

# City of Hesperia STAFF REPORT



**DATE:** April 10, 2025

**TO:** Planning Commission

**FROM:** Nathan R. Freeman, Director of Development Services

**BY:** Ryan Leonard, Principal Planner  
Edgar Gonzalez, Senior Planner

**SUBJECT:** Tentative Tract Map No. 20673 (TT23-00006); Applicant: Nighthawk Holdings, LLC; APN: 3057-051-19

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## RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-02, approving Tentative Tract Map No. 20673 (TT23-00006).

## BACKGROUND

Proposal: A Tentative Tract Map to subdivide one existing parcel totaling 4.9 gross acres into 17 single-family residential lots and 1 common letter lot.

Location: On the northwest corner of Hollister Street and Joshua Tree Avenue (Attachment 1).

Current General Plan, Zoning and Land Uses: The subject property as well as all surrounding properties are within the Single Family Residential (R1-4500) zone. The subject property is currently vacant. The properties to the north consist of an existing tract of single family homes, which the proposed tract will expand upon. The property to the east is vacant. The property to the west consists of a subdivided residential tract that has not been developed and remains vacant. The properties to the south consists of a tract of existing single-family homes, adjacent to a subdivided residential tract that has not been developed and remains vacant (Attachment 2).

## ISSUES/ANALYSIS

Land Use: The Single Family Residential (R1-4500) zone allows a maximum density up to 8 dwelling units per acre. The tentative tract would create 17 new single-family residential lots on 4.9 gross acres, resulting in a density of 3.4 dwelling units per acre, which is far below the maximum density allowed. The subdivision includes a 4,915 square foot common letter lot (Lot A) to use as a retention basin. The smallest lot within the subdivision is 6,554 square feet, the average lot size is 8,139 square feet, and the largest lot is 12,532 square feet in area. The proposed lots comply with the Single Family Residential (R1-4500) zone which allows a 4,000 square foot minimum lot size, a 50-foot (interior lot) and 60-foot (corner lot) minimum lot width and a 75-foot minimum lot depth requirement. The proposed lot sizes align with the existing tract of single family lots to the north, which range between 6,365 and 8,730 square feet. (Attachment 3).

Access to the lots will be provided via Rainsong Avenue and Wildhorse Avenue, both existing streets within the tract to the north. Proposed driveways will be constructed along these streets,

in addition to a new internal street called Colorado Street. The rear of most proposed homes will face Knight Avenue, Hollister Street, and Joshua Tree Avenue; therefore, no access will be provided along the above-mentioned streets. The development will require all single-family homes to construct a 6-foot high split-face tan block wall along all sides visible from the right-of-way. Internal sides not visible from the right-of-way may feature a 6-foot high precision block wall. All homes must comply with the development standards of the Single Family Residential (R1-4500) zone.

Drainage: All drainage created on-site beyond that which has occurred historically would be detained within an above ground retention basin located at the northwest corner of the tract. The retention basin will be approximately 5-feet deep and enclosed by a six-foot-high split-face block wall along the north, west, and south sides to match the required perimeter walls for the tract. In the front yard setback area adjacent to Wild Horse Avenue, the enclosure will consist of a combination wall with a two-foot-high split-face block base and a four-foot-high wrought iron fence on top.

Water and Sewer: The project will connect and extend the existing 8-inch water and sewer lines along Rainsong Avenue and Wild Horse Avenue. The project will also extend the existing 8-inch water line along Joshua Tree Avenue to connect to the existing line on Hollister Street and extend the existing 8-inch sewer line along Joshua Tree Avenue to connect to the existing line along Knight Avenue.

Street Improvements: The project will extend the existing street improvements on both sides of Rainsong Avenue and Wild Horse Avenue to wrap around Colorado Street, which are all designated as 54-foot-wide local streets. The project will also extend and construct street improvements along the tract's exterior boundary on Knight Avenue, Joshua Tree Avenue and Hollister Street, all designated as 60-foot-wide local streets. All exterior streets shall provide a minimum 26-foot wide paved road for vehicle access. As part of the development of the tract, all streets will be constructed to City standards, including curb, gutter, street lights and sidewalk along the tract's interior and exterior right-of-way boundary.

Traffic: The project's impacts on traffic are consistent with daily vehicle trips allowed. Due to its size, the project will not result in changes to traffic patterns in the area. The existing roadway system, which will serve the tract, can support growth and development in this area.

Schools and Parks: The project is approximately 2,880 feet northeast of Mission Crest Elementary School. The development is approximately 2,250 feet north of the Rick Novack Community Center and Palm Street Park and approximately 2,450 feet northeast of Malibu Park.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, with no endangered or threatened species on site, which are consistent with the General Plan and are substantially surrounded by urban uses.

Conclusion: The proposed tract conforms to the policies of the City's General Plan and meets the standards of the Development Code within the Single Family Residential (R1-4500) zone.

#### **CITY GOAL SUPPORTED BY THIS ITEM**

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

## **FISCAL IMPACT**

Development will be subject to payment of all development impact fees adopted by the City.

## **ALTERNATIVE**

Provide alternative direction to staff.

## **ATTACHMENTS**

1. Aerial Photo
2. General Plan Land Use Map
3. Tentative Tract Map No. 20673 (TT23-00006)
4. Resolution No. PC-2025-02, with Conditions of Approval