

# **PLANNING COMMISSION REGULAR MEETING**



## **Meeting Agenda**

**Thursday, June 8, 2023**

**6:30 PM**

**City Council Chambers  
9700 Seventh Ave.,  
Hesperia, CA, 92345**

**Planning Department: (760) 947-1224**

## **Planning Commission Members**

**Roger Abreo, Chair**

**Sophie Steeno, Vice Chair**

**Dale Burke, Commissioner**

**Earl Hodson V, Commissioner**

**Christopher Sevy, Commissioner**

**Ryan Leonard, Senior Planner**

**Brian Wright-Bushman, Assistant City Attorney**



**NOTE:** In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (760) 947-1007 or (760) 947-1224. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

**AGENDA**  
**HESPERIA PLANNING COMMISSION**  
**9700 Seventh Ave., Council Chambers, Hesperia, CA 92345**

**As a courtesy, please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.**

*Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.*

**CALL TO ORDER - 6:30 PM**

- A. Pledge of Allegiance to the Flag
- B. Invocation
- C. Roll Call
- D. Agenda Revisions and Announcements by Planning Secretary

**PRESENTATIONS**

**1. Capital Improvement Program (CIP) presentation by Assistant City Manager Rachel Molina and City Engineer Michael Thornton.**

**JOINT PUBLIC COMMENTS**

*Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name for the record before making your presentation. This request is optional, but very helpful for the follow-up process.*

*Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.*

**CONSENT CALENDAR**

**1. Page 1** Consideration of May 11, 2023, Planning Commission Meeting Minutes.

**Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on May 11, 2023.

**Staff Person:** Senior Office Specialist Maricruz Montes

**Attachments:** [Draft PC Minutes 5/11/2023](#)

**2. Page 5**

## General Plan Annual Report

**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 Planning and Research, and the Department of Housing and Community Development as required by State law.

**Staff Person:** Senior Planner Ryan Leonard

**Attachments:** [Staff Report](#)

[Attachment 1- Hesperia Annual GP Progress Report](#)

[Attachment 2-A-2018](#)

[Attachment 2-B 2019](#)

[Attachment 2-C-2020](#)

[Attachment 2-D-2021](#)

[Attachment 2-E-2022](#)

**PUBLIC HEARINGS****3. Page 119**

Consideration of Conditional Use Permit CUP22-00023 to construct a self-storage facility consisting of 1,510 square foot office with a caretaker's residence, two self-storage buildings with 202 enclosed self-storage units totaling 37,306 square feet and 1,692 square foot commissary kitchen with seven (7) outdoor food truck/RV storage spaces on 1.7 acres within the General Commercial (C2) zone located at the southeast corner of Third Avenue and Seventh Avenue (Applicants: Harp & Ravi Verma; APN: 0412-172-13)

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2023-10, approving CUP22-00023.

**Staff Person:** Associate Planner Edgar Gonzalez

**Attachments:** [Staff Report](#)

[Attachment 1 - Aerial photo](#)

[Attachment 2 - General Plan Land Use Map](#)

[Attachment 3 - Site Plan](#)

[Attachment 4 - Floor Plan](#)

[Attachment 4 \(2\) - Floor Plan](#)

[Attachment 5 - Elevations](#)

[Attachment 6 - Renderings](#)

[Attachment 7 - Resolution No. PC-2023-10](#)

[Attachment \(A\) - Conditions of Approval](#)

**4. Page 141**

Consideration of Specific Plan Amendment SPLA23-00004 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 located at the northwest corner of Orange Street and Tamarisk Avenue (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.

**Staff Person:** Associate Planner Edgar Gonzalez

**Attachments:** [Staff Report.docx](#)

[Attachment 1 - Aerial Photo.docx](#)

[Attachment 2 - General Plan Land Use Map.docx](#)

[Attachment 3 - Resolution No. PC-2023-19.doc](#)

**PLANNING DIVISION REPORT**

*The Planning staff may make announcements or reports concerning items of interest to the Commission and the public.*

A. DRC Comments

B. Major Project Update

**ASSISTANT CITY ATTORNEY REPORT**

*The Assistant City Attorney may make comments of general interest to the City.*

**PLANNING COMMISSION COMMENTS**

*The Commission Members may make comments of general interest to the City.*

**ADJOURNMENT**

*I, Maricruz Montes, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, June 1, 2023 at 5:30 p.m. pursuant to California Government Code §54954.2.*



Maricruz Montes,  
Planning Commission Secretary

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# City of Hesperia

City Council  
Chambers  
9700 Seventh Ave.,  
Hesperia, CA 92345

## Meeting Minutes - Draft **PLANNING COMMISSION REGULAR MEETING**

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Thursday, May 11, 2023

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### **CALL TO ORDER - 6:32 PM**

- A. Pledge of Allegiance to the Flag**  
Pledge of Allegiance was led by Chair Abreo.
- B. Invocation**  
Invocation was led by Chair Abreo.
- C. Roll Call**

**Present** 4 - Chair Abreo, Commissioner Hodson V, Vice Chair Steeno, and Commissioner Burke

**Vacancy** 1

- D. AGENDA REVISIONS AND ANNOUNCEMENTS BY PLANNING SECRETARY**  
No revision or announcement to the agenda.

### **JOINT PUBLIC COMMENTS**

*Public Comments opened at 6:34 PM.*

*There were no white cards.*

*Public Comments closed at 6:34 PM.*

### **CONSENT CALENDAR**

1. Consideration of the April 13, 2023, Planning Commission Meeting Minutes.

#### **Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on April 13, 2023.

**Sponsors:** Senior office Specialist Maricruz Montes

**A motion was made by Hodson V, seconded by Steeno, that this item be approved. The motion carried by the following vote:**

**Aye:** 4 - Abreo, Hodson V, Steeno and Burke

**Nay:** 0

### **PUBLIC HEARINGS**

2. Consideration of Conditional Use Permit CUP22-00023 to construct a self-storage facility consisting of 1,510 square foot office with a caretaker's residence, two self-storage buildings with 202 enclosed self-storage units totaling 37,306 square feet and 1,692 square foot commissary kitchen with seven (7) outdoor food truck/RV storage spaces on 1.7 acres within the General Commercial (C2) zone located at the southeast corner of Third Avenue and Seventh Avenue (Applicants: Harp & Ravi Verma; APN: 0412-172-13).

#### **Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2023-10, approving CUP22-00023.

**Items has been continued to June 8th, 2023 Planning Commission meeting due to lack of a quorum. Commissioner Steeno and Commissioner Hodson recused themselves from participation in the Item due to a conflict of interest.**

3. Consideration of Tentative Tract Map No. 20434 (TT21-00003) to create 89 single-family residential lots and 4 lettered lots on 29.2 gross acres of land within the Single Family Residential (R1) zone located north of Mesquite Street, east of Tamarisk Avenue and southwest of the California Aqueduct in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: CJC Holdings, LLC; APNs: 3046-131-20, -36, -76 & -77).

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2023-16, approving TT21-00003 (TT-20434).

**Sponsors:** Associate Planner Edgar Gonzalez

A motion was made by Steeno, seconded by Burke, that this item be approved. The motion carried by the following vote:

**Aye: 4** - Abreo, Hodson V, Steeno and Burke

**Nay: 0**

4. Consideration of Development Code Amendment DCA23-00004 to modify Section 16.36.060 of the Hesperia Municipal Code modifying development standards associated with on-site digital signs.

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2023-17 recommending that the City Council introduce and place on first reading an ordinance approving Development Code Amendment DCA23-00004 modifying development standards associated with on-site digital advertising signs.

**Sponsors:** Senior Planner Ryan Leonard

A motion was made by Hodson V, seconded by Burke, that this item be recommended for approval. The motion carried by the following vote:

**Aye: 4** - Abreo, Hodson V, Steeno and Burke

**Nay: 0**

**PLANNING DIVISION REPORT**

Housing Element requirements mandated by the State, rezoning Main Street to 30 units per acre by 10/20/24.

**ASSISTANT CITY ATTORNEY REPORT**

No updates.

**PLANNING COMMISSION COMMENTS**

Commissioner Steeno was hoping to get a new Commissioner very soon, thankful for staff's hard work. Commissioner Burke inquired if permits were issued for the Dairy Queen site, he is very excited for the new Dairy Queen and Rosa Maria's to open. Commissioner Hodson requested an update for Ranchero Road. Chair Abreo welcomed Council Member Allison Lee who was in the audience.



**ADJOURNMENT**

*Meeting adjourned at 7:26 PM , until the next regular meeting on June 8, 2023 at 6:30 PM.*

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Maricruz Montes,  
Planning Commission Secretary

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Roger Abreo,  
Chair- Planning Commission

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# City of Hesperia STAFF REPORT



**DATE:** June 8, 2023  
**TO:** Planning Commission  
**FROM:** Rachel Molina, City Manager  
**BY:** Ryan Leonard, Senior Planner  
**SUBJECT:** Annual Report on Status and Implementation of the General Plan

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## 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 Planning and Research, and the Department of Housing and Community Development as required by State law.

## BACKGROUND

State law requires the Planning Department and Planning Commission to provide an annual report to the City Council on the status of the General Plan and progress in its implementation. The report also includes forms required by the Department of Housing and Community Development to report progress towards completion of the goals in the Housing Element. As noted, this report will be transmitted to the Office of Planning and Research, and the Department of Housing and Community Development (HCD). This annual report covers the years 2018-2022 since staff was behind in reporting.

## DISCUSSION

Staff has prepared the attached document to serve three purposes. First, this report serves as the Annual Report on the status of the General Plan and progress towards implementation in accordance with Government Code Section 65400; second, this report is the Implementation Plan for the City's General Plan, providing a comprehensive picture of the steps taken by the City in realizing the major policies established in the General Plan. Finally, since many of the General Plan policies are environmental mitigation measures from the Final Environmental Impact Report (FEIR) adopted for the General Plan, this report is the method through which the City of Hesperia complies with the requirements of Section 21081.6 of the California Public Resources Code (the "California Environmental Quality Act") which mandates monitoring of the mitigation measures.

The Housing Element Annual Progress Report tracks annual housing applications, housing building activity, Regional Housing Needs Allocation (RHNA) progress as well as the status of the City's Housing Element programs. These reports also cover 2018-2022 and are presented in an HCD-approved format. The year 2021 represents the first year of the 6th Cycle Housing Element period, which spans an eight year period. The City's Housing Element was approved by the California Department of Housing and Community Development on March 24, 2023 and was adopted by the City Council on May 2, 2023. Several of the program actions identified in the Housing Element are critical to Housing Element compliance and have a deadline of October 15,

2024. The City is charged with implanting the programs contained within the Housing Element which includes the re-zoning of land to provide the capacity for the City's share of the RHNA. The City's RHNA obligation is 8,125 dwelling units.

As discussed in the General Plan and Housing Element Annual Progress Reports, the City continues to make progress in meeting the goals and implementing the policies outlined in the General Plan. It should be noted that the City will soon begin a comprehensive update to the City's General Plan as required by adoption of the City's Housing Element. Staff is currently working on a proposal to hire a consultant to prepare updates to the City's Safety Element and Land Use Element as well as the preparation of a new Environmental Justice Element. Future Annual Progress Reports will address the new General Plan Elements as they are approved and adopted.

### **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 2018-2022
2. Hesperia Housing Element Spreadsheets 2018-2022

**GENERAL PLAN  
ANNUAL PROGRESS REPORT 2018-2022  
April 2023**

**City of Hesperia  
9700 Seventh Avenue  
Hesperia, California 92345**

**Submitted by:  
Ryan Leonard, AICP  
Senior Planner  
760-947-1651**

## INTRODUCTION

The City of Hesperia General Plan establishes the fundamental policy framework to guide decisions related to land use and development, public services and facilities, public safety, resource management, recreation, and the overall health and quality of life in the community. The last update to the General Plan was approved in September 2010 and was the first comprehensive update since the original General Plan was adopted in 1991.

The General Plan includes seven mandatory elements: Land Use, Circulation, Housing, Noise, Conservation, Open Space, and Safety. Each of the elements describes its purpose, its issues and opportunities, the background information and context for the various topics in the element, its goals and policies, and the implementation programs needed to achieve those goals.



The annual progress report is an opportunity for the Planning Commission, City Council and State departments to monitor the progress in following the implementation measures of the General Plan. California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) by April 1<sup>st</sup> each year. This document fulfills that mandate, and it was reviewed by the Planning Commission at its meeting of ???, 2023 and approved by the City Council at its meeting of ???, 2023. However, since the City is behind on submitting the annual reports, this report incorporates data from the period of 2018 through 2022.

The main purpose of the APR is to provide City Council with an update of the City's progress in implementing its General Plan vision. This annual assessment grants to City Council an opportunity to adjust or modify its policies or approach to implementation to ensure that the City meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5).

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- I. GENERAL PLAN AMENDMENTS**
- II. GENERAL PLAN IMPLEMENTATION**
- III. HOUSING ELEMENT PROGRESS**
- IV. LEGISLATIVE PRIORITIES**
- V. PROPOSED GENERAL PLAN AMENDMENTS**

## I. GENERAL PLAN AMENDMENTS

State law allows the General Plan to be amended four times annually. This allows the General Plan to remain a current document responsive to the community's needs. Requests for amendments may be submitted by individuals or initiated by the City. Only two General Plan amendments were proposed in 2018-2021, one was withdrawn and the other is incomplete.

Amendments to the General Plan (2018 – 2022)			
Amendment Number	Action	Applicant	Description
GPA19-00001	Approved	Mas Tierra	Increase density from RR-2 1/2 to RR-1 and Tentative Parcel Map TPM19-00004 (TPM-20019) to create two parcels from 4.8 gross acres located on the east side of Opal Avenue, 300 feet south of Mesquite Street
GPA20-00001	Incomplete	Rabiullah Barakzai	Change approximately 1.6 gross acres from Rural Residential Special Development (RR-SD) to General Commercial (C2) located on the north side of State Highway 138, approximately 0.7 miles west of State Highway 173
GPA22-00001	In Process	City of Hesperia	City of Hesperia Cycle 6 Housing Element Update



## II. GENERAL PLAN IMPLEMENTATION

The General Plan sets the foundation and policy framework for future growth and development. It addresses a range of issues and policies that directly affect every aspect of community life. The City implements its General Plan vision, goals, and policies in a variety of ways dependent on what is needed. The implementation measures are intended to help achieve the City's vision for its future.

This section represents the progress the City has made towards implementing the goals and policies of the General Plan from 2018 to 2022. Many of the goals and policies, on multiple elements are vague and subjective, so a comprehensive update may be needed. The following tables show each elements status by completed, in-progress, or on-going. The difference between "in-progress" and "on-going" is that projects that are in-progress will be completed at some point in the future and programs that are on-going are part of the daily operations of the City. Since many of the goals and policies are vague, many are shown as "on-going". It appears that around 90% of the policies are done regularly through the development review process. The specific implementation measures that go with each goal are provided in Appendix A.

<b>LAND USE ELEMENT</b> <b>General Plan Implementation Program: Completed, In-Progress, On-going</b> <b>2018-2022</b>			
<b>Goal Name and Number</b>	<b>Description</b>	<b>Status</b>	<b>Comments</b>
Density and Intensity Goal LU-1	Regulate development so that the density of residential development and the intensity of non-residential development are appropriate to the property, surrounding properties, and the general neighborhood.	Completed	The Land Use/Zoning Map was merged with the GP update in 2010 to address inconsistencies with density and incompatible zoning.
Residential Goal LU-2	Protect and enhance the quality of life by ensuring residential development is visually pleasing and compatible with existing uses and neighborhoods as well as the natural desert environment.	Completed On-going	The Planning Division provides free architectural and site plan reviews for developers prior to their submittal to the city.
Commercial Goal LU-3	Promote balanced, efficient commercial development that is functional, safe, attractive and convenient to users, and which will strengthen the local economy.	Completed On-going	Engineering, Fire and Public Works are also part of the review process and provide valuable input to meet these goals.
Industrial Goal LU-4	Promote industrial development within the City which will expand its tax base and provide a range of employment activities, while not adversely impacting the community or environment.	Completed On-going	Hesperia was the first city in the region with a distribution building in the late 1980's. A recent surge is currently expanding on the west side of I-15, away from about 98% of the community.

