

City of Hesperia STAFF REPORT



DATE: August 15, 2017

TO: Mayor and Council Members

FROM: Nils Bentsen, City Manager

BY: Mike Blay, Director of Development Services
Dave Reno, Principal Planner
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SUBJECT: Specific Plan Amendment SPLA16-00004 & Site Plan Review SPR16-00006 to Construct a Multiple Family Residential Development; Applicant: FH II, LLC (Frontier Communities); APN: 0405-072-59

RECOMMENDED ACTION

The Planning Commission recommends that the City Council introduce and place on first reading Ordinance No. 2017-14 approving Specific Plan Amendment SPLA16-00004 from Regional Commercial (RC) to High Density Residential (HDR) and adopt Resolution No. 2017-040 approving Site Plan Review SPR16-00006, to construct a two-story, 160-unit multiple family residential development located 1,650 feet east of Mariposa Road on the north side of Live Oak Street (Applicant: FH II, LLC; APN: 0405-072-59).

BACKGROUND

Proposal: A Specific Plan Amendment from Regional Commercial (RC) to High Density Residential (HDR) on 9 gross acres, and a Site Plan Review to construct a 160-unit residential development (Attachment 1).

Location: 1,650 feet east of Mariposa Road on the north side of Live Oak Street.

Current General Plan, Zoning and Land Uses: The property is within the Regional Commercial (RC) Zone as part of the Main Street and Freeway Corridor Specific Plan. The surrounding land is designated as noted on Attachment 2. The project is bounded by Live Oak Street to the south, and the land on the opposite side of the street is vacant. The properties to the north and west are vacant. A single-family residential neighborhood exists to the east (Attachment 3).

On July 13, 2017, the Planning Commission unanimously forwarded this item to the City Council with a recommendation for approval by a 5-0 vote (Attachment 4). Staff updated the Commission as to the compromise pertaining to the porch/staircase design. Staff was concerned originally about the privacy, security and functionality of an open porch and shared staircase design proposed by the Applicant. Prior to the meeting, the Applicant submitted an updated design that satisfied staff's concerns. The porches were separated from the entrance to serve as more traditional patios and balconies. In addition the buildings were moved about 10 feet away to provide extra privacy, and each building will have its own staircase.

The Commission discussed the need for a Specific Plan Amendment since the existing density allows this project and could already be considered mixed use being that it is adjacent to a commercial zone. Commissioner Murphy asked if mixed use needed to be on the same parcel. Staff explained that mixed use does not have to be on the same parcel, but to be considered mixed use the residential must be unified and integrated with commercial uses. The project is a standalone project, and the design lacks direct connections between future commercial and residential developments. The project reflects a design that should be in the High Density Residential Zone. Commissioner Heywood questioned if the project would be considered an already approved use if it were integrated. Staff responded that a project meeting the intent of the mixed use zone would only require an administrative approval, and not require Commission or Council approval. Commissioner Hahn questioned the developer if they owned the rest of the property. The developer does not own the commercial portions of the property.

Commissioner Leis questioned when the developer would start construction, and if local contractors would be used. The Developer said they would start construction immediately, and will use local contractors. Commissioner Caldwell questioned availability of student estimates and if impact on schools was considered. The Developer indicated that enrollment generations are hard to pin down, but that they would work with the school district to provide estimates. Staff mentioned that school impact fees will be assessed at building permit issuance and the District has discretion on how to use those funds to accommodate future enrollment. Only one resident spoke citing concerns about traffic speeds on Live Oak Street, crime generated by the development, Section 8 housing as well as noise from future construction and new residents.

ISSUES/ANALYSIS

The Applicant is requesting a Specific Plan Amendment from Regional Commercial (RC) to High Density Residential (HDR). The HDR Zone allows residential densities between 15 and 20 dwelling units per gross acre (du/ac). In conjunction with this Amendment, the Applicant is requesting approval of a Site Plan Review to construct a 160-unit multi-family residential development. This development will yield a density of 17 du/ac. This density is consistent with what the General Plan Housing Element envisioned, as the RC Zone allows for mixed use residential developments with densities between 15 and 25 du/ac. An Amendment is needed because the type of development resembles a standalone multi-family development, appropriate in the HDR Zone, rather than an integrated and united commercial/residential development envisioned in the mixed use component of the RC Zone. The Housing Element calls out for a total of 684 residential units, which the 160 units fall within the expected number residential units planned on the project property, as well as adjacent properties. In 2006, 170 units were approved at this site in conjunction with a 23 acre retail/ office center. This approval has since expired.

