

City of Hesperia STAFF REPORT



DATE: March 26, 2026
TO: Planning Commission
FROM: Orlando Acevedo, Director of Development Services
BY: Ryan Leonard, AICP, Principal Planner
SUBJECT: Annual Report on Status and Implementation of the General Plan

RECOMMENDED ACTION

Staff recommends that the Planning Commission review this annual report and forward it to the City Council with the intent to direct staff to transmit copies to the Governor's Office of Land Use and Climate Innovation, and the State Department of Housing and Community Development as required by State law.

BACKGROUND

California Government Code Section 65400 requires each city and county to prepare and submit an Annual Report on the status of the General Plan and the progress made toward implementation of its policies. The report must be provided to the legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the State Department of Housing and Community Development (HCD).

The Annual Report also includes the Housing Element Annual Progress Report (APR) required pursuant to Government Code Section 65400 and Section 65400.1. The Housing Element APR tracks the City's progress toward meeting its Regional Housing Needs Allocation (RHNA) and provides information on housing development activity, housing applications, and the implementation status of Housing Element programs.

State law requires that the Annual Progress Report be submitted to LCI and HCD no later than April 1st of each year.

This report covers the 2025 calendar year and summarizes the City's progress in implementing the policies and programs of the Hesperia General Plan and Housing Element.

DISCUSSION

The attached General Plan Annual Report serves several purposes.

First, the report fulfills the City's obligation under Government Code Section 65400 to evaluate the status of the General Plan and the City's progress in implementing adopted goals and policies.

Second, the report provides an overview of actions taken by the City during the reporting year that support implementation of the General Plan. These actions include planning efforts,

development approvals, housing production, infrastructure improvements, and policy initiatives that further the community's long-term planning objectives.

Third, the report satisfies the monitoring and reporting requirements associated with the Housing Element Annual Progress Report (APR). The APR tracks residential development activity, including building permits issued, housing completions, and progress toward the City's Regional Housing Needs Allocation (RHNA).

The City of Hesperia's 6th Cycle Housing Element (2021–2029) was adopted by the City Council on May 2, 2023, and certified by the California Department of Housing and Community Development on March 24, 2023. On December 18, 2025, HCD confirmed that the City's Housing Element is in substantial compliance with State Housing Element Law.

The City's RHNA allocation for the 6th Housing Element Cycle is 8,155 dwelling units across various income categories. The Annual Progress Report identifies residential development activity that occurred during the 2025 reporting year and provides an update on the City's progress toward meeting this obligation.

During 2025, the City completed a Focused General Plan Update to maintain consistency with State planning requirements and the adopted Housing Element. The update included revisions to the Land Use, Circulation, and Safety Elements. As part of the update, the City incorporated a Healthy Communities and Environmental Justice component within the Safety Element to address environmental and public health conditions affecting disadvantaged communities.

The Focused General Plan Update ensures that the City's General Plan remains consistent with State housing law, supports implementation of Housing Element programs, and continues to guide long-term growth and development in the community. The policies and programs adopted as part of this update are reflected in the 2025 annual report and will continue to be monitored and reported through future Annual Progress Reports.

During the 2025 reporting year, the City continued to implement the goals and policies of the General Plan and Housing Element through a variety of planning initiatives, development activity, and policy updates. Key accomplishments during the year are summarized below.

Focused General Plan Update: In 2025, the City completed a Focused General Plan Update that amended the Land Use, Circulation, and Health and Safety Elements. The update included revisions to land use designations and development standards that expand opportunities for higher-density residential and mixed-use development in appropriate locations throughout the City. In addition, the City incorporated a Healthy Communities and Environmental Justice component within the Safety Element to address environmental and public health conditions affecting disadvantaged communities.

Adoption of Objective Design Standards: Following adoption of the Focused General Plan Update, the City adopted Objective Design Standards that establish clear and predictable requirements for new multi-family and mixed-use development.

Housing Development Activity: Residential development continued throughout the City during the reporting year. In 2025, the City issued building permits for 505 single-family homes and 23 accessory dwelling units (ADUs), resulting in a total of 528 residential units permitted during the year. These housing units contribute toward meeting the City's Regional Housing Needs

Allocation (RHNA) for the 2021–2029 planning period and support the City’s goal of expanding housing opportunities for residents at a range of income levels.

Circulation Element: Updated street classifications, multimodal transportation policies, and connectivity improvements to enhance mobility and access throughout the City. Continued implementation of Vehicle Miles Traveled (VMT Guidelines) and requiring traffic studies and mitigation measures for projects with potentially significant impacts upon the City’s traffic system.

FISCAL IMPACT

There is no fiscal impact associated with approval of the recommended action.

ALTERNATIVE(S)

1. Provide alternative direction to staff

ATTACHMENT(S)

1. Hesperia General Plan Annual Report 2025
2. Hesperia Housing Element Spreadsheets 2025