions for residential security lighting and specify duration standards. Staff incorporated the Planning Commission's comments into the proposed Development Code Amendment by adding regulations specifying that Security lighting shall be equipped with motion-sensor activation and shall automatically extinguish or otherwise conform to the lighting standards within five (5) minutes following activation. No public comments were received at the hearing.

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

There is no fiscal impact to the General Fund associated with this report.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Ordinance No. 2025-07

2. Exhibit "A"
3. Planning Commission Staff Report with attachments