Public Uses Goal LU-5	Designate and protect land for public uses to serve the needs of the community for schools, parks, community facilities, open space, utilities and infrastructure.	Completed On-going	The City works with the Hesperia School District and the Parks & Recreation District to ensure adequate land is provided.
Sustainability Goal LU-6	Promote sustainable development and building practices in all facets of project development through completion of construction.	Completed On-going	The City follows many State law requirements for new buildings and the modification of existing buildings to provide a number of sustainable practices.
Community-wide Quality of Life and Property Goal LU-7	Facilitate a self-contained community with a well designed and maintained community with a full range of densities and uses within the capacity of infrastructure and services.	On-going	With the industrial boom, many more employment options will be available to local residents, keeping them within the city.
Goal LU-8	Provide for a fiscally sound and balanced mix of land uses with the best and most efficient use of infrastructure and services. Development shall occur in an orderly, beneficial manner that does not fiscally impact the existing community.	On-going	City staff work with developers, often through the development agreement process, to obtain financial benefits to offset impacts.

<b>CIRCULATION ELEMENT</b> <b>General Plan Implementation Program: Completed, In-Progress, On-going</b> <b>2018-2022</b>			
<b>Goal Name and Number</b>	<b>Description</b>	<b>Status</b>	<b>Comments</b>
Street Classification and Transportation Plan  Goal: CI-1	Develop a safe, efficient, convenient, and attractive transportation system throughout the community, providing links within the city and with neighboring regions, and accommodating automobile, truck, pedestrian, recreational, equestrian, rail, air, and public transit needs which will meet current and future development requirements within the planning area.	Completed  On-going	Most of the city has a grid street pattern that is at least 100 years old, and the division of property occurred long ago as well, setting in place future street lines. The standard requirements for new development and the CIP projects work together to accomplish this.
Roadway Classifications  Goal: CI-2	Develop and implement a City-wide Congestion Management Plan.	On-going	The Annual CIP includes multiple projects that aim to increase the flow of traffic across the community.

Highway Corridors Goal: CI-3	Provide for a system of arterial and local streets that link the City to other communities and regional facilities, while providing motorists with easily accessible routes to various facilities within the City.	Completed On-going	The Ranchero Road Widening Project is currently under construction widening the roadway from two to five lanes. The City completed the I Avenue Corridor Enhancement Plan which identified opportunities to improve the corridor to alleviate traffic congestion.
Goods and Services Goal: CI-4	Provide a circulation system that facilitates the movement of goods and services throughout the City while protecting residences, sensitive land uses, and pedestrians from activities along rail and truck corridors.	On-going	All of the projects work together to accomplish this goal and every year, more work is done to improve upon it.
Public Transit Goal: CI-5	Provide for a strong and balanced public transit infrastructure.	On-going	Public transit is run by the Victor Valley Transit Authority with representation from the local cities. The city requires bus pullouts for larger multi-family projects.

The City recently completed a comprehensive update of the Housing Element for Cycle 6. This new element provides a thorough review of all activities and progress made since the last update. Therefore, only minimal information will be provided in this section.

<b>HOUSING ELEMENT</b> <b>General Plan Implementation Program: Completed, In-Progress, On-going</b> <b>2018-2022</b>			
<b>Goal Name and Number</b>	<b>Description</b>	<b>Status</b>	<b>Comments</b>
Provisions of Affordable Housing Goal: 1.0	Assist in the provision of housing that meet the needs of all economic segments of the community.	The status and implementation of the Housing Element goals are discussed in Appendix C of the Housing Element and are also attached to this report.  All of these programs were continued in the 2021-2029 Housing Element.	
Conservation of Existing Housing Stock Goal: 2.0	Maintain and enhance the existing viable housing stock and neighborhoods within Hesperia.		
Provision of Adequate Housing Sites Goal: 3.0	Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.		
Removal of Governmental Constraints Goal: 4.0	Mitigate any potential governmental constraints to housing production and affordability.		

Provide Equal Housing Opportunities Goal: 5.0	Continue to promote equal housing opportunity in the City's housing market regardless of age, race, sex, marital status, ethnic background, source of income, and other factors
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<b>NOISE ELEMENT</b> <b>General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022</b>			
<b>Goal Name and Number</b>	<b>Description</b>	<b>Status</b>	<b>Comments</b>
Site Planning Goal: NS-1	To achieve and maintain an environment which is free from excessive or harmful noise through identification, control and abatement.	On-going	New development such as car washes or repair shops are required to provide a noise/decibel study for uses close to residential.
Building Goal: NS-2	To achieve and maintain an environment which is free from excessive vibration.	Unsure	Vibrations can occur without noise, so it is not clear what this is referring to.

<b>OPEN SPACE ELEMENT</b> <b>General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022</b>			
<b>Goal Name and Number</b>	<b>Description</b>	<b>Status</b>	<b>Comments</b>
Preservation of Threatened, Endangered and Sensitive Species Goal: OS-1	Designate, maintain, and enhance the quality of permanently protected open space used by native species.	Completed On-going	The City works with the San Bernardino County Sheriff's to combat off-roading vehicles in unauthorized areas and with developers to provide low-impact walking paths in natural areas. Many projects are required to provide a biological survey prior to ground disturbance.
Scenic Resources, Rivers, and Washes Goal: OS-2	Identify and preserve natural open space in order to protect sensitive environments and preserve amenities such as washes, bluffs, Joshua tree forests, or juniper woodlands. Open space areas should be contiguous or connected through trails to provide accessibility for hikers as well as wildlife.	Completed On-going	The City Council adopted the Hesperia Climate Action Plan with the General Plan Update in 2010.

Goal: OS-3	The areas within the Oro Grande Wash and the Unnamed Wash east of Interstate 15 identified as Area A, B and C of Exhibit OS -7 shall be preserved in their natural state.	On-going	This goal conflicts with several aspects of the zoning code which allow uses in the flood zones.
Goal: OS-4	Permit a variety of uses within open space areas, depending upon the natural amenities available.		
Parks and Community Facilities Goal: OS-5	Continue to work with the Hesperia Recreation and Park District to create and maintain a diverse park system that includes parks, community facilities, natural open space areas, and trails for residents to enjoy.	On-going	The City invites the Hesperia Recreation and Park District to participate in the Development Review Process, their input in valuable.
Paths and Trails Goal: OS-6	Provide connectivity among natural open space areas, parks, and regional trails and open spaces with a trails system that allows hiking, bicycling, and equestrian uses.	On-going	In the newer developing areas, trails between tracts and along the top of the Oro Grande wash are being installed.

<b>CONSERVATION ELEMENT</b> <b>General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022</b>			
<b>Goal Name and Number</b>	<b>Description</b>	<b>Status</b>	<b>Comments</b>
Conservation of Water Resources Goal:CN-1	Conserve water resources within the Upper Mojave River Groundwater Basin	On-going	Approximately 10 miles of "purple" pipe for reclaimed water was installed in 2020 to help water public facilities with the potential to add private users in the future.
Water Reclamation Goal: CN-2	Establish building and development standards to maximize the reclamation of water resources	On-going	The city does not allow turf on new homes, and plants are required to be lower water use. Low water use fixtures are also required in all new buildings.
Rivers and Other Waters Goal: CN-3	Minimize development and set aside necessary open space near and along the surface waters as well as those washes and other water passageways located in the City to preserve and protect plant and animal species and their natural habitat dependent on such surface waters and water ways.	On-going	As projects develop, plants are taken from these sites and relocated into the slope and open space areas.

Biological Resources  Goal: CN-4	Establish policies and regulations to protect the natural environment and habitat of the cities biological resources.	Completed	The southern portion of the city/sphere consists of bluffs with the most natural habitat. These areas have been zoned with the lowest density to help preserve it.
Historical, Paleontological, and Cultural Resources  Goal: CN-5	The City shall establish policies and procedures in compliance with state and Federal laws and regulations to identify and properly protect found historical, cultural and paleontological artifacts and resources.	On-going	The City requires all non-exempt projects to provide the appropriate studies in the initial study environmental review process and conditions accordingly
Energy Resources  Goal: CN-6	Provide programs and incentives to encourage residents, businesses and developers to reduce consumption and efficiently use energy resources.	On-going	Many residents and businesses take advantage of solar, as well as wind turbines. The city has not had to incentivize.
Greenhouse Gases  Goal: CN-7	Develop, promote and implement policies to reduce and limit Greenhouse Gas Emissions	On-going	The City Council adopted the Hesperia Climate Action Plan with the General Plan Update in 2010.
Air Quality  Goal: CN- 8	Implement policies and measures to reduce air pollution and emissions of pollutants.	On-going	The City works regularly with the Mojave Desert Air Quality Management District to reduce overall emissions from mobile and stationary sources.  Standard conditions of approval require all developers to control on-site dust and regulate vehicle emissions.

<b>SAFETY ELEMENT</b> <b>General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022</b>			
<b>Goal Name &amp; Number</b>	<b>Description</b>	<b>Status</b>	<b>Comments</b>
Seismic and Geologic Hazards  Goal: SF-1	Minimize injury, loss of life, property damage and economic and social disruption caused by seismic shaking and other earthquake-induced hazards, and by geologic hazards	Completed On-going	Staff reviews projects for proximity to local known faults. All construction conforms to Uniform Building Code requirements for the seismic zone of the property.

	such as slope instability, compressible and collapsible soils, and subsidence.		
Flooding Hazards Goal: SF-2	Minimize injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.	Completed On-going	The Engineering Division regularly requires improvements to projects in close proximity to drainage washes to provide a study and mitigate appropriately.  In 2021, the Main Street crossing was completed to allow storm drainage to flow under the roadway.
Fire Hazards Goal: SF-3	Reduce the risk of death, injury, property damage and economic loss due to vegetation and structure fires.	On-going	The San Bernardino County Fire Department comments and conditions projects for fire related requirements. They also handle weed abatement for vacant lots.
Hazardous Materials Goal: SF-4	Reduce the potential for hazardous materials contamination in Hesperia.	On-going	San Bernardino County Fire has responsibility for hazardous response duties.
Disaster Preparedness, Response, and Recovery Goal: SF-5	Plan for emergency response and recovery from natural disasters, especially from flooding, fire, and earthquakes, and from civil unrest that may occur following a natural disaster.	On-going	The City recently updated its Emergency Operations Plan. Currently underway is the update to the City's Hazard Mitigation Plan.

### III. HOUSING ELEMENT PROGRESS

The Housing Element addresses the requirement for the City to assure that housing is provided for all economic segments of the community. The Element satisfies the State's goals and includes the current Regional Housing Needs Assessment (RHNA). The Housing Element is the only element that requires approval by the State's Department of Housing and Community Development (HCD) as part of its adoption.

The City initially began the Housing Element Update utilizing Planning Staff, however, after being contacted by the San Bernardino County Association of Governments (SANBAG), the consulting firm of Michael Baker International took over preparation of a new Housing Element. The City held workshop meetings dedicated specifically to housing issues. Community Housing meetings were held on Thursday, April 9, 2020, at 5:45 p.m. and June 10, 2021, at 6:30 p.m. in the City Council Chambers at City Hall. The meetings were advertised in the Hesperia Daily Press and Hesperia Star and special invitations were sent out to agencies serving low- and moderate-income households, as well as persons with special needs. A public hearing was conducted on Thursday, November 4, 2021, before the Planning Commission to review the draft Housing Element.

The Element reviews the City's past accomplishments and discusses affordable projects completed or in the planning process. The progress towards the RHNA's required number of units for each income category is shown. Lastly, the City is required to report to the State the annual progress made towards meeting these goals. Since the Housing Element was recently completed and accepted by the State, this update will touch on some of the main observations.

The table below represents the number and type of housing units constructed in the City. It represents a wide variety of types, and multi-family construction surpassed single-family in 2019 & 2020.

Housing Units Constructed Between 2018-2022				
Year	SFR	MFR	ADU	Mobile Home
2018	210	183	2	1
2019	176	202	2	
2020	132	228	2	1
2021	232	6	5	
2022	145		8	

The table below shows the number and type of units approved in Hesperia during the term of this General Plan Progress Report. The table shows the projects by case number, applicant, location, type, action, and date.



Housing Applications Submitted between 2018 and 2022							
Case/Map Number	Applicant	Location	Type of Units	Units	Action	Action Date	Expiration Date
TT18-00001 (TTM20143)	Cubit Engineering	Southeast c/o Ryeland Road and Crockett Avenue	SFR	18	Approved	11/8/2018	11/18/2021
TT18-00002 (TTM20259)	Matt Youssef	Southeast c/o Sequoia Street and A Avenue	SFA	19		7/11/2019	
TT18-00003 (TTM 18420)	Matt Youssef	South of Vine St between Hesperia Rd and 2nd Avenue	SFA	16			
TT19-00001 (TTM20311)	Anacal Engineering	9175 Third Ave	SFA	186	Withdrawn		
TT20-00001 (TTM20332)	IE Business Solutions	Southwest c/o Valencia St and Maple Ave)	SFR	5	Approved	4/9/2020	4/19/2023
TT20-00002 (TTM20370)	Farmdale Homes LLC	Near the southwest c/o Ranchero Road and Farmdale Ave	SFR	31	Withdrawn		
TT20-00003 (TTM20361)	EF2T, Inc	East of Datura Rd north of Live Oak	SFR	48	Applied		
TT20-00004 (TTM20373)	Matt Youssef	South of Ranchero Rd, west of Jenkins Ave	SFA	9	Approved	3/11/21	3/21/2024
TT21-00001 (TTM20396)	San Luis Concrete Corp	West of Topaz Ave north of Live Oak St	SFR	7	Approved	5/13/2021	5/23/202?
TT21- 00002 (TTM20104)	Steen Design	North and south of Las Lunas St, between Crockett Ave and Farmdale Ave		13	Incomplete		
TT21-00003 (TTM20434)	CJC Holdings, LLC	North of Mesquite St, east of Tamarisk Ave	SFR	89	Incomplete		
TT21-00004 (TTM20450)	ZAB, LLC	Northwest c/o Palm St and Mesa Ave	SFR	36	Approved	1/26/2023	2022 or 3?
TT21-00005 (TTM20444)	Varinder Mehta	Southwest c/o of Cromdale St	SFR	17	Applied	8/18/2021	

		and Redwood Ave					
TT21-00006 (TTM20493)	Andresen Architecture Inc.	Northwest c/o of Olive St and C Ave:	SFA	34	Approved	7/27/2022	
TT22-00002 (TTM20535)	Allard Engineering	NWC and SWC of Verano St and Tamarisk Ave	SFR	79	Applied	3/31/2022	
TT22-00004 (TTM20581)	Park View Trails, LLC	Southwest c/o Sultana St and G Avenue	SFA	74	Applied	8/8/2022	
SPR18-00006	Maida Maida	Southwest c/o Tamarisk Ave and Yucca St	MFR	56	Approved		Built
SPR18-00008	Nazih Najjar	Southeast c/o Donert Street and A Avenue	MFR	16	Approved	6/13/2018	
SPR18-00009	Aurelio Murillo	West of Ninth Avenue on the north side of Sequoia Street	MFR	9	Approved	10/30/2019	
SPR18-00013	Matt Youssef	Southeast c/o Sequoia St and First Ave		23			
SPR19-00013	Desertapt Corp	North of Sequoia St west of Cottonwood Ave :	MFR	7	Approved	11/27/2019	
SPR20-00007	K Youssef Construction	North of Sequoia St east of Cottonwood Avenue	MFR	16	Approved	5/5/2021	
SPR20-00010	Vista Pacific Homes	South of Muscatel St west of E Ave	MFR	6	Approved	2/24/2021	
SPR21-00002	David Fragoso	South of Vine St east of Third Ave	MFR	4	Incomplete		
SPR21-00003	Martin Vera	11911 1st Avenue	MFR	8	Incomplete		
SPR21-00004	Ma Carmen Miranda	North of Live Oak St east of Second Ave	MFR	2	Approved	5/4/2022	
SPR21-00007	ZAB, LLC	Northwest c/o Juniper Street and Ninth Avenue	MFR (Mixed Use)	76	Incomplete		
SPR21-00008	Ryan McGowan	West of A Ave south of Sequoia Street	MFR	8	Incomplete		

SPR21-00018	Primo Home Builders Inc.	North of Sequoia Street west of Fifth Avenue	MFR	10	Approved	11/30/2022	
SPR21-00019	Adolfo Martinez	SWC of Juniper Street and First Ave	MFR	8	Approved	11/30/2022	
SPR22-00003 TPM22-00004	Trac Pham	Northwest c/o Sultana St and Hesperia Rd	SFA	34	Approved	9/21/2022	
SPR22-00004	J&J Renovations LLC	North of Sequoia St, west of Santa Fe Ave	MFR	8	Incomplete		
SPR22-00005	Matt Youssef	North of Sequoia St, east of Seventh Ave	MFR	8	Approved	8/10/2022	
SPR22-00006	Matt Youssef	North of Sequoia St, east of Ninth Ave	MFR	8	Approved	8/10/2022	
SPR22-00008	Diamond Hills Investment	North of Lime Street west of E Ave	SFA	12	Incomplete		
SPR22-00010	Hossein Mazi	South of Smoke Tree St, east of Eleventh Ave	MFR (Density Bonus)	86	Applied		
SPR22-00016	Billy Kim	Southwest c/o Yucca St and Primrose Avenue	MFR	36	Incomplete		
SPR22-00019	Sunid Patel	West of I Ave, south of Olive Street	MFR	24	Incomplete		
SPR22-00020	Raymond Lwin & Khin Naing	North of Sequoia St, west of Ninth Avenue	MFR	10			
<b>TOTAL UNITS</b>				<b>940</b>			
Total Approved Single Family Units				498			
Total Approved Multifamily Units				442			

Of these 39 cases, some of which have multiple cases, 21 were for multi-family development. The remaining 18 cases are split into 8 single-family attached and 10 single-family residential.

