

City of Hesperia STAFF REPORT



DATE: June 8, 2023

TO: Planning Commission

FROM: Rachel Molina, Assistant City Manager

BY: Ryan Leonard, Senior Planner
Edgar Gonzalez, Associate Planner

SUBJECT: Specific Plan Amendment SPLA23-00004; Applicant: Steeno Design Studio, Inc;
APN: 3057-121-08

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2023-19 recommending that the City Council introduce and place on first reading an ordinance approving SPLA23-00004.

BACKGROUND

Proposal: Steeno Design Studio, Inc, submitted an application requesting a Specific Plan Amendment to change approximately 4.8 acres of land from Low Density Residential (LDR) to Medium Density Residential (MDR) within the Main Street and Freeway Corridor Specific Plan.

Location: The property is located at northwest corner of Orange Street and Tamarisk Avenue (Attachment 1).

General Plan and Land Uses: The subject parcel and the properties to the west and south are zoned Low Density Residential (LDR) within the Main Street and Freeway Corridor Specific Plan. The properties to the north and east are zoned Medium Density Residential (MDR) within the Specific Plan (Attachment 2). The subject parcel and the properties to the west and east are currently vacant. The property to the north consists of an apartment complex and the properties to the south consist of single-family residential homes.

ISSUES/ANALYSIS

Land Use: The subject parcel is currently zoned Low Density Residential (LDR) which currently allows for single-family residential units with a maximum density of 8 units per acre. The size of the parcel is approximately 4.8 acres, resulting in approximately 38 potential single-family units, but each parcel is required to comply with the minimum lot size requirement of 7,200 square feet, which reduces the potential units to 29. The applicant is requesting to change the zone to Medium Density Residential (MDR) which allows for apartment complexes, condominiums and townhomes with a density of 8 to 15 units per acre. If the site were to be developed at the maximum density it would yield a maximum of 72 units that could be constructed on the site. However, the applicant has indicated that if the zone change were to be approved, the development would be similar to the duplex style multi-family development that was recently

constructed immediately to the north of the site. The development to the north yielded a density of approximately 11.5 dwelling units per acre.

The proposed Medium Density Residential (MDR) designation would be appropriate in the area as other properties nearby have the similar designations. The parcel is bounded by land that is zoned Medium Density Residential (MDR) to the north and to the east. The property immediately to the north is an existing 56-unit apartment complex and the property immediately to the east is currently vacant but has the potential to be development for multi-family in the future due to existing utilities fronting Orange Street and Tamarisk Avenue. In addition, the parcel is at a corner which is typically the desired transition for a zone to terminate and a different zone to begin.

Although the City originally planned for the subject parcel to be developed with single-family residential uses, little interest has ever been expressed from developers. In today's economy home prices have reached an all-time high along with high interest rates, which has slowed the sale of homes. These economic conditions are a contributing factor to the increased demand for more multi-family developments in the City.

Drainage: Any future development will be required to handle the increase in storm water runoff as a result of the construction of a project. Before the development of the site, the applicant will be required to submit a hydrology study that will be reviewed by the Engineering Department as part of the entitlement application.

Water and Sewer: Any future development has the ability to connect to the existing utilities along Orange Street and Tamarisk Avenue.

Environmental: 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.

Conclusion: The Specific Plan Amendment will provide additional opportunities for multi-family housing on an area that is consistent with the surrounding land uses.

ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

1. Aerial Photo
2. General Plan Map
3. Resolution No. PC-2023-19