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

Page 1 Consideration of May 11, 20232, 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

City of Hesperia Printed on 6/1/2023

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.

<u>Staff Person:</u> Senior Planner Ryan Leonard

<u>Attachments:</u> 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

City of Hesperia Printed on 6/1/2023

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.

<u>Staff Person:</u> 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

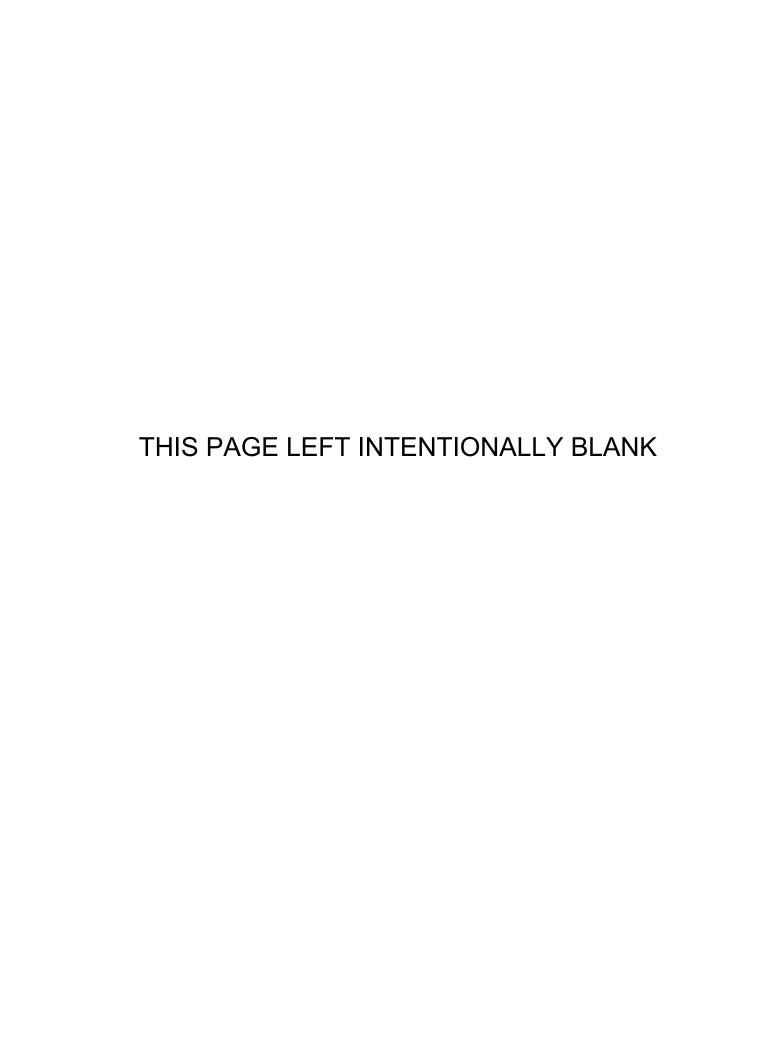
I, Maricruz Montes, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, June 1, 2023 at 5:30 p.m. pursuant to California Government Code §54954.2.

Maricruz Montes,

Planning Commission Secretary

Marianementer

City of Hesperia Printed on 6/1/2023





City of Hesperia

Meeting Minutes - Draft

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

PLANNING COMMISSION REGULAR MEETING

Thursday, May 11, 2023

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

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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:

Ave: 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.

Meeting adjourned at 7:26 PM , until the ne	ext regular meeting on June 8, 2023 at 6:30 PM.
Maricruz Montes.	Roger Abreo,
Planning Commission Secretary	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

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,

Page 2 of 2 Staff Report to the Planning Commission General Plan Annual Report June 8, 2023

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

CITY OF HESPERIA GENERAL PLAN

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 1st 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.

LAND USE ELEMENT General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022				
Goal Name and Number	Description	Status	Comments	
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.		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.

CIRCULATION ELEMENT General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022				
Goal Name and Number	Description	Status	Comments	
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.	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.