#### **IV. LEGISLATIVE PRIORITIES**

**Measure N.** . In 2019, the Watermaster for the Alto Basin, which covers all of the Mojave Valley cities, ramped down the production allowances due to the on-going drought. This ramp down meant that producers (cities included) were required to pay for replacement water much earlier than anticipated. With increasing pressures on the water supply from development, and future increases in the cost of replacement water, the City Council understood that future budgets could be severely impacted due to these unanticipated expenses.

Measure N was proposed to address concerns about adequate water supplies and to help alleviate pressure for future water as development continued across the community. Much of Hesperia was divided into .5, .75 & 1 acre lots, but also has a fair number of 2.5 and larger parcels as well. Having land, animals and large vehicles are some of the reasons people choose to live in Hesperia. Having already approved a large number of 4,000 s.f. to 7,200 s.f. lots with tract houses, the Council agreed that 1/3 acre was desired.

Prior to Measure N being voted on, a Development Code amendment was processed to correct several issues the Council had concerns over. These actions occurred prior to, but were then also included within Measure N so that changes to them would require a vote of the people, not just another Code Amendment.

**Tentative Tract Time Limits.** The Subdivision Map Act allows an initial 2-year approval but allows local agencies to extend approval up to an additional 12 months. The Development Code was amended to return the initial approval time back to 2 years from 3 years, and to not allow any extensions of time. This was done for several reasons: (1) The State legislated automatic extensions of time which allowed maps to have lifespans reaching 20+ years; (2) Changes occur through surrounding development and more up-to-date map approvals that made previous approvals obsolete and inconsistent with adjacent tracts; and (3) When speculators buy and map properties and then raise the price, it often takes that property out of circulation from a developer who may actually want to build on it.

**Apartment Sizes.** Another Development Code amendment in 2019 was to return the minimum apartment sizes back the size allowed in 2015 and prior. The Council had previously approved the change to smaller unit sizes based on a developers request in order to get more units and therefore dollars.

SB330 & SB8 prevented decreases in density and therefore neither Measure N or the apartment size increase can be enforced until these bills expire.

## **V. PROPOSED GENERAL PLAN AMENDMENTS**

To keep pace with changing State laws, the City Council should consider some of the requirements of the past years, and determine if an overall General Plan update is more prudent.

- 1. Add an Environmental Justice Element/Discussion.** In 2016, the State passed Senate Bill No. 1000 requiring cities and counties that have “disadvantaged communities” to incorporate environmental justice policies in their General Plans, either in a separate element or throughout the other elements. This update must happen upon the adoption or next revision of two or more elements concurrently.
- 2. Incorporate Air Quality Discussion.** Since Hesperia is required to have an Environmental Justice discussion/element, then it is also required to have an Air Quality discussion/element.
- 3. Amend the Safety Element.** In 2018, the State passed Senate Bill No. 1035 which requires the Safety Element to be reviewed not less than once every eight years and revised as necessary to address climate change and resiliency strategies. The intention is to identify new information relating to flood, fire, and other climate hazards not available during the previous revision of the safety element. This review is supposed to begin shortly after the Housing Element Update.
- 4. Begin an Overall General Plan Update.** This review of the entire General Plan has revealed opportunities to strengthen the plan by ensuring that all current state requirements are accurately represented. Rather than updating components individually to comply with State law, it may be more efficient to consider updating all elements concurrently.

## VI. IMPLEMENTATION PROGRAMS – No ACTION/ON-GOING/COMPLETED

General Plan Implementation Program No Action, On-going & Completed 2018-2022				
IP#	Description	Implementation Status		
Land Use Element		No Action	On-going	Complete
LU-1.1	New development sensitive to existing		X	
LU-1.2	Discourage scale extremes btwn bldgs		X	
LU-1.3	Require new development sensitivity		X	
LU-1.4	Encourage architecture w/human scale		X	
LU-2.1	Strengthen neighborhood identity		X	
LU-2.2	Provide for economic/demographic pop.'s		X	X
LU-2.3	Various densities/lifestyles w/access		X	X
LU-2.4	Utilize mixed-use development		X	
LU-2.5	Encourage preservation of housing stock		X	X
LU-2.6	Design for safety and privacy		X	
LU-2.7	Improve housing with Code Enf. & asstnce		X	
LU-2.8	Encourage lot consolidation in MFR		X	
LU-2.9	Reqmt's for small-lot subdivisions		X	
LU-3.1	Diverse mix commercial/service commc'l		X	
LU-3.2	Sufficient comm'cl land for build-out			X
LU-3.3	Ensure quality commercial signs		X	
LU-3.4	Beautification of pedestrian areas		X	
LU-3.5	Buffer residential from commercial		X	
LU-3.6	Outdoor comm'cl design to residential		X	
LU-3.7	Superior architecture on commercial		X	
LU-3.8	Incorporate landscape plantings		X	
LU-3.9	Incorporate design theme on large project		X	X
LU-3.10	Connect rear parking to front		X	
LU-3.11	Separate delivery & pedestrian areas		X	
LU-3.12	Screen outdoor storage from view		X	X

LU-3.13	Encourage 360 degree architecture		X	
LU-4.1	Buffers between residential/industrial		X	
LU-4.2	Diverse mix industrial/service businesses		X	
LU-4.3	Discourage rezoning of industrial land		X	
LU-4.4	Separation/buffers btwn res/industrial		X	
LU-4.5	Minimize impacts to residential/industrial		X	
LU-4.6	High quality architecture through design		X	
LU-4.7	Incorporate landscape into quality design		X	
LU-4.8	Separate delivery & pedestrian areas		X	
LU-4.9	Full architecture when facing street		X	
LU-6.1	Green building standards/LEED		X	
LU-6.2	Promote sustainable building standards		X	
LU-6.3	Promote sustainable building practices		X	
LU-6.4	Reuse developed and vacant parcels		X	
LU-6.5	Conserve natural resources		X	
LU-6.6	Encourage infill development		X	
LU-6.7	Public facilities compatible w/existing dev.	X		
LU-7.1	Quality design in all new construction		X	
LU-7.2	Exceed Title 24 requirements	X		
LU-7.3	Support alternative construction materials		X	
LU-7.4	Reuse developed and vacant parcels		X	
LU-7.5	Conserve natural resources		X	
LU-7.6	Encourage infill development		X	
LU-7.7	Public facilities compatible w/existing dev.		X	
LU-8.1	New development must pay for itself		X	
LU-8.2	Ensure infrastructure supports devlpmt		X	
LU-8.3	Allow density transfers & clustering		X	
LU-8.4	Identify areas needing attention			X
LU-8.5	Adopt design standards to improve city			X
<b>Circulation Element</b>		<b>No Action</b>	<b>On-going</b>	<b>Complete</b>
CI-1.1	Improve public roadway system		X	
CI-1.2	Establish street classification standards		X	
CI-1.3	Ensure street design as planned		X	
CI-1.4	Allow flexibility but don't sacrifice plan		X	
CI-1.5	Adopt a comprehensive transportation pln			X
CI-1.6	Annually adopt a CIP			X
CI-1.7	Use Fed/State/County funds to help		X	X

CI-1.8	Assure efficient use of others dollars		X	
CI-1.9	Review roadway classifications			
CI-1.10	New devlpmt provides roads/imprvmts		X	
CI-1.11	Encourage alternative transportation		X	
CI-1.12	Safe & efficient pedestrian paths	X		
CI-1.13	Multi-use trail system		X	
CI-1.14	Trails in easements of SCE/SBCFCD	X		
CI-2.1	Strive for LOS D on all roads		X	
CI-2.2	Use regional help to get to LOS D		X	
CI-2.3	Use CIP to achieve LOS levels		X	
CI-2.4	Develop policies to maintain LOS	X		
CI-2.5	Maintain DIF program to maintain roads		X	
CI-2.6	Synchronize signals to cut delays			X
CI-2.7	Review improvements for efficiency		X	
CI-2.8	Reduce trips through TDMP	X		
CI-3.1	Increase number of grade separations			X
CI-3.2	Work w/local agencies re: streets/signals		X	X
CI-3.3	Work w/railroads on grade separations			X
CI-4.1	Maintain Hesperia Airport		X	
CI-4.2	Separate access on comm'cl devlpmt		X	X
CI-4.3	Design residential streets for local traffic		X	
CI-4.4	Develop measures for noise attenuation			X
CI-4.5	Develop compatible truck routes			X
CI-5.1	Provide travel alternatives to SOV		X	X
CI-5.2	Work w/local agencies on park/ride lots			X
CI-5.3	Participate with VVTA on routes		X	X
CI-5.4	Work with VVTA elderly/handicapped		X	
<b>Housing Element</b>		<b>No Action</b>	<b>On-going</b>	<b>Complete</b>
1.1	Help low/moderate own homes		X	X
1.2	Use density bonuses for low/moderate		X	X
1.3	Work w/agencies&developers housing		X	
1.4	Housing for homeless&lowest incomes		X	X
1.5	Energy conservation in housing		X	
2.1	Enforce health/safety codes		X	
2.2	Improve housing through task force			X
2.3	Offer rehab programs to low/mod		X	X
2.4	Help remove dangerous housing		X	X
2.5	Preserve existing low/mod housing		X	X



2.6	Offer services/facilities to help residents		X	X
3.1	Use Land Uses for variety of housing			X
3.2	Encourage housing near employment			X
3.3	Encourage residential in unused areas	X		
3.4	Allow flexibility in zoning for housing	X		
4.1	Remove constraints to housing		X	X
5.1	Provide fair housing info to residents		X	X
5.2	Equal access to housing special needs		X	
5.3	Promote accessible units in housing		X	
<b>Open Space Element</b>		<b>No Action</b>	<b>On-going</b>	<b>Complete</b>
OS-1.1	Designate open space for species		X	X
OS-1.2	Restrict uses in designated areas		X	
OS-2.1	Select quality areas for open space			X
OS-2.2	Coordinate w/agencies trails/facilities		X	
OS-2.3	Use open space to protect nat. resrcs.			X
OS-2.4	Identify land for passive/active rec.		X	X
OS-3.1	Develop policy to implement TDR	X		
OS-4.1	Link open spaces for species migration		X	X
OS-4.2	Preserve open space thru standards			X
OS-4.3	Establish setbacks along washes			X
OS-5.1	Create process w/HRPD open space	X		
OS-5.2	Provide 5 acre park per 1,000 residents		X	
OS-5.3	Assess needs & work with HRPD		X	
OS-5.4	Parks that meet all age needs		X	
OS-5.5	Changeable facilities to meet demand		X	
OS-5.6	Work with others to provide rec facilities	X		
OS-5.7	Implement rec reqmts of MSFCSP		X	X
OS-5.8	>5du/ac must provide park		X	X
OS-6.1	Plan for interconnecting reg, trails	X		
OS-6.2	Maintain/provide access to OS/facilities		X	X
OS-6.3	Trails plan to connect residents & OS			X
OS-6.4	Connect OS on east side of I-15	X		
<b>Noise Element</b>		<b>No Action</b>	<b>On-going</b>	<b>Complete</b>
NS-1.1	Reduce noise in site plan & approval		X	
NS-1.2	Use LU compatibility to control noise		X	
NS-1.3	Enforce Title 24 noise insulation/testing		X	
NS-1.4	Require acoustical analysis over 60dba		X	
NS-1.5	Require bldg. design w/noise reduction		X	

NS-1.6	Provide developers with noise rqmts.		X	
NS-1.7	Outdoor use areas away from traffic		X	
NS-1.8	Work with agencies re: noise	X		
NS-1.9	Noisy areas away from sensitive uses		X	
NS-1.10	Limit construction noise hours			X
NS-1.11	Limit delivery hours next to sensitive			X
NS-1.12	Implement night/day noise limits			X
NS-1.13	Control noise on construction sites			X
NS-1.14	Compatible land uses near airport			X
NS-1.15	Avigation easements near airport		X	X
NS-1.16	Review noise element when changes	X		
NS-2.1	Control exposure of noise to people		X	
NS-2.2	Evaluate vibration impacts of railroad	X		
<b>Conservation Element</b>		<b>No Action</b>	<b>On-going</b>	<b>Complete</b>
CN-1.1	Promote drought tolerant vegetation		X	X
CN-1.2	Educate residents re: water conserving		X	X
CN-1.3	Promote reducing contamination	X		
CN-1.4	Limit hydrology disturbance in devlpmt		X	
CN-1.5	Work w/agencies re: safe water supply		X	
CN-1.6	Encourage low water fixtures in building		X	
CN-1.7	Require water conserving technology	X	X	
CN-2.1	Prohibit devlpmt in drainage corridors		X	
CN-2.2	Encourage reclaimed water use		X	X
CN-2.3	Protect open space that recharge water		X	
CN-2.4	Implement purple pipe ordinance			X
CN-2.5	Require retention basins for recharge		X	
CN-2.6	Coordinate policies with VVWRA		X	
CN-3.1	Monitor impacts to drainage washes		X	
CN-3.2	Preserve ideal habitat in major washes		X	
CN-4.1	Preserve pristine open space		X	X
CN-4.2	Encourage preservation of open space		X	
CN-4.3	Identify land suitable for preservation			X
CN-4.4	Require endangered species assmt		X	X
CN-4.5	Protect species as prescribed		X	X
CN-5.1	Encourage preservation of resources		X	X
CN-5.2	Require surveys for hist/cult/paleo		X	X
CN-5.3	All resources inventoried		X	X
CN-5.4	Coordinate with SBC Museum		X	X