The former Hesperia Community Redevelopment Agency (CRA) purchased the 11.4 acres on which the 170 units were approved. The CRA entered into a land exchange agreement with Frontier Communities, by which the City obtained 20 acres in proximity to Maple Avenue and Eucalyptus Street needed for A-01 Master Plan of Drainage Improvements; Frontier Communities received 9 gross acres to build a project; and 2.4 gross acres of the 11.4 acres were set aside for the City to build a reclaimed water reservoir facility. The parcel map and improvement plans for the reservoir site are in the plan checking stage.

The Applicant worked with staff to improve the proposal's overall site plan design, layout of buildings, and building architecture. The revisions place a strong emphasis on recreational amenities by arranging apartment buildings to surround open space areas and recreational

amenities making areas more accessible to tenants. Drive aisles are placed along the perimeter to help with fire access requirements. The development is bounded by a block wall with an enhanced gated entrance, which has decorative concrete pavement. A total of 33,442 square feet of common open space is provided, which includes a pool and spa, a recreation building, a tot lot, and a BBQ area. These features improve the overall quality of the project, and comply with the Main Street and Freeway Corridor Specific Plan (Specific Plan).

The site plan shows a total of 363 parking spaces, including 160 carports and 11 accessible (handicap) parking spaces. All drive aisles exceed 26 feet for a two-way access way. An emergency only access point is provided along Live Oak Street on the west side of the property. The development, which is designed in an eight-plex fashion, includes 160 units, all of which are two-story. There are a total of 20 apartment buildings and a one-story, recreation building. The complex offers three floor plans. The 852-square foot floor plan contains two bedrooms and one bath. Two different 951-square foot floor plans contain two bedrooms and two baths (Attachment 5).

The building elevations have a Spanish style architectural theme (Attachments 6 & 7). Three elevations are provided, all of which include concrete tile roofs, window shutters, arches over windows, recessed windows, and windows with multiple panels. Building articulation includes decorative false clay vents or wrought iron scroll work. One building option uses stacked stone veneer along the base of the building. The recreation building incorporates an attractive Spanish style porch with arches and a prominent roof feature; uses stacked stone veneer; and includes a trellis patio to the rear (Attachment 7). Attachment 8 shows the updated patio and balcony design for the apartment buildings.

Drainage: An infiltration/retention basin with an above ground and underground volume capacity of 29,668 cubic feet will be located on the northeast corner of the property. The flows will be conveyed through the site then discharged northeasterly as it historically flows.

Water and Sewer: The Developer is required to connect to the existing 12-inch water line and 8-inch sewer line in Live Oak Street.

Traffic/Street Improvements: Based on 160 residential units, approximately 1,054 daily vehicle trips would be created, based upon the Institute of Transportation Engineer's Trip Generation Manual. For reference, the General Plan Circulation Element shows that Mariposa Road between Main Street and Eucalyptus Street experiences between 3,432 to 4,112 average trips daily. As part of developing the site, the developer is required to construct street improvements, including curb, gutter, and sidewalk along the project frontages of Live Oak Street. The developer is required to pay all applicable City development impact fees to offset the project's impact on local traffic.

Schools and Parks: Topaz Elementary is located $\frac{3}{4}$ mile to the east and Hesperia High School is located one mile to the east. The project is approximately $\frac{1}{2}$ mile from Hesperia Community Park.

Environmental: Approval of this development requires adoption of a mitigated negative declaration pursuant to the California Environmental Quality Act (CEQA). The mitigated negative declaration and initial study (Attachment 9) prepared for the development conclude that there are no significant adverse impacts resulting from the project. A biological assessment and a protected plant plan were required. The biological assessment shows that the site does not contain habitat for the desert tortoise nor any other threatened or endangered species. However, a pre-construction survey for the burrowing owl will be conducted prior to issuance of

a grading permit. A protected plant plan was also submitted, which ensures that all transplantable plants protected by the City's Ordinance will be handled in accordance with the City's Protected Plant Ordinance.

Conclusion: The project conforms to the goals and policies of the City's General Plan. The project meets the standards of the Main Street and Freeway Corridor Specific Plan and Development Code with approval of the proposed Specific Plan Amendment and Site Plan Review.

FISCAL IMPACT

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

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENTS

1. Site Plan
2. Main Street and Freeway Corridor Specific Plan Zone Map
3. Aerial Photo
4. Draft minutes from the July 13, 2017 Planning Commission meeting
5. Floor Plans
6. Building Elevations
7. Building Elevations (Recreation Building)
8. Proposed Porch/Staircase Design
9. Negative Declaration ND-2017-02 with Initial Study
10. Ordinance No. 2017-14
11. Exhibit "A"
12. Resolution No. 2017-040
13. List of conditions