HOUSING ELEMENT General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022				
Goal Name and Number	Description	Status	Comments	
Provisions of Affordable Housing Goal: 1.0	Assist in the provision of housing that meet the needs of all economic segments of the community.	Housing Elem	and implementation of the tent goals are discussed in the Housing Element and are	
Conservation of Existing Housing Stock Goal: 2.0	Maintain and enhance the existing viable housing stock and neighborhoods within Hesperia.		ograms were continued in the	
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.			

NOISE ELEMENT General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022				
Goal Name and Number	Description	Status	Comments	
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	
Building Goal: NS-2	To achieve and maintain an environment which is free from excessive vibration.	Unsure	close to residential. Vibrations can occur without noise, so it is not clear what this is referring to.	

OPEN SPACE ELEMENT General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022				
Goal Name and Number	Description	Status	Comments	
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.	0	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.		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.

Genera	CONSERVATION ELEMENT General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022						
Goal Name and Number	Description	Status	Comments				
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	Minimize development and set aside necessary open space near and along the surface waters as well as those	On-going	As projects develop, plants are taken from these sites and relocated into the slope				
Goal: CN-3	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.		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.

SAFETY ELEMENT General Plan Implementation Program: Completed, In-Progress, On-going 2018-2022					
Goal Name & Description Status Comments Number					
Seismic and Geologic Hazards	Minimize injury, loss of life, property damage and economic and social disruption caused by seismic shaking	On-going	Staff reviews projects for proximity to local known faults. All construction		
Goal: SF-1	and other earthquake-induced hazards, and by geologic hazards		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 **Applicant** Type of Action **Action Date Expiration** Location **Units** Number **Units Date** Cubit Southeast c/o TT18-00001 Engineering Ryeland Road **SFR** 18 Approved 11/8/2018 11/18/2021 (TTM20143) and Crockett Avenue Southeast c/o TT18-00002 Matt Youssef Sequoia Street SFA 19 7/11/2019 (TTM20259) and A Avenue South of Vine St between TT18-00003 Matt Youssef Hesperia Rd **SFA** 16 (TTM 18420) and 2nd Avenue 9175 Third Anacal TT19-00001 **SFA** 186 Withdrawn Engineering Ave (TTM20311) Southwest c/o TT20-00001 IE Business Valencia St **SFR** 5 Approved 4/9/2020 4/19/2023 Solutions and Maple (TTM20332) Ave) Farmdale Near the Homes LLC southwest c/o TT20-00002 Ranchero **SFR** 31 Withdrawn (TTM20370) Road and Farmdale Ave East of Datura TT20-00003 EF2T, Inc 48 Rd north of **SFR** Applied (TTM20361) Live Oak South of TT20-00004 Ranchero Rd. Matt Youssef **SFA** 9 Approved 3/11/21 3/21/2024 (TTM20373) west of Jenkins Ave West of Topaz San Luis TT21-00001 Concrete Ave north of 7 SFR Approved 5/13/2021 5/23/202? (TTM20396) Live Oak St Corp Steeno North and Design south of Las Lunas St. TT21-00002 between 13 Incomplete (TTM20104) Crockett Ave and Farmdale Ave North of CJC Mesquite St, TT21-00003 **SFR** 89 Holdings, Incomplete east of (TTM20434) LLC Tamarisk Ave Northwest c/o TT21-00004 ZAB, LLC Palm St and **SFR** 36 2022 or 3? Approved 1/26/2023 (TTM20450) Mesa Ave Southwest c/o TT21-00005 Varinder SFR Applied 8/18/2021 17 Mehta of Cromdale St (TTM20444)

		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			
TOTAL UNITS				940			
Total Approved Single Family Units				498			
Total Approved	Total Approved Multifamily Units						