CN-5.5	Notify Native Americans when needed		X	X
CN-6.1	Promote green building program		X	
CN-6.2	Encourage green building/LEED		X	
CN-6.3	Provide asstnce for energy efficiency		X	
CN-6.4	Educate public re: energy conservation		X	X
CN-6.5	Coordinate w/SCE re: education			X
CN-6.6	Inform residents to contact provider	X		
CN-6.7	Continue recycling and MRF		X	X
CN-7.1	Coordinate with RCOG on CAP			X
CN-7.2	Prepare & implement CAP		X	X
CN-7.3	Work w/neighbors on air quality	X		
CN-7.4	Promote wind and solar use		X	
CN-7.5	Promote ecofriendly bldg. materials		X	
CN-7.6	Preserve land for wind/solar/etc.			X
CN-7.7	Conserve energy thru design		X	
CN-7.8	Continue recycling and MRF		X	X
CN-7.9	Promote sustainable principles		X	
CN-8.1	Require reduction of dust		X	X
CN-8.2	Reduce construction exhaust		X	X
CN-8.3	Work on ozone and PM10 plans		X	X
CN-8.4	Separate sensitive from polluters			X
CN-8.5	Minimize exposure to air pollution			X
CN-8.6	Review application for odor pollution		X	
<b>Safety Element</b>		<b>No Action</b>	<b>On-going</b>	<b>Complete</b>
SF-1.1	All housing units comply w/Bldg Code		X	X
SF-1.2	Require geologic/seismic surveys		X	X
SF-1.3	Inspect grading operations		X	X
SF-1.4	Staff to have certs/credentials		X	X
SF-1.5	Liquefaction studies when needed		X	X
SF-1.6	Adopt Seismic Hazards Zonation Map	X		
SF-1.7	Geological studies when near fault		X	
SF-1.8	Encourage seismic assmnt old homes		X	X
SF-1.9	Provide info on hazard/disaster prep		X	X
SF-1.10	Water tank seismic upgrades			
SF-1.11	Prepare disaster response medical			X
SF-2.1	Flood hazard reduction measures		X	X
SF-2.2	Require hydrological studies		X	X
SF-2.3	Continue National Flood Insurance		X	X

SF-2.4	Continue in Storm Ready Program		X	X
SF-2.5	No hazardous material in flood zones		X	X
SF-2.6	Essential/critical have disaster plan	X		
SF-2.7	Regulate development in drainages		X	X
SF-2.8	Improve drainage systems citywide		X	X
SF-2.9	Identify repetitive flood properties			X
SF-2.10	Use floodplains for trails/parks/golf		X	X
SF-3.1	Require Fire Code compliance		X	X
SF-3.2	Inspections for fire hazards		X	X
SF-3.3	NIMS emergency response team		X	X
SF-3.4	Adopt Hazard Mitigation Plan			X
SF-3.5	Evaluate public notification systems			X
SF-3.6	Encourage fire sprinkler retrofit		X	
SF-3.7	Ensure adequate fire response times		X	
SF-3.8	Conduct annual fire flow tests		X	
SF-3.9	CERT training for staff/residents		X	X
SF-3.10	Adopt Wildland-Urban interface code			X
SF-4.1	Identification of hazardous materials			
SF-4.2	Coordinate emergency response		X	X
SF-4.3	Identify potential roadway hazards		X	
SF-4.4	Reduce use of hazardous materials		X	
SF-4.5	No hazardous businesses in flood zones		X	
SF-4.6	Support recycling of hazardous materials		X	X
SF-4.7	Monitor perchlorate in water supply		X	
SF-5.1	Maintain Local Hazard Mitigation Plan		X	
SF-5.2	Maintain emergency response team		X	
SF-5.3	Maintain mutual aid agreements		X	X
SF-5.4	Participate in emergency response training		X	X
SF-5.5	Fire Dept to assist critical care safety		X	X
SF-5.6	Maintain facility list for emergencies		X	
SF-5.7	Help public w/emergency preparation		X	X
SF-5.8	Help public with mitigating emergency		X	
SF-5.9	Identify shelters & get agreements			X
SF-5.10	Continue plans w/SIMS & NIMS		X	

# Appendix C: Past Accomplishments

## Progress in Implementing Housing Programs

### Program 1: First-Time Homebuyer Down Payment Assistance Program

#### Objectives

- Assist 20 low and moderate income first-time homebuyers.
- Apply for federal HOME funds as necessary.
- Increase the level of homeownership by reducing the number of foreclosed, vacant, and HUD-owned homes by 10 percent.

#### Progress

Between 2013 and 2018, the City provided assistance to four low-income households through the Seller Mortgage Carryback Program (SMCP) and CDBG Neighborhood Stabilization Program (NSP). Similar to down payment assistance, the SCMP loan carries down a portion of the purchase price to make the mortgage affordable for low-income buyers. The loans are 30-year deferred with 0 percent interest. Selling NSP homes to low-income buyers was a requirement of the program. This loan makes it possible for the buyer to meet affordability standards set by the program and for the City to sell the home at a price that covers the City's acquisition and rehabilitation costs, which is less than fair market value.

**Continued Appropriateness:** The City will continue to pursue funding to provide down payment assistance to lower- and moderate-income households. This program is included in the 2021-2029 Housing Element.

### Program 2: Section 8 Rental Assistance Program

#### Objectives

- Provide Section 8 rental assistance through the County of San Bernardino Housing Authority to 36 additional very low income households.
- Provide information about Section 8 rental assistance at City website and public counters.

#### Progress

This federally funded program provides rental assistance in the form of a Section 8 Housing Choice Voucher to very low income families, senior citizens, disabled, handicapped, and other individuals for the purpose of securing decent, affordable housing. The City is not a direct recipient of Section 8 Housing Choice Vouchers, instead the San Bernardino County Housing Authority (HASB) obtains the vouchers and recipients of the vouchers may choose to use them in the City.

As of 2018, 242 households are receiving Section 8 assistance from the Housing Authority of the County of San Bernardino.

The City of Hesperia continues to work with the Housing Authority of the County of San Bernardino to maintain its Section 8 Rental Assistance lease-up rate at full utilization of contract authority.

**Continued Appropriateness:** This program represents a significant resource for extremely low- and very low-income households. This program is included in the 2021-2029 Housing Element.

### Program 3: Affordable Housing Development

#### Objectives

- Annually or as funding becomes available, issue NOFAs to solicit housing developers with experience in projects receiving State and Federal funding.
- Purchase vacant and underutilized sites in targeted locations in order to provide sites for affordable multi-family or mixed-income housing developments and pursue land banking opportunities.
- Continue to identify suitable sites for inclusion in the land bank.
- Provide information of available sites to interested developers.
- Provide information on incentives and funding available to facilitate affordable housing development. Prioritize funding allocation to affordable housing projects that include extremely low income units.
- Achieve 672 affordable housing units between 2014 and 2021 (398 extremely low/very low and 274 low income units).
- Annually evaluate the opportunity for pursuing affordable housing funds through the State Department of Housing and Community Development (e.g. HOME and Proposition 1C funds).

#### **Progress**

Between 2014 and 2021, the City facilitated the development of the following affordable housing projects in the City:

- Villas Apartments West 96 Units (95 affordable units)
- Villas Apartments East 96 Units (95 affordable units)
- Bella Sky Apartments 24 units (3 affordable)
- Granite Springs: 164-unit family housing (34 affordable units)

**Continued Appropriateness:** The City will continue to facilitate the development of affordable housing. This program is included in the 2021-2029 Housing Element.

### **Program 4: Large Sites for Lower Income Housing**

#### **Objectives**

- Provide incentives on an ongoing basis throughout the planning period.

#### **Progress**

Due to economic conditions, no major development occurred in the City on large sites since adoption of the 2014-2021 Housing Element. Dissolution of redevelopment also resulted in the diminished funding for affordable housing.

**Continued Appropriateness:** The City will continue to facilitate the development of affordable housing. This program is included in the 2021-2029 Housing Element.

### **Program 5: Adequate Sites Monitoring**

#### **Objectives**

- Monitor the development of mixed use sites on a project-by-project basis to ensure remaining capacity is adequate to accommodate the City's lower income RHNA.
- Update the land inventory annually throughout the planning period.
- Make the land inventory available to interested developers.

#### **Progress**

Due to the economic recession, no major development occurred in the City since adoption of the last two Housing Element cycles. Dissolution of redevelopment also resulted in the diminished funding for

affordable housing. The land available in the City's inventory has not been reduced since the 2014 Housing Element was adopted.

**Continued Appropriateness:** The City is committed to maintaining a residential Sites Inventory that is adequate to meet its RHNA. This program is included in the 2021-2029 Housing Element.

### **Program 6: Green Building Program**

#### **Objectives**

- Continue to develop a green building program.
- Develop ordinance to promote use of LEED Certification (or a similar program) for new public buildings and large additions.
- Provide incentives for solar and wind power to supplement energy consumption.
- Include Green Building Program in adoption of 2010 California Building Code (effective January 1, 2011)

#### **Progress**

The City adopted the mandatory measures as part of its adoption of the 2010, 2016, and 2019 building codes. The City has also adopted a Climate Action Plan that seeks to reduce GHG emissions by 29 percent from business as usual practices.

**Continued Appropriateness:** The City will continue to implement its green building strategies, including adoption of the 2019 building codes. This program is included in the 2021-2029 Housing Element.

### **Program 7: Assistance for the Homeless and Special Needs Populations**

#### **Objectives**

- Assist 50 homeless persons and lower income persons at-risk of becoming homeless annually. This program benefits primarily extremely low income persons.
- Participate in regional efforts to develop a continuum of care system for the homeless.
- Coordinate with service providers to make available handouts of homeless resources at public counters.

#### **Progress**

In order to effectively address homelessness in a comprehensive manner, HUD asks cities to form Continuums of Care. A Continuum of care refers to an overall plan to coordinate the efforts of all involved parties to meet the needs of homeless persons and persons at risk of homelessness. The components of a continuum include homeless prevention, emergency shelter, transitional shelter, permanent supportive housing, and supportive services. The overall objective is to move homeless persons and families outside the service delivery system into emergency housing, then to transitional housing, and finally to self-sufficiency or permanent supportive housing.

The City's Community Assistance Program provides grant funds to non-profit organizations in the City that provide services to un-homed residents. Each year 10-11 organizations are selected that receive grant funds.

Between 2014 and 2018, assistance was provided to 903 homeless persons.

**Continued Appropriateness:** The City will continue to provide supportive services for homeless individuals and support a “Continuum of Care” approach to deal with the many causes of homelessness. This program is included in the 2021-2029 Housing Element.

### **Program 8: City of Hesperia Township Program**

#### **Objectives**

- Actively pursue grants to fund this program.
- Rehabilitate and improve 6 streets over the next five years (mid 2009-mid-2014)

#### **Progress**

The City created this program in 2007 with redevelopment agency funding. Construction of two streets was completed in 2012. Additional streets will be completed as funding becomes available.

**Continued Appropriateness:** This program is continued in the 2021-2029 Housing Element.

### **Program 9: Code Enforcement**

#### **Objectives**

- Provide code enforcement to 200 households within the designated low income enhancement areas to eliminate slum and blight.
- Provide code enforcement assistance to 20 low income households.

#### **Progress**

The City continues to operate an effective code enforcement program.

**Continued Appropriateness:** This program is continued in the 2021-2029 Housing Element.

### **Program 10: Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)**

#### **Objectives**

- Provide 5 rehabilitation loans to assist low and moderate income households.
- Provide sewer connections to 5 low and moderate income households.
- Advertise program at City website and public counters.
- Annually evaluate the City’s needs and funding available, and pursue additional State HOME funds as necessary.

#### **Progress**

Between 2014 and 2019, no households were assisted under this program. The HHA, HRLP and SCP is not currently active.

**Continued Appropriateness:** This program is continued in the 2021-2029 Housing Element.

### **Program 11: Community Development Block Grant Housing Rehabilitation Loan Program (CDBG-HRLP)**

#### **Objectives**

- Provide loans to rehabilitate 5 lower income housing units.
- Advertise program at City website and public counters.

#### **Progress**

Between 2014 and 2019, 66 households were assisted under this program.



**Continued Appropriateness:** This program is continued in the 2021-2029 Housing Element.

### **Program 12: Lead-Based Paint Education and Outreach Efforts**

#### **Objectives**

- Provide lead-based paint education and outreach efforts to 100 low and moderate income households.
- Provide lead-based paint testing as needed.

#### **Progress**

The City continues to provide outreach and education services regarding lead-based paint.

**Continued Appropriateness:** This program is continued in the 2021-2029 Housing Element.

### **Program 13: Affordable Housing Monitoring**

#### **Objectives**

- Monitor affordable housing projects annually for compliance with affordability restrictions, income eligibilities, and housing quality standards.

#### **Progress**

No affordable housing project was at risk of converting to market-rate housing during the 2014-2021 planning period.

**Continued Appropriateness:** The City continues to monitor its affordable housing inventory, particularly those created with City participation. This program is continued in the 2021-2029 Housing Element.

### **Program 14: Main Street and Freeway Corridor Specific Plan**

#### **Objectives**

- Promote Specific Plan tools and provide information on sites available to interested developers.
- Facilitate affordable housing development using Redevelopment Housing Set-Aside and other funding sources.
- Financial Assistance is available through an application process and final approval of the City Council and Agency Board.
- Shared parking, reduced parking, deferred fees, priority processing, infrastructure assistance, density bonuses, and design modifications are offered to projects in the specific plan area, as well as the entire City.

#### **Progress**

Due to the economic recession and depressed housing market, no significant housing development occurred in the Specific Plan area since its adoption. Three market-rate multi-family developments commenced construction in 2019.

**Continued Appropriateness:** This area continues to provide significant opportunities for future residential development. This program is continued in the 2021-2029 Housing Element.

### **Program 15: Density Bonus**

#### **Objectives**

- Amend the Zoning Ordinance within one year of the adoption of the Housing Element to reflect current State Density Bonus law and to list existing specific incentives and regulatory concessions that will be offered by the City.

#### **Progress**

The City adopted revised density bonus provisions in its Development Code in 2011. The City offers and promotes density bonuses in conjunction with design concessions for enable developers to construct affordable units within the City. One project, consisting of 192 senior units, (a 28% density bonus) was approved in 2016, and is currently under construction.

**Continued Appropriateness:** The City will continue to promote the use of density bonus to create affordable housing. This program is continued in the 2021-2029 Housing Element.

### **Program 16: Housing for the Homeless/Extremely Low Income Households**

#### **Objectives**

- Amend the Zoning Code to address the provision of emergency shelters, transitional housing, supportive housing, and single-room occupancy housing.
- Provide information of available sites to interested developers and organizations.

#### **Progress**

The Main Street and Freeway Corridor Specific Plan provides for two zones (Mixed–Use and Medium Density Residential) to permit emergency/homeless shelters. The design will be generally held to similar institutional uses, depending on the services offered by the shelter. These zones are in proximity to the City’s commercial core as well as the Civic Plaza. This enables the homeless to access services necessary to provide substance and maintain contact with society

**Continued Appropriateness:** This program is continued in the 2021-2029 Housing Element.

### **Program 17: Farmworker Housing**

#### **Objectives**

- Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address the Employee Housing Act with regard to farmworker housing.
- Amend the Zoning Ordinance to permit by right farm labor housing for 36 persons in a group quarters or 12 units intended for families on properties where agricultural uses are permitted.

#### **Progress**

The City has not yet amended the Zoning Code to address farmworker housing.

**Continued Appropriateness:** This program is continued in the 2021-2029 Housing Element.

### **Program 18: Housing for Persons with Disabilities**

#### **Objectives**

- Create a process within one year of the adoption of the Housing Element for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.

**Progress**

The City has established a reasonable accommodation procedure.

**Continued Appropriateness:** This program is continued in the 2021-2029 Housing Element.

**Program 19: Fair Housing Support and Services****Objectives**

- Provide fair housing services and annual outreach meetings to assist residents, landlords, and housing professionals with fair housing problems.
- Place fair housing information and resources at City website and public counters.

**Progress**

The City continues to provide fair housing service through fair housing service providers.

**Continued Appropriateness:** This program is continued in the 2021-2029 Housing Element.

## Please Start Here

General Information	
Jurisdiction Name	Hesperia
Reporting Calendar Year	2018
Contact Information	
First Name	Ryan
Last Name	Leonard
Title	Senior Planner
Email	Rleonard@cityofhesperia.us
Phone	7609471234
Mailing Address	
Street Address	9700 Seventh Avenue
City	Hesperia
Zipcode	92345

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

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Jurisdiction	Hesperia
Reporting Year	2018 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1		2									3
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)
													Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,921	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,921
Low	Deed Restricted	1,231	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,231
Moderate	Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,409
Above Moderate		3,594	5	-	-	-	-	-	-	-	-	-	5
Total RHNA		8,155											
Total Units			5	-	-	-	-	-	-	-	-	-	5
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date
													Total Units Remaining
Extremely Low-Income Units*		961		-	-	-	-	-	-	-	-	-	-
													961

\*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).





# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		Hesperia	
Reporting Year		2018 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1	Help low/moderate own homes	Ongoing	
1.2	Use density bonuses for low/moderate	Ongoing	
1.3	Work w/agencies&developers housing	Ongoing	
1.4	Housing for homeless&lowest incomes	Ongoing	
1.5	Energy conservation in housing	Ongoing	Following building codes, providing information
2.1	Enforce health/safety codes	Ongoing	Code Enforcement and Building Inspectors working together
2.2	Improve housing through task force	Ongoing	
2.3	Offer rehab programs to low/mod	Ongoing	
2.4	Help remove dangerous housing	Ongoing	Code Enforcement notices owners, remedies issues
2.5	Preserve existing low/mod housing	Ongoing	
2.6	Offer services/facilities to help residents	Ongoing	
3.1	Use Land Uses for variety of housing	Completed	Completed
3.2	Encourage housing near employment	Completed	Completed
3.3	Encourage residential in unused areas	Ongoing	Many vacant lots have seen development over the years
3.4	Allow flexibility in zoning for housing	Ongoing	
4.1	Remove constraints to housing	Ongoing	Modified codes to prevent speculators from tying up property for long periods
5.1	Provide fair housing info to residents	Ongoing	Ongoing through Code Enforcement
5.2	Equal access to housing special needs	Ongoing	
5.3	Promote accessible units in housing	Ongoing	



Jurisdiction	Hesperia	
Reporting Period	2018	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the ckcklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									





<b>Jurisdiction</b>	Hesperia
<b>Reporting Period</b>	2018 (Jan. 1 - Dec. 31)

**NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For San Bernardino County jurisdictions, please format the APN's as follows:9999-999-99-9999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
0399-132-28-0000	I AVE	Commercial		Exempt Surplus Land	0.29	Zones C2, RC, and R3 require to be rezoned to allow 30units per acre per H.E. deadline 10/20/24
0399-132-30-0000	I AVE	Commercial		Exempt Surplus Land	0.16	See note above
0399-132-01-0000	17861 BEAR VALLEY RD	Commercial		Exempt Surplus Land	0.27	See note above
0413-041-07-0000	JUNIPER ST	Residential	2	Surplus Land	0.2	
3046-011-35-0000	ALMANOR AVE	Residential	2	Surplus Land	0.26	
3046-062-32-0000	FUENTE AVE/CEDAR ST	Public Facilities		Exempt Surplus Land	0.98	
0405-373-03-0000	7770 MAPLE AVE	Public Facilities		Exempt Surplus Land	39.69	
0410-021-28-0000	End of Spur	Industrial		Surplus Land	3.97	
0410-021-38-0000	End of Spur	Industrial		Surplus Land	2.75	
0410-021-13-0000	MAUNA LOA ST	Industrial		Surplus Land	7.01	
0410-061-02-0000	HERCULES ST (W Side)	Industrial		Surplus Land	1	
0410-071-25-0000	HERCULES ST	Industrial		Surplus Land	2.45	
0410-07-126-0000	HERCULES ST	Industrial		Surplus Land	2.45	
0410-071-06-0000	HERCULES ST	Industrial		Surplus Land	2.48	
0410-071-07-0000	Corner of spur	Industrial		Surplus Land	2.48	
0410-02-134-0000	MAUNA LOA ST	Industrial		Surplus Land	2.75	
0410-031-06-0000	MAUNA LOA ST	Industrial		Surplus Land	11	
0410-032-01-0000	No Access (E Side)	Industrial		Surplus Land	5.5	
0410-061-06-0000	MOJAVE ST/E AVE	Industrial		Surplus Land	10.98	
0410-061-07-0000	MOJAVE ST (W side)	Industrial		Surplus Land	10.98	
0410-062-08-0000	MOJAVE ST (E side)	Industrial		Surplus Land	2.85	
0410-061-04-0000	HERCULES ST	Industrial		Surplus Land	6	
0410-061-03-0000	HERCULES ST (W Side)	Industrial		Surplus Land	5	
0410-061-01-0000	W side (no access)	Industrial		Surplus Land	5	
0410-062-24-0000	G AVE	Industrial		Surplus Land	2.7	
0410-061-11-0000	No access	Industrial		Surplus Land	0.21	
0407-261-03-0000	9TH AVE	Commercial		Surplus Land	1.3	
0407-261-04-0000	9TH AVE/JUNIPER ST	Commercial		Surplus Land	1.2	
0407-261-20-0000	9776 9TH ST	Commercial		Surplus Land	1.28	
3064-561-06-0000	395 & CALIENTE RD	Commercial		Surplus Land	5	
3064-551-04-0000	395 & CALIENTE RD	Commercial		Surplus Land	3.88	
3064-551-03-0000	395 & CALIENTE RD	Commercial		Surplus Land	3.93	
3064-551-02-0000	395 & CALIENTE RD	Commercial		Surplus Land	3.93	
3064-551-01-0000	395 & CALIENTE RD	Commercial		Surplus Land	3.93	
3064-551-07-0000	395 & CALIENTE RD	Commercial		Surplus Land	3.81	
3064-551-06-0000	395 & CALIENTE RD	Commercial		Surplus Land	4	
3064-551-08-0000	395 & CALIENTE RD	Commercial		Surplus Land	47.26	
0405-062-72-0000	AMARGOSA RD	Commercial		Surplus Land	16.7	
0405-062-73-0000	AMARGOSA RD	Commercial		Surplus Land	4.01	
0406-111-29-0000	ARROYO AVE (FILE)	Residential	2	Surplus Land	1.02	
0406-111-30-0000	ARROYO AVE (FILE)	Residential	2	Surplus Land	1.02	
0407-032-16-0000	WILLOW ST	Residential	2	Surplus Land	1.37	
0407-032-10-0000	WILLOW ST	Residential	2	Surplus Land	1.37	

[illegible]



<b>Jurisdiction</b>	Hesperia	
<b>Reporting Period</b>	2018	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

Jurisdiction	Hesperia	
Reporting Period	2018	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Notes
Cells in green

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Hesperia	
Reporting Year	2018	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013- 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	202
Above Moderate		213
Total Units		415

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	#N/A
SFD	0	213	#N/A
2 to 4	0	200	#N/A
5+	0	0	#N/A
ADU	3	1	#N/A
MH	0	1	#N/A
Total	3	415	#N/A

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	115
Total Housing Units Approved:	123
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Hesperia
Reporting Year	2018 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202) <i>Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.</i>					
Total Award Amount	\$ - <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		0
Total Units		3

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	202
Above Moderate		213
Total Units		415

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	#N/A
	Non-Deed Restricted	#N/A
Low	Deed Restricted	#N/A
	Non-Deed Restricted	#N/A
Moderate	Deed Restricted	#N/A
	Non-Deed Restricted	#N/A
Above Moderate		#N/A
Total Units		#N/A

## Please Start Here

General Information	
Jurisdiction Name	Hesperia
Reporting Calendar Year	2019
Contact Information	
First Name	Ryan
Last Name	Leonard
Title	Senior Planner
Email	rleonard@cityofhesperia.us
Phone	7909471651
Mailing Address	
Street Address	9700 Seventh Avenue
City	Hesperia
Zipcode	92345

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

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Jurisdiction	Hesperia
Reporting Year	2019 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table A  
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	0	193	0	0	7	0				
	0413-162-39	9175 Third Ave	TTM20311	TT19-00001	5+	R	10/8/2019						186		0			No	No	N/A	Withdrawn	
	0406-021-18			SPR19-00013	2 to 4	R	9/9/2019						7		0	7	0	No	No	N/A	Approved	
															0							
															0							



[illegible]



Jurisdiction	Hesperia	
Reporting Year	2019	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1		2									3
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)
													Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,921	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,921
Low	Deed Restricted	1,231	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,231
Moderate	Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,409
Above Moderate		3,594	5	-	-	-	-	-	-	-	-	-	5
Total RHNA		8,155											
Total Units			5	-	-	-	-	-	-	-	-	-	5
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date
													Total Units Remaining
Extremely Low-Income Units*		961		-	-	-	-	-	-	-	-	-	961

\*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

<b>Jurisdiction</b>	Hesperia
<b>Reporting Year</b>	2019 (Jan. 1 - Dec. 31)

Table D

**Program Implementation Status pursuant to GC Section 65583**

## Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

[illegible]



Jurisdiction	Hesperia	
Reporting Period	2019	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the ckcklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									













Jurisdiction	Hesperia	
Reporting Year	2019	(Jan. 1 - Dec. 31)
Planning Period	5	2013-2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	178
Above Moderate		180
Total Units		358

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	180	0
2 to 4	0	16	0
5+	0	160	0
ADU	7	2	0
MH	0	0	0
Total	7	358	0

Housing Applications Summary	
Total Housing Applications Submitted:	2
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	7
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Hesperia
Reporting Year	2019 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ - <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		0
Total Units		3

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	178
Above Moderate		180
Total Units		358

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

## Please Start Here

General Information	
Jurisdiction Name	Hesperia
Reporting Calendar Year	2020
Contact Information	
First Name	Ryan
Last Name	Leonard
Title	Senior Planner
Email	rleonard@cityofhesperia.us
Phone	7609471651
Mailing Address	
Street Address	9700 Seventh Avenue
City	Hesperia
Zipcode	92345

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Jurisdiction	Hesperia	
Reporting Year	2020	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A  
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	0	22	93	115	36	0				
	0405-053-05	N/A	TTM20332	TT20-00001	SFD	O	3/2/2020							5	5	5		No	No	N/A	Approved	
	0397-161-06	N/A	TTM20370	TT20-00002	SFD	O	8/26/2020							31	31	0		No	No	N/A	Withdrawn	
	0405-261-20	10225 Datura Street	TTM20361	TT20-00003	SFD	O	9/8/2020							48	48			No	No	N/A	Pending	
	0397-161-11	N/A	TTM20373	TT20-00004	SFA	O	10/29/2020							9	9	9		No	No	N/A	Approved	
	0406-031-16	14986 SEQUOIA		SPR20-00007	2 to 4	R	9/14/2020						16		16	16		No	No	N/A	Approved	
	0410-242-29	N/A		SPR20-00010	2 to 4	R	12/9/2020						6		6	6		No	No	N/A	Approved	
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Jurisdiction	Hesperia	
Reporting Year	2020	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1		2									3
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)
													Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,921	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,921
Low	Deed Restricted	1,231	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,231
Moderate	Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,409
Above Moderate		3,594	5	-	-	-	-	-	-	-	-	-	5
Total RHNA		8,155											
Total Units			5	-	-	-	-	-	-	-	-	-	5
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date
													Total Units Remaining
Extremely Low-Income Units*		961		-	-	-	-	-	-	-	-	-	-
													961

\*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



## Housing Element Implementation

<b>Jurisdiction</b>		Hesperia	
<b>Reporting Year</b>		2020	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
1.1	Help low/moderate own homes	Ongoing	
1.2	Use density bonuses for low/moderate	Ongoing	
1.3	Work w/agencies&developers housing	Ongoing	
1.4	Housing for homeless&lowest incomes	Ongoing	
1.5	Energy conservation in housing	Ongoing	Following building codes, providing information
2.1	Enforce health/safety codes	Ongoing	Code Enforcement and Building Inspectors working together
2.2	Improve housing through task force	Ongoing	
2.3	Offer rehab programs to low/mod	Ongoing	
2.4	Help remove dangerous housing	Ongoing	Code Enforcement notices owners, remedies issues
2.5	Preserve existing low/mod housing	Ongoing	
2.6	Offer services/facilities to help residents	Ongoing	
3.1	Use Land Uses for variety of housing	Completed	Completed
3.2	Encourage housing near employment	Completed	Completed
3.3	Encourage residential in unused areas	Ongoing	Many vacant lots have seen development over the years
3.4	Allow flexibility in zoning for housing	Ongoing	
4.1	Remove constraints to housing	Ongoing	Modified codes to prevent speculators from tying up property for long periods
5.1	Provide fair housing info to residents	Ongoing	Ongoing through Code Enforcement
5.2	Equal access to housing special needs	Ongoing	
5.3	Promote accessible units in housing	Ongoing	

<b>Jurisdiction</b>	Hesperia	
<b>Reporting Period</b>	2020	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

## ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Hesperia	
Reporting Period	2020	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the ckcklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



<b>Jurisdiction</b>	Hesperia	
<b>Reporting Period</b>	2020	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

[illegible]







Jurisdiction	Hesperia	
Reporting Period	2020	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Notes
Cells in green

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Hesperia	
Reporting Year	2020	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	162
Above Moderate		136
Total Units		298

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	136	0
2 to 4	0	122	0
5+	0	30	0
ADU	7	10	0
MH	0	0	0
Total	7	298	0

Housing Applications Summary	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	115
Total Housing Units Approved:	36
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Hesperia	
Reporting Year	2020	(Jan. 1 - Dec. 31)

**Local Early Action Planning (LEAP) Reporting**  
(CCR Title 25 §6202)

*Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.*

[illegible]

*Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)*

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		0
Total Units		7

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	162
Above Moderate		136
Total Units		298

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Total Units		0

## Please Start Here

General Information	
Jurisdiction Name	Hesperia
Reporting Calendar Year	2021
Contact Information	
First Name	Ryan
Last Name	Leonard
Title	Senior Planner
Email	rleonard@cityofhesperia.us
Phone	7609471651
Mailing Address	
Street Address	9700 Seventh Avenue
City	Hesperia
Zipcode	92345

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

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Jurisdiction	Hesperia
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1		2									3
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)
													Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,921	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,921
Low	Deed Restricted	1,231	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,231
Moderate	Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		111	3	-	-	-	-	-	-	-	-	114
Above Moderate		3,594	54	20	-	-	-	-	-	-	-	-	74
Total RHNA		8,155											
Total Units			165	23	-	-	-	-	-	-	-	-	188
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date
													Total Units Remaining
Extremely Low-Income Units*		961		-	-	-	-	-	-	-	-	-	961

\*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction	Hesperia		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1	Help low/moderate own homes	Ongoing	
1.2	Use density bonuses for low/moderate	Ongoing	
1.3	Work w/agencies&developers housing	Ongoing	
1.4	Housing for homeless&lowest incomes	Ongoing	
1.5	Energy conservation in housing	Ongoing	Following building codes, providing information
2.1	Enforce health/safety codes	Ongoing	Code Enforcement and Building Inspectors working together
2.2	Improve housing through task force	Ongoing	
2.3	Offer rehab programs to low/mod	Ongoing	
2.4	Help remove dangerous housing	Ongoing	Code Enforcement notices owners, remedies issues
2.5	Preserve existing low/mod housing	Ongoing	
2.6	Offer services/facilities to help residents	Ongoing	
3.1	Use Land Uses for variety of housing	Completed	Completed
3.2	Encourage housing near employment	Completed	Completed
3.3	Encourage residential in unused areas	Ongoing	Many vacant lots have seen development over the years
3.4	Allow flexibility in zoning for housing	Ongoing	
4.1	Remove constraints to housing	Ongoing	Modified codes to prevent speculators from tying up property for long periods
5.1	Provide fair housing info to residents	Ongoing	Ongoing through Code Enforcement
5.2	Equal access to housing special needs	Ongoing	
5.3	Promote accessible units in housing	Ongoing	



Jurisdiction	Hesperia	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the ckcklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

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Jurisdiction	Hesperia	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Notes
Cells in green

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Hesperia	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	121
Above Moderate		234
Total Units		355

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	234	0
2 to 4	2	8	0
5+	0	108	0
ADU	29	5	0
MH	0	0	0
Total	31	355	0

Housing Applications Summary	
Total Housing Applications Submitted:	13
Number of Proposed Units in All Applications Received:	312
Total Housing Units Approved:	97
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Hesperia
Reporting Year	2021 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ - <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	31
Above Moderate		0
Total Units		31

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	121
Above Moderate		234
Total Units		355

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Please Start Here

General Information	
Jurisdiction Name	Hesperia
Reporting Calendar Year	2022
Contact Information	
First Name	Ryan
Last Name	Leonard
Title	Senior Planner
Email	rleonard@cityofhesperia.us
Phone	7609471651
Mailing Address	
Street Address	9700 Seventh Avenue
City	Hesperia
Zipcode	92345

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

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Jurisdiction	Hesperia
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1		2									3
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)
													Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,921	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,921
Low	Deed Restricted	1,231	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	1,231
Moderate	Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	12	-	-	-	-	-	-	-	12
Above Moderate		3,594	5	152	242	-	-	-	-	-	-	-	399
Total RHNA		8,155											
Total Units			5	152	254	-	-	-	-	-	-	-	411
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).													
		5											6
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date
													Total Units Remaining
Extremely Low-Income Units*		961		-	-	-	-	-	-	-	-	-	-
													961

\*Extremely low-income housng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

Jurisdiction	Hesperia
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2028

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
0406-012-19-0000	Sequoia Street			10/20/2024					No Net Loss	1.49	C2	C2	15	30	11	Vacant	None
0406-013-22-0000	Hemlock Avenue			10/20/2024					No Net Loss	1.04	C2	C2	15	30	7	Vacant	None
0406-061-16-0000	Bear Valley Road			10/20/2024					No Net Loss	0.7	C2	C2		30	5	Vacant	None
0406-061-15-0000	Bear Valley Road			10/20/2024					No Net Loss	0.7	C2	C2		30	5	Vacant	None
0406-061-14-0000	Bear Valley Road			10/20/2024					No Net Loss	0.7	C2	C2		30	5	Vacant	
0406-061-13-0000	Bear Valley Road			10/20/2024					No Net Loss	0.7	C2	C2		30	5	Vacant	
0406-061-12-0000	Bear Valley Road			10/20/2024					No Net Loss	1.4	C2	C2	15	30	10	Vacant	
0406-051-11-0000	Bear Valley Road			10/20/2024					No Net Loss	0.69	C2	C2		30	5	Vacant	
0406-051-10-0000	Bear Valley Road			10/20/2024					No Net Loss	0.7	C2	C2		30	5	Vacant	
0406-051-06-0000	Bear Valley Road			10/20/2024					No Net Loss	0.8	C2	C2		30	6	Vacant	
0406-041-13-0000	Bear Valley Road			10/20/2024					No Net Loss	0.7	C2	C2		30	5	Vacant	

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		Hesperia	
Reporting Year		2022	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1	Help low/moderate own homes	Ongoing	Ongoing
1.2	Use density bonuses for low/moderate	Ongoing	
1.3	Work w/agencies&developers housing	Ongoing	
1.4	Housing for homeless&lowest incomes	Ongoing	
1.5	Energy conservation in housing	Ongoing	Following building codes, providing information
2.1	Enforce health/safety codes	Ongoing	Code Enforcement and Building Inspectors working together
2.2	Improve housing through task force	Ongoing	
2.3	Offer rehab programs to low/mod	Ongoing	
2.4	Help remove dangerous housing	Ongoing	Code Enforcement notices owners, remedies issues
2.5	Preserve existing low/mod housing	Ongoing	
2.6	Offer services/facilities to help residents	Ongoing	
3.1	Use Land Uses for variety of housing	Completed	Completed
3.2	Encourage housing near employment	Completed	Completed
3.3	Encourage residential in unused areas	Ongoing	Many vacant lots have seen development over the years
3.4	Allow flexibility in zoning for housing	Ongoing	
4.1	Remove constraints to housing	Ongoing	Modified codes to prevent speculators from tying up property for long periods
5.1	Provide fair housing info to residents	Ongoing	Ongoing through Code Enforcement
5.2	Equal access to housing special needs	Ongoing	
5.3	Promote accessible units in housing	Ongoing	



Jurisdiction	Hesperia	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the chcklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									



<b>Jurisdiction</b>	Hesperia	
<b>Reporting Period</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	10/15/2021 - 10/15/2029

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Hesperia
<b>Reporting Period</b>	2022 (Jan. 1 - Dec. 31)

**NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

For San Bernardino County jurisdictions, please format the APN's as follows:9999-999-99-9999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						



Jurisdiction	Hesperia	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.

Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: + indicates an optional field

Cells in grey contain auto-calculation formulas

Table I										
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										

Jurisdiction	Hesperia	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Notes
Cells in green

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Hesperia	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		243
Total Units		255

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	243	0
2 to 4	0	2	0
5+	0	0	0
ADU	37	10	0
MH	0	0	0
Total	37	254	0

Housing Applications Summary	
Total Housing Applications Submitted:	11
Number of Proposed Units in All Applications Received:	379
Total Housing Units Approved:	379
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Hesperia
Reporting Year	2022 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ - Total award amount is auto-populated based on amounts entered in rows 15-26.				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	37
Above Moderate		0
Total Units		37

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		243
Total Units		255

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

# 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:** Conditional Use Permit CUP22-00023; Applicants: Harp & Ravi Verma; APN: 0412-172-13

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### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2023-10, approving CUP22-00023.

### BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow the development of a self-storage facility with an office/caretaker's residence and a commissary kitchen with seven (7) outdoor food truck/RV storage spaces on 1.7 acres.

Location: The project is located at the southeast corner of Third Avenue and Seventh Avenue (Attachment 1).

Current General Plan, Zoning and Land Uses: The subject site as well as the property to the south are within the General Commercial (C2) zone. The properties to the north and east are within the Limited Agricultural (A1-2½) zone and the properties to the west are within the General Commercial (C2) zone and the Limited Agricultural (A1) zone (Attachment 2). The site has an existing non-conforming single-family home that will be demolished as part of the proposed development. The properties to the north, east and west consist of single-family homes. The property to the south consists of a Shell gas station along with a 7-Eleven convenience store and a Six Beans Coffee shop. The property to the west that is adjacent to Ranchero Road consists of Tripco gas station with a convenience store.

### ISSUES/ANALYSIS

Land Use: The proposed project consists of the development of a self-storage facility consisting of a 1,510 square foot office with a caretaker's residence, two self-storage buildings with 202 enclosed self-storage units totaling 37,306 square feet and 1,692 square foot commissary kitchen with seven (7) outdoor food truck/RV storage spaces. The proposed buildings will be located around the perimeter of the site. The office/caretaker's residence, commissary kitchen and the self-storage building listed as mini storage "A" will face Seventh Avenue with a portion of the self-storage building wrapping around Third Avenue. The self-storage building listed as mini storage "B" will be located on the east side of the property with a small portion of the building facing Third Avenue. The center of the site is composed of an open area for vehicle access into the self-

storage units. It will also include the proposed food truck and RV storage spaces along with additional parking spaces (Attachment 3).

The proposed office/caretaker's residence will consist of a lobby area, employee service area, public restroom, living room, kitchen, two bedrooms and two bathrooms. The commissary kitchen will consist of various ovens and grills, multiple preparation areas, commercial sinks, food storage cabinets and a restroom. The self-storage building listed as mini storage "A" will be approximately 12,976 square feet and will consist of 28 self-storage units ranging from the smallest unit which is 72 square feet (9' x 8') to the largest unit which is 702 square feet (18' x 39'). The self-storage building listed as mini storage "B" will be a two-story building that will be approximately 24,330 square feet and will consist of 87 self-storage units on the first floor and 87 self-storage units on the second floor. The size of the units will range from approximately 35 square feet (4' x 8'-8") to approximately 124 square feet (11' x 11'-3"). The building will also include two stairways at the opposite end of the building and an elevator in the center to provide access to the second story units (Attachment 4).

Access to the site would be provided by two existing driveway approaches located off Seventh Avenue and Ranchero Road. There will also be a new driveway approach adjacent to Third Avenue for vehicle emergency access only. The facility will be required to construct street improvements across the project's frontage along Seventh Avenue based on the City's 100-foot Arterial Roadway Standard and along Third Avenue based on the City's 60-foot Local Roadway Standard. The entrance of the self-storage facility will be located along the southern boundary of the site. The site will be secured by a 6-foot-high split-face block wall as well as a wrought iron gate for vehicle access.

The self-storage facility requires 6 parking spaces while the caretaker's residence requires 2 parking spaces. These required spaces are provided on-site behind an access gate to the self-storage facility. Additional parking spaces are provided in front of the access gate via a shared parking agreement with the commercial property to the south which has a surplus of parking spaces. The additional parking spaces will be utilized for customers who wish to access the lobby area and who do not have access into the site. The seven oversized food truck and RV storage spaces in the center of the site will serve as the required spaces for food trucks utilizing the commissary kitchen facilities.

The architecture of the proposed self-storage facility complies with the architectural design standards and guidelines of the Development Code. The proposed buildings include variation in wall planes, above roof elements and variety of exterior architecture features. The buildings will include an exterior stucco finish along with corrugated metal elements and tech wood composite siding. The buildings also feature decorative windows, enhanced light fixtures and multiple accent colors (Attachment 5 & 6).

As part of the specific land use standards, when self-storage facilities are located within or adjacent to residentially or agriculturally zoned properties, the hours of operation are to be restricted. As the proposed self-storage facility will be adjacent to agriculturally zoned properties the hours of operations of the business will be limited to seven a.m. to nine p.m., Monday through Saturday, and nine a.m. to nine p.m. on Sundays.

Drainage: Any additional runoff created on-site will be detained in an approved storm drain storage system. An underground drainage system is proposed to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the project is not considered significant.

Water and Sewer: The development will connect to an existing 16-inch water line in Seventh Avenue and proposes a septic system that will meet the Lahontan Regional Water Quality Control Board regulations.

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, which are consistent with the General Plan and are substantially surrounded by urban uses.

### **FISCAL IMPACT**

None.

### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

### **ATTACHMENT(S)**

1. Aerial Photo
2. General Plan Land Use Map
3. Site Plan
4. Floor Plan (2)
5. Elevations
6. Renderings
7. Resolution No. PC-2023-10, with list of conditions of approval



# ATTACHMENT 1



**APPLICANT(S):** HARP AND RAVI VERMA

**FILE NO(S):** CUP22-00023

**LOCATION:** SOUTHEAST CORNER OF THIRD AVENUE AND SEVENTH AVENUE

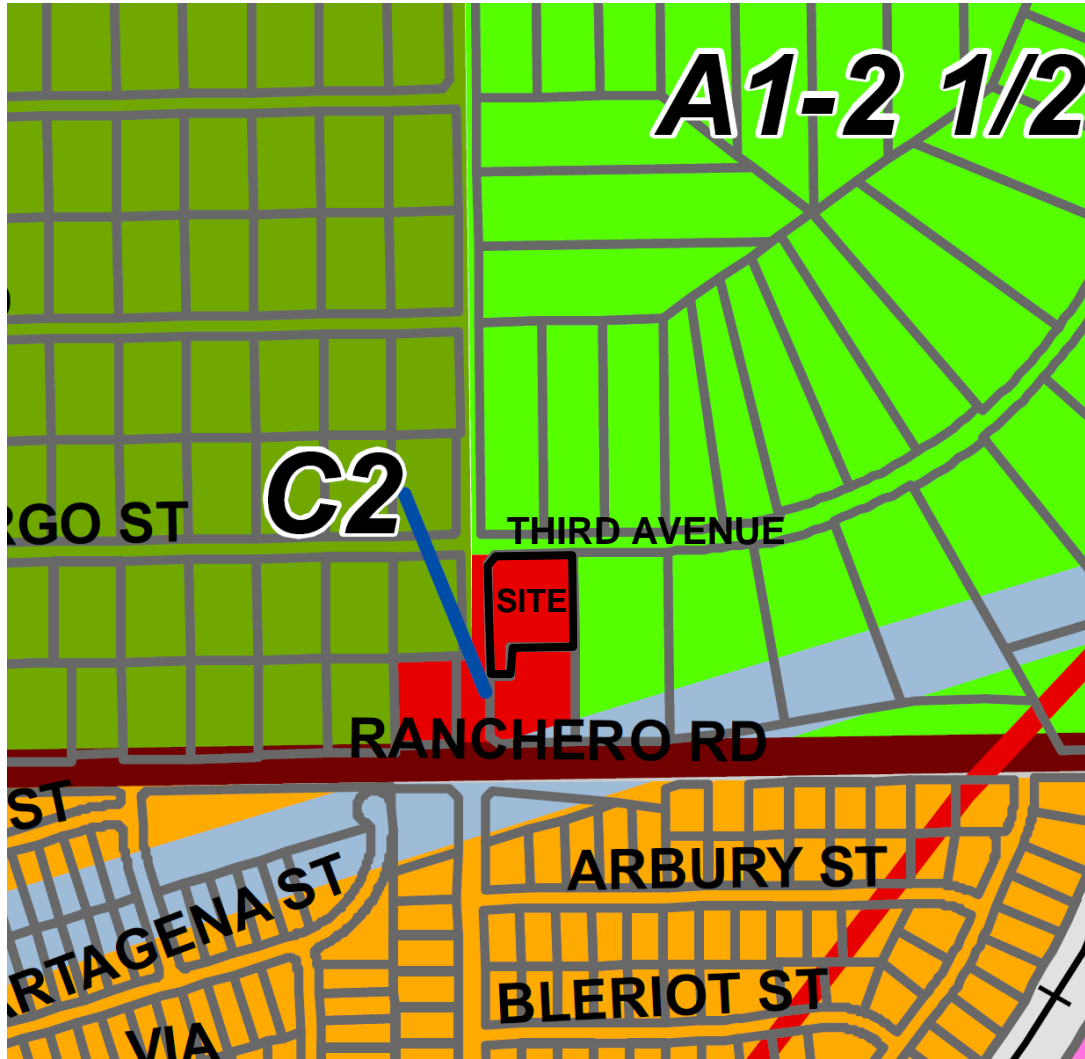
**APN(S):** 0412-172-13

**PROPOSAL:** CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00023 TO CONSTRUCT A SELF-STORAGE FACILITY CONSISTING OF 1,510 SQUARE FOOT OFFICE WITH A CARETAKER'S RESIDENCE, TWO SELF-STORAGE BUILDINGS WITH 202 ENCLOSED SELF-STORAGE UNITS TOTALING 37,306 SQUARE FEET AND 1,692 SQUARE FOOT COMMISSARY KITCHEN WITH SEVEN (7) OUTDOOR FOOD TRUCK/RV STORAGE SPACES ON 1.7 ACRES WITHIN THE GENERAL COMMERCIAL (C2) ZONE.





# ATTACHMENT 2



**APPLICANT(S):** HARP AND RAVI VERMA

**FILE NO(S):** CUP22-00023

**LOCATION:** SOUTHEAST CORNER OF THIRD AVENUE AND SEVENTH AVENUE

**APN(S):** 0412-172-13

**PROPOSAL:** CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00023 TO CONSTRUCT A SELF-STORAGE FACILITY CONSISTING OF 1,510 SQUARE FOOT OFFICE WITH A CARETAKER'S RESIDENCE, TWO SELF-STORAGE BUILDINGS WITH 202 ENCLOSED SELF-STORAGE UNITS TOTALING 37,306 SQUARE FEET AND 1,692 SQUARE FOOT COMMISSARY KITCHEN WITH SEVEN (7) OUTDOOR FOOD TRUCK/RV STORAGE SPACES ON 1.7 ACRES WITHIN THE GENERAL COMMERCIAL (C2) ZONE.



## GENERAL PLAN MAP

**SITE PLAN**  
SCALE 1" = 30' 0"

**SEVENTH AVENUE**

**THIRD AVENUE**

**RANCHERO ROAD**

**EXISTING CAR WASH**  
1500 SQ. FT.

**EXISTING C-STORE**  
3,500 SQ. FT.

**EXISTING C-STORE**  
2,000 SQ. FT.

**CARETAKERS RESIDENCE**  
1,510 SQ. FT.

**COMMISSARY KITCHEN**  
1,892 SQ. FT.

**MINI STORAGE "A"**  
12,976 SQ. FT.

**MINI STORAGE "B"**  
2 STORY  
12,080 SQ. FT. - FOOTPRINT  
24,330 SQ. FT. - USABLE

**OPEN AREA FOR TRUCK LOADING**

**EMERGENCY VEHICLE ACCESS**

**HATCHED AREA NOT A PART APN 0412-172-12**

**EXISTING FUELING CANOPY**

**EDGE OF EX. PAVING**

**APN 0412-172-13**

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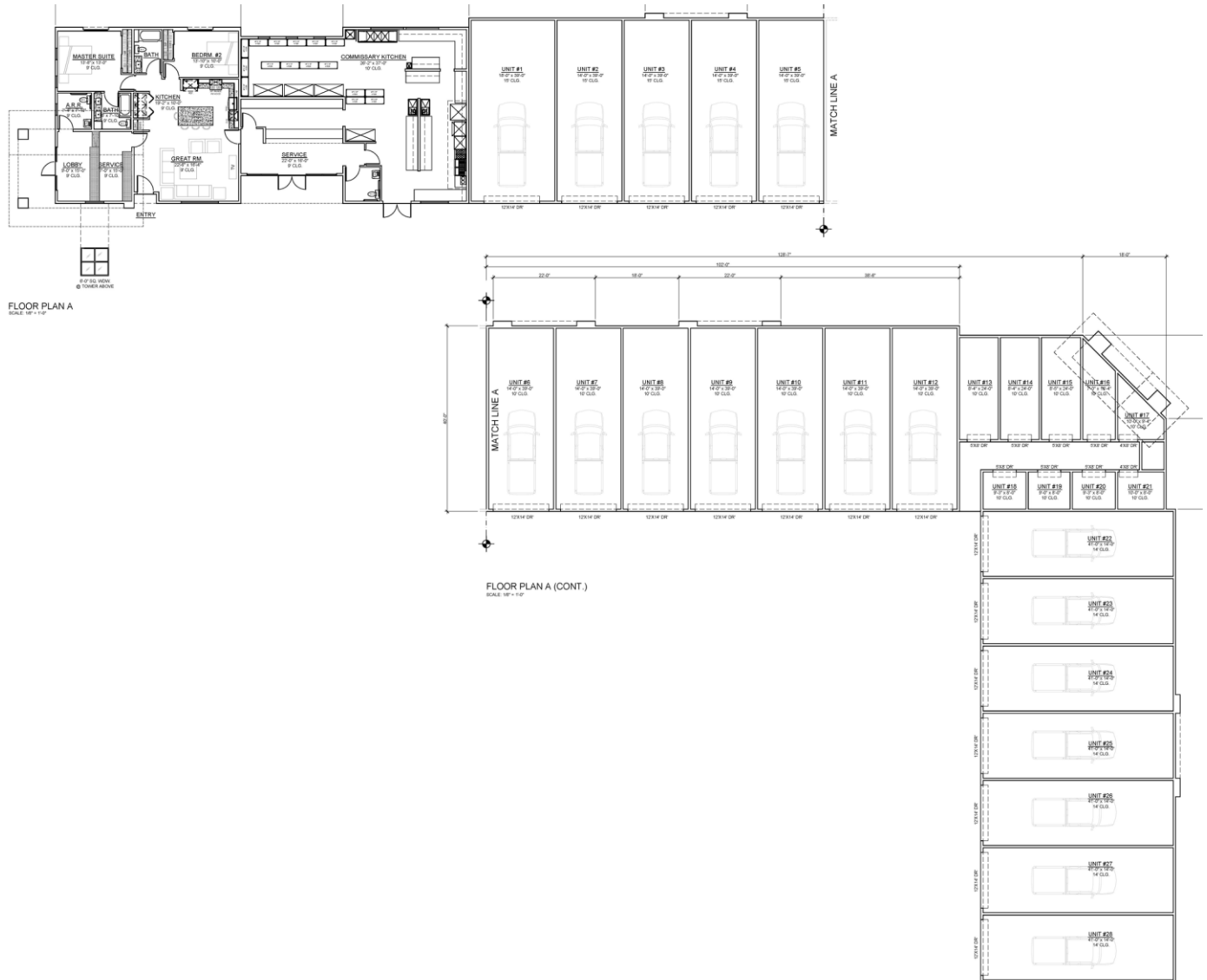
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# ATTACHMENT 4



**APPLICANT(S):** HARP AND RAVI VERMA

**FILE NO(S):** CUP22-00023

**LOCATION:** SOUTHEAST CORNER OF THIRD AVENUE AND SEVENTH AVENUE

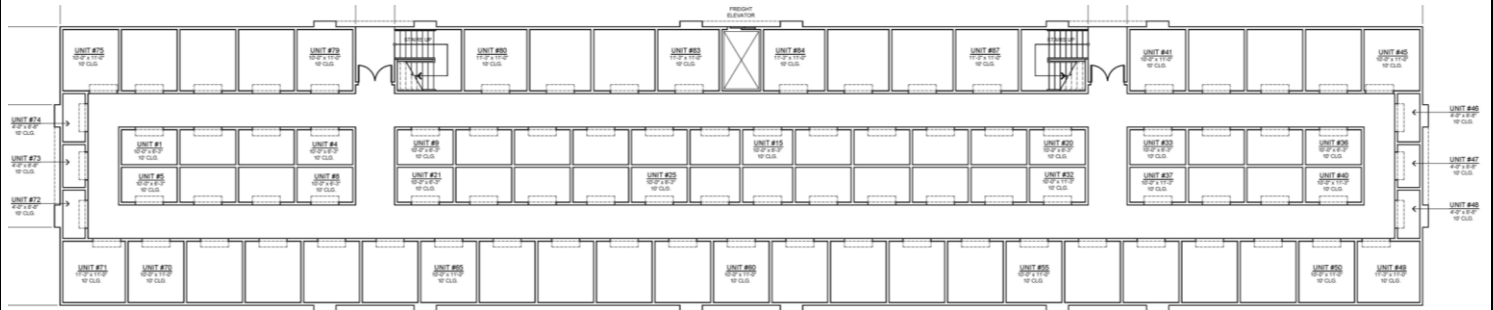
**APN(S):** 0412-172-13

**PROPOSAL:** CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00023 TO CONSTRUCT A SELF-STORAGE FACILITY CONSISTING OF 1,510 SQUARE FOOT OFFICE WITH A CARETAKER'S RESIDENCE, TWO SELF-STORAGE BUILDINGS WITH 202 ENCLOSED SELF-STORAGE UNITS TOTALING 37,306 SQUARE FEET AND 1,692 SQUARE FOOT COMMISSARY KITCHEN WITH SEVEN (7) OUTDOOR FOOD TRUCK/RV STORAGE SPACES ON 1.7 ACRES WITHIN THE GENERAL COMMERCIAL (C2) ZONE.

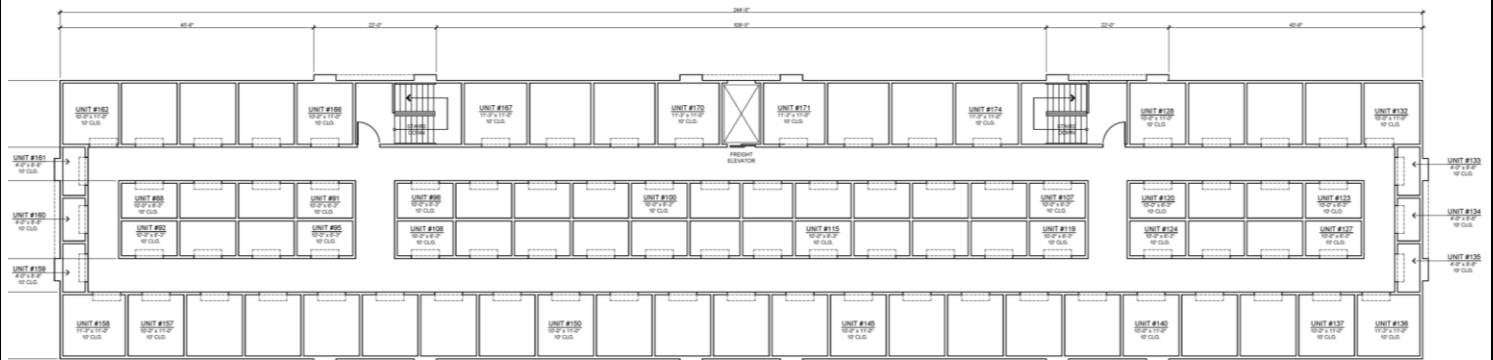


## FLOOR PLAN

# ATTACHMENT 4 (2)



FLOOR PLAN C - LOWER LEVEL  
SCALE: 1/8" = 1'-0"



FLOOR PLAN C - UPPER LEVEL  
SCALE: 1/8" = 1'-0"

**APPLICANT(S):** HARP AND RAVI VERMA

**FILE NO(S):** CUP22-00023

**LOCATION:** SOUTHEAST CORNER OF THIRD AVENUE AND SEVENTH AVENUE

**APN(S):** 0412-172-13

**PROPOSAL:** CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00023 TO CONSTRUCT A SELF-STORAGE FACILITY CONSISTING OF 1,510 SQUARE FOOT OFFICE WITH A CARETAKER'S RESIDENCE, TWO SELF-STORAGE BUILDINGS WITH 202 ENCLOSED SELF-STORAGE UNITS TOTALING 37,306 SQUARE FEET AND 1,692 SQUARE FOOT COMMISSARY KITCHEN WITH SEVEN (7) OUTDOOR FOOD TRUCK/RV STORAGE SPACES ON 1.7 ACRES WITHIN THE GENERAL COMMERCIAL (C2) ZONE.



## FLOOR PLAN

15/03/2021 Agriproject02 - CommercialIQ - ZIS-1 - VERNIA Food Truck Consistency Storage\_A-2 Exterior Elevations\_Vernia.dwg, 1/11/2021 8:28:51 AM, DWG To PDF.plt



# ATTACHMENT 6



EXTERIOR ELEVATION LOOKING EAST - VIEW FROM SEVENTH AVENUE



EXTERIOR ELEVATION LOOKING NORTH- CARETAKER/ OFFICE ENTRANCE

**APPLICANT(S):** HARP AND RAVI VERMA

**FILE NO(S):** CUP22-00023

**LOCATION:** SOUTHEAST CORNER OF THIRD AVENUE AND SEVENTH AVENUE

**APN(S):** 0412-172-13

**PROPOSAL:** CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00023 TO CONSTRUCT A SELF-STORAGE FACILITY CONSISTING OF 1,510 SQUARE FOOT OFFICE WITH A CARETAKER'S RESIDENCE, TWO SELF-STORAGE BUILDINGS WITH 202 ENCLOSED SELF-STORAGE UNITS TOTALING 37,306 SQUARE FEET AND 1,692 SQUARE FOOT COMMISSARY KITCHEN WITH SEVEN (7) OUTDOOR FOOD TRUCK/RV STORAGE SPACES ON 1.7 ACRES WITHIN THE GENERAL COMMERCIAL (C2) ZONE.



**RENDERINGS**

# ATTACHMENT 6

## RESOLUTION NO. PC-2023-10

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY WITH 1,510 SQUARE FOOT OFFICE WITH A CARETAKER'S RESIDENCE, TWO SELF-STORAGE BUILDINGS WITH 202 ENCLOSED SELF-STORAGE UNITS TOTALING 37,306 SQUARE FEET AND 1,692 SQUARE FOOT COMMISSARY KITCHEN WITH SEVEN (7) OUTDOOR FOOD TRUCK/RV STORAGE SPACES ON 1.7 ACRES WITHIN THE GENERAL COMMERCIAL (C2) ZONE LOCATED AT THE SOUTHEAST CORNER OF THIRD AVENUE AND SEVENTH AVENUE (CUP22-00023)**

**WHEREAS**, Harp and Ravi Verma have filed an application requesting approval of CUP22-00023 described herein (hereinafter referred to as "Application"); and

**WHEREAS**, the Application applies to approximately 1.7 acres of an existing land also referenced Assessor's Parcel Number 0412-172-13; and

**WHEREAS**, the Application proposes the development of a self-storage facility with a caretaker's residence and a commissary kitchen with seven (7) outdoor food truck and RV storage spaces which requires approval of a conditional use permit; and

**WHEREAS**, the subject site as well as the property to the south are within the General Commercial (C2) zone. The properties to the north and east are within the Limited Agricultural (A1-2½) zone and the properties to the west are within the General Commercial (C2) zone and the Limited Agricultural (A1) zone; and

**WHEREAS**, the site has an existing non-conforming single-family home that will be demolished as part of the proposed development. The properties to the north, east and west consist of single-family homes. The property to the south consists of a Shell gas station along with a 7-Eleven convenience store and Six Beans Coffee shop and part of the property to the west consists of a Tripco gas station with a convenience store; and

**WHEREAS**, 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, which are consistent with the General Plan and are substantially surrounded by urban uses; and

**WHEREAS**, on June 8, 2023, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE**, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced June 8, 2023 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The proposed self-storage facility with a caretaker's residence and a commissary kitchen with food truck/RV parking is conditionally permitted within the General Commercial (C2) Zone and complies with all applicable provisions of the Development Code. The proposed use would not impair the integrity and character of the surrounding neighborhood. The site is suitable for the type and intensity of the use that is proposed.
- (b) The proposed use would not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or be adverse to the public convenience, health, safety or general welfare with the implementations of conditions of approval.
- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing nonresidential uses within the C2 zone of the Development Code. The development is subject to conditions of approval and complies with the standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure and all other applicable development standards. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.
- (d) The site for the proposed use will have adequate access based upon its existing driveways off Third Avenue and Seventh Avenue. There are also general services for sanitation, water and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the site is currently served with adequate infrastructure to operate without a major extension of infrastructure.
- (e) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the C2 zone of the Development Code. The proposed development is allowed with approval of a conditional use permit.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP22-00023, subject to the conditions of approval as shown in Attachment "A".

Section 4. That the Secretary shall certify to the adoption of this Resolution.



**ADOPTED AND APPROVED** on this 8<sup>th</sup> day of June 2023.

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Roger Abreo, Chair, Planning Commission

ATTEST:

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Maricruz Montes, Secretary, Planning Commission

# DRAFT

## ATTACHMENT "A" List of Conditions for CUP22-00023

Approval Date: June 8, 2023  
Effective Date: June 20, 2023  
Expiration Date: June 20, 2026

This list of conditions applies to: Consideration of Conditional Use Permit CUP22-00023 to construct a self-storage facility consisting of 1,510 square foot office with a caretaker's residence, two self-storage buildings with 202 enclosed self-storage units totaling 37,306 square feet and 1,692 square foot commissary kitchen with seven (7) outdoor food truck/RV storage spaces on 1.7 acres within the General Commercial (C2) zone located at the southeast corner of Third Avenue and Seventh Avenue (Applicants: Harp & Ravi Verma; APN: 0412-172-13)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

### CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED  
NOT IN COMPLIANCE

COMPLIED BY

CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)

COMPLETED  
NOT IN COMPLIANCE

COMPLIED BY

DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)

COMPLETED  
NOT IN COMPLIANCE

COMPLIED BY

PERCOLATION TEST. The applicant shall submit a percolation test, performed by a California licensed civil or soils engineer, for determining the percolation rate for the required private sewage disposal systems. Should the applicant agree in writing to use the most restrictive percolation test for a site in close proximity to the subject property in designing the sewage disposal systems, then a percolation test shall not be required to be performed on-site. The applicability of any percolation test for use in designing the sewage disposal systems shall be subject to review and approval by the Building and Safety Division. In the event a tract map or parcel map has previously been recorded on the project site, the City of Hesperia has a percolation test on file, and no unusual conditions apply, this requirement may be waived by the Building and Safety Division. (B)

COMPLETED  
NOT IN COMPLIANCE

COMPLIED BY

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

COMPLETED

COMPLIED BY

PLAN CHECK FEES. Plan checking fees must be paid in

NOT IN COMPLIANCE

conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Bethany Hudson at (760) 947-1438 or budson@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

TITLE REPORT. The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared using the applicable Mojave River Watershed Group Regulated WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final designs for best management practices (BMP's), and includes calculations for BMP sizing.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a

Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board.

Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see:

<https://www.casqa.org/resources/bmp-handbooks>

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice Of Intent Receipt Letter and the project WDID No. to the City.

Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the projects Erosivity Waiver Certification and Waiver ID to the City.

NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, and provide

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

HOURS OF OPERATION. Storage facilities located within or adjacent to residentially or agriculturally zoned properties shall have their hours of operation restricted to seven a.m. to nine p.m., Monday through Saturday, and nine a.m. to nine p.m. on Sundays. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project to which these conditions of approval apply (collectively "Approvals"); or (b) claims or

alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval. (P)

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(2). Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim unless the City approves the settlement in writing. Additionally, the City shall not be prohibited from independently defending any claim, and whether or not the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Unless the City independently chooses to defend any Third Party Action on its behalf, Applicant shall control the conduct of the defense of any claim or action provided that: (1) the City shall have the right, prior to filing, to review and approve any and all pleadings or related documents filed with the court in connection with such defense and Applicant shall reimburse the City for review time for each draft brief or pleading to be filed on behalf of the City; and (2) the City shall review and reasonably approve any proposed settlement. The Applicant acknowledges that the City is not obligated to approve a proposed settlement requiring the City to pay or incur any monetary amount, take a future legislative action, render a future quasi-judicial decision, or otherwise take a future discretionary government action. (P)

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(3). The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third Party Actions. The City shall provide Applicant with an invoice detailing all reasonable costs incurred. Applicant shall tender to the City payment-in-full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant further acknowledges and agrees that failure to timely tender payment-in-full to the City shall be considered a breach and non-compliance with the conditions of approval for the project. Applicant shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant as noted herein. (P)

**CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SEVENTH AVENUE. Saw-cut (2-foot min.) and match-up asphalt pavement on Seventh Avenue across the project frontage, based on City's 100-foot Arterial Roadway Standard. The curb face is to be located at 36' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:

- A. 8" Curb and Gutter per City standards.
- B. Sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Intersection improvements including handicapped ramps per City standards.
- F. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
- G. Cross sections every 50-feet per City standards.

- H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- I. Provide a signage and striping plan per City standards.
- J. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.
- K. Provide signage and striping for a Class 2 bike trail, per City's adopted non-motorized transportation plan.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

THIRD AVENUE. Saw-cut (2-foot min.) and match-up asphalt pavement on Third Avenue across the project frontage, based on City's 60-foot Local Roadway Standard. The curb face is to be located at 20' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:

- A. 8" Curb and Gutter per City standards.
- B. Sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Intersection improvements including handicapped ramps per City standards.
- F. Commercial driveway approaches per City standards.
- G. Pavement transitions per City Standards.
- H. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 8 and per the soils report.
- I. Cross sections every 50-feet per City standards.
- J. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- K. Provide a signage and striping plan per City standards.
- L. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

UTILITY PLAN. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developer's expense. (E)

- A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.
- B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made from the existing 16" ACP water line in Seventh Avenue per City Standards.
- C. The Developer is not required to install sewer lines unless the proposed septic system cannot meet the La Honton Regional Water Quality Board's requirements or the City of Hesperia's EDU requirements.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all

disturbed areas are fully stabilized. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CULTURAL RESOURCES. If cultural resources are found during grading then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law. A report of all resources discovered as well as the actions taken shall be provided to the City prior to issuance of a Certificate of Occupancy. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PRE-CONSTRUCTION SURVEY. A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building Division showing the present location and proposed treatment of all smoke tree, species in the Agavaceae family, mesquite, large creosote bushes, Joshua Trees, and other plants protected by the State Desert Native Plant Act. The grading plan shall be consistent with the approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

AVIGATION EASEMENT. The project site is located within Safety Area for Hesperia Airport as identified in the City's adopted Comprehensive Airport Land Use Plan. The developer shall record an Avigation Easement to Hesperia Airport as approved by the City Attorney. The easement and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DRIVEWAYS/PARKING EASEMENT. An access easement shall be recorded which allows for the perpetual use of the driveways and/or off-street parking spaces for the benefit of the adjacent property. The easement and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)

#### **CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia



Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. School Fees (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water:

- A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.
- B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.
- C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:

<http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx>

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations required application fees and completed landscape packet to the Building Division with the required application fees. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number size type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

MASONRY WALLS AND FENCING. The required masonry walls and wrought iron fencing shall be completed as approved on the site plan and in accordance with City standards. (P)

#### **CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

UTILITY CLEARANCE AND C OF O. The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

- A. Development Impact Fees (B)
- B. Park Fees (Not applicable to commercial and industrial developments (B))
- C. Utility Fees (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

AS BUILT PLANS. The Developer shall provide as built plans. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved exterior building elevations. (P)

**NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:**

<b>(B) Building Division</b>	<b>947-1300</b>
<b>(E) Engineering Division</b>	<b>947-1476</b>
<b>(F) Fire Prevention Division</b>	<b>947-1603</b>
<b>(P) Planning Division</b>	<b>947-1200</b>
<b>(RPD) Hesperia Recreation and Park District</b>	<b>244-5488</b>

# 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

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## 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.

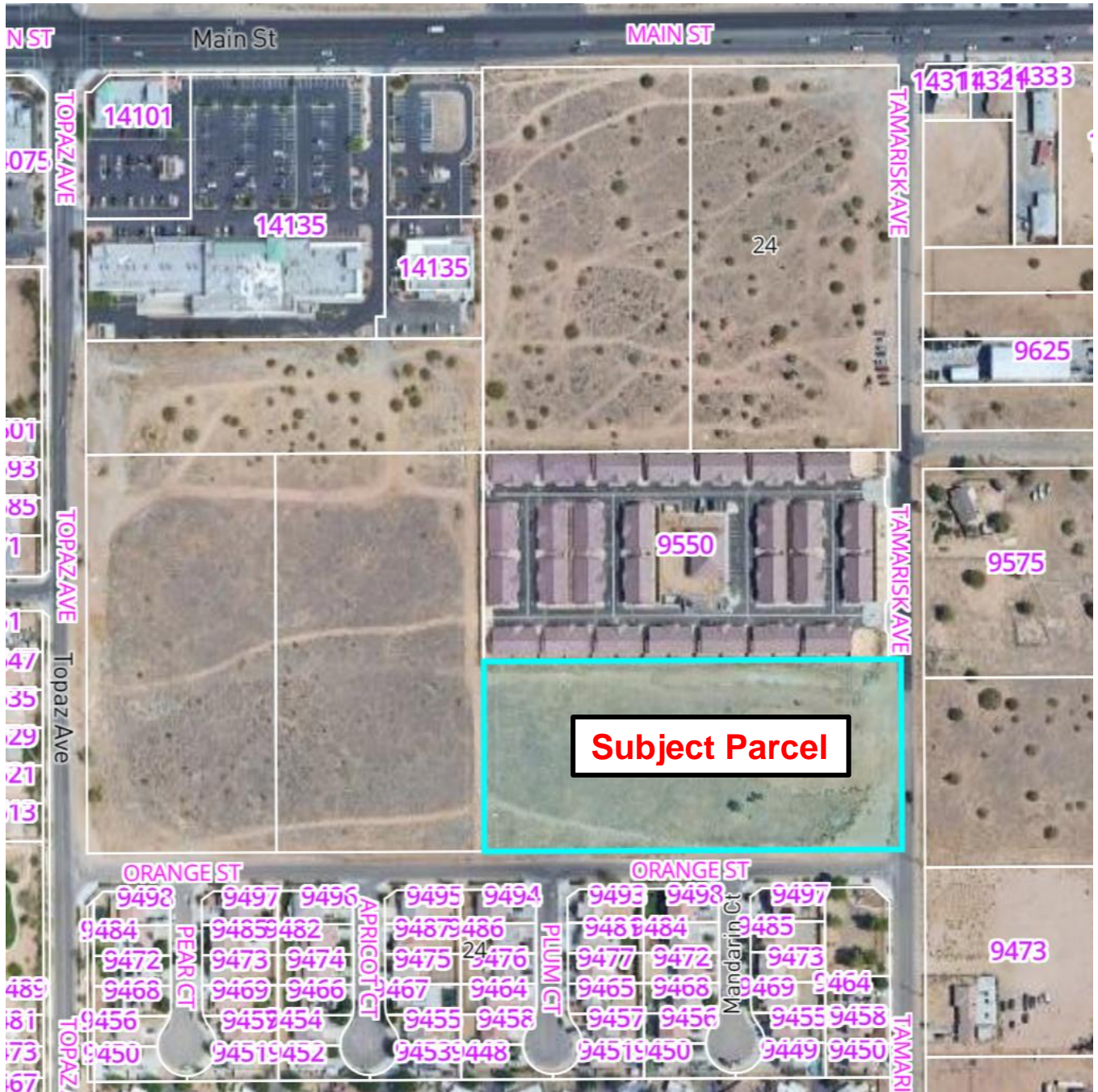
## **ALTERNATIVE(S)**

Provide alternative direction to staff.

## **ATTACHMENT(S)**

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

# ATTACHMENT 1



**APPLICANT(S):** STEENO DESIGN STUDIO, INC

**FILE NO(S):** SPLA23-00004

**LOCATION:** NORTHWEST CORNER OF ORANGE STREET AND TAMARISK AVENUE

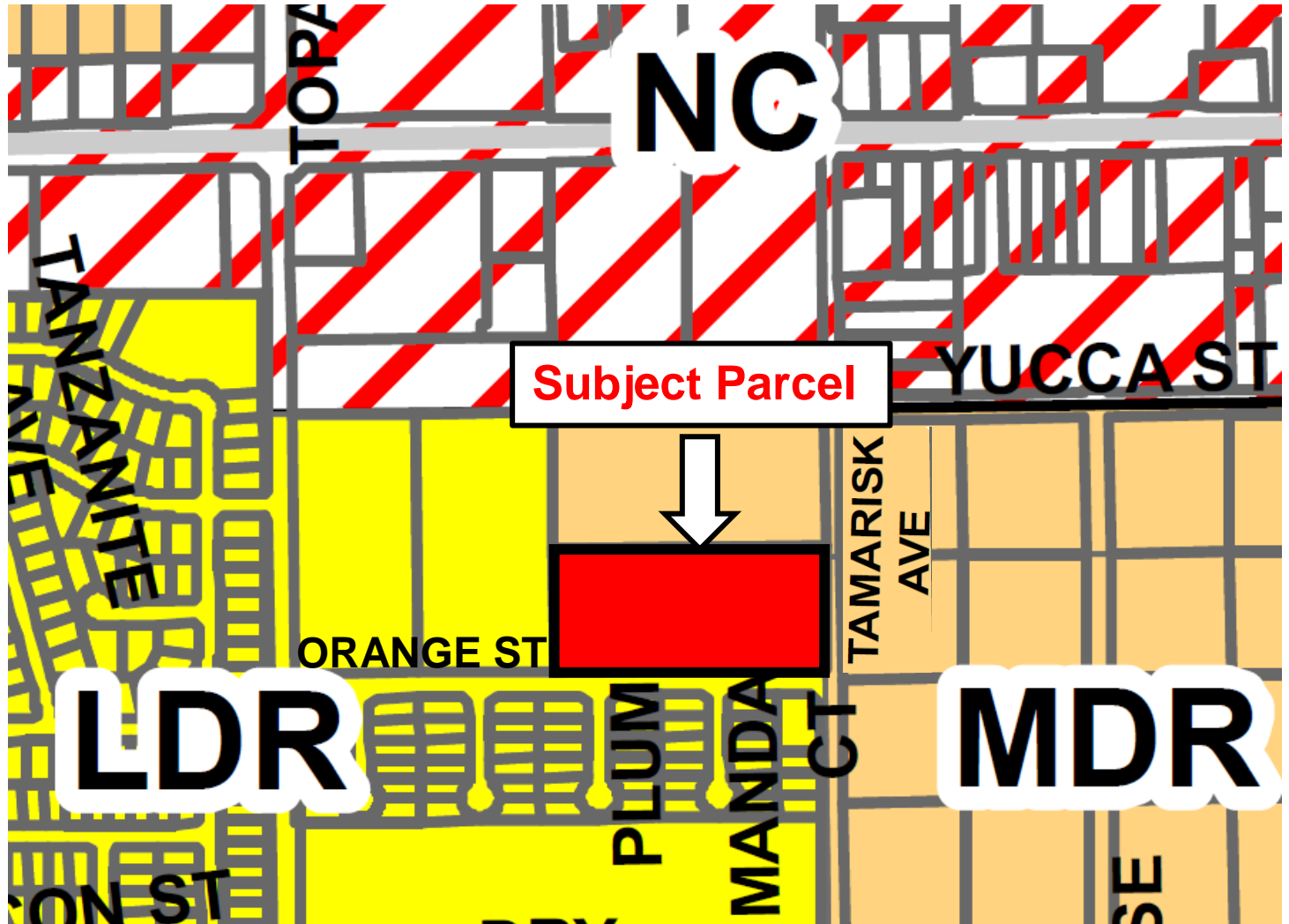
**APN(S):** 3057-121-08

**PROPOSAL:** CONSIDERATION OF 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



**AERIAL PHOTO**

# ATTACHMENT 2



**APPLICANT(S):** STEENO DESIGN STUDIO, INC

**FILE NO(S):** SPLA23-00004

**LOCATION:** NORTHWEST CORNER OF ORANGE STREET AND TAMARISK AVENUE

**APN(S):** 3057-121-08

**PROPOSAL:** CONSIDERATION OF 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



## GENERAL PLAN & ZONING MAP



# ATTACHMENT 3

## RESOLUTION NO. PC-2023-19

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT 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 (SPLA23-00004)**

**WHEREAS**, on January 5, 1998, the City Council of the City of Hesperia adopted Ordinance No. 250, thereby adopting the Hesperia Municipal Code; and

**WHEREAS**, On September 2, 2008, the City Council of the City of Hesperia adopted Ordinance No. 2008-12, thereby adopting the Main Street and Freeway Corridor Specific Plan; and

**WHEREAS**, the applicant has submitted an application for SPLA23-00004 described herein (hereinafter referred to as the "Application") for assessor's parcel 3057-121-08; and

**WHEREAS**, the application proposes 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; and

**WHEREAS**, 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 developed 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; and

**WHEREAS**, although the City originally planned for the subject parcel to be developed with single-family residential uses, very little interest has 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; and

**WHEREAS**, the project 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; and

**WHEREAS**, on June 8, 2023, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed amendment and concluded said hearing on that date; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:**

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Commission, including written and oral staff reports, the Commission specifically finds that the proposed Ordinance is consistent with the goals and objectives of the adopted General Plan. The subject parcel is capable of utilizing existing supporting infrastructure and municipal services, as directed by the City's adopted General Plan.

Section 3. The subject parcel of the proposed Amendment is suitable for the land uses allowed in the Medium Density Residential (MDR) zoning classification, and adequate space exists which can meet the standards for setbacks, height, lot coverage, parking and circulation within the proposed Specific Plan designation.

Section 4. The proposed specific plan amendment is reasonable and beneficial, as there has been little interest expressed by developers to develop the subject property. The change in zone districts would allow additional units, which ensures no net loss of residential capacity and will provide an opportunity for the subject property to be developed with multi-family housing that will be consistent with the surrounding land uses.

Section 5. The proposed change in zone will not have a significant adverse impact on surrounding properties or the community in general, as the parcel is bounded by land that is zoned Medium Density Residential (MDR) to the north and to the east.

Section 6. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Specific Plan Amendment SPLA23-0004, to change approximately 4.8 acres from Low Density Residential (LDR) to Medium Density Residential (MDR) within the Main Street and Freeway Corridor Specific Plan as shown on Attachment 1.

Section 7. That the Secretary shall certify to the adoption of this Resolution.

**ADOPTED AND APPROVED** on this 8<sup>th</sup> day of June 2023.

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Roger Abreo, Chair, Planning Commission

ATTEST:

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Maricruz Montes, Secretary, Planning Commission