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	Impl	ementation S	Status	
Land Use E	Land Use Element		On-going	Complete	
LU-1.1	New development sensitive to existing		Х		
LU-1.2	Discourage scale extremes btwn bldgs		Х		
LU-1.3	Require new development sensitivity		Х		
LU-1.4	Encourage architecture w/human scale		Х		
LU-2.1	Strengthen neighborhood identity		Х		
LU-2.2	Provide for economic/demographic pop.'s		Х	Х	
LU-2.3	Various densities/lifestyles w/access		Х	Х	
LU-2.4	Utilize mixed-use development		Х		
LU-2.5	Encourage preservation of housing stock		Х	Х	
LU-2.6	Design for safety and privacy		Х		
LU-2.7	Improve housing with Code Enf. & asstnce		Х		
LU-2.8	Encourage lot consolidation in MFR		Х		
LU-2.9	Reqmt's for small-lot subdivisions		Χ		
LU-3.1	Diverse mix commercial/service commc'l		Χ		
LU-3.2	Sufficient comm'cl land for build-out			Х	
LU-3.3	Ensure quality commercial signs		Х		
LU-3.4	Beautification of pedestrian areas		Χ		
LU-3.5	Buffer residential from commercial		Χ		
LU-3.6	Outdoor comm'cl design to residential		Χ		
LU-3.7	Superior architecture on commercial		Х		
LU-3.8	Incorporate landscape plantings		Χ		
LU-3.9	Incorporate design theme on large project		Х	Х	
LU-3.10	Connect rear parking to front		Х		
LU-3.11	Separate delivery & pedestrian areas		Х		
LU-3.12	Screen outdoor storage from view		Χ	Х	

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

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

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

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

CN-5.5	Notify Native Americans when needed		Χ	Χ
CN-6.1	Promote green building program		Х	
CN-6.2	Encourage green building/LEED		Х	
CN-6.3	Provide asstnce for energy efficiency		Х	
CN-6.4	Educate public re: energy conservation		Х	Х
CN-6.5	Coordinate w/SCE re: education			Х
CN-6.6	Inform residents to contact provider	X		
CN-6.7	Continue recycling and MRF		Х	Х
CN-7.1	Coordinate with RCOG on CAP			Х
CN-7.2	Prepare & implement CAP		Х	Х
CN-7.3	Work w/neighbors on air quality	Х		
CN-7.4	Promote wind and solar use		Х	
CN-7.5	Promote ecofriendly bldg. materials		Х	
CN-7.6	Preserve land for wind/solar/etc.			Х
CN-7.7	Conserve energy thru design		Х	
CN-7.8	Continue recycling and MRF		Х	Х
CN-7.9	Promote sustainable principles		Х	
CN-8.1	Require reduction of dust		Х	Х
CN-8.2	Reduce construction exhaust		Х	Х
CN-8.3	Work on ozone and PM10 plans		Х	Х
CN-8.4	Separate sensitive from polluters			Х
CN-8.5	Minimize exposure to air pollution			Х
CN-8.6	Review application for odor pollution		Х	
Safety Element		No Action	On-going	Complete
SF-1.1	All housing units comply w/Bldg Code		Χ	Х
SF-1.2	Require geologic/seismic surveys		Χ	Х
SF-1.3	Inspect grading operations		Χ	Х
SF-1.4	Staff to have certs/credentials		Χ	Х
SF-1.5	Liquefaction studies when needed		Χ	X
SF-1.6	Adopt Seismic Hazards Zonation Map	X		
SF-1.7	Geological studies when near fault		Χ	
SF-1.8	Encourage seismic assmnt old homes		Χ	X
SF-1.9	Provide info on hazard/disaster prep		Χ	X
SF-1.10	Water tank seismic upgrades			
SF-1.11	Prepare disaster response medical			Х
SF-2.1	Flood hazard reduction measures		Х	Х
SF-2.2	Require hydrological studies		Х	Х
0. 2.2	Troquire Try are region eradice			, ,

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

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			
Jurisidiction 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

1_23_23

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted

	Housing Development Applications Submitted																		
	Project Identifier					Unit Types Ap			Pr	oposed Un	its - Afforda	bility by Ho	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica
		1			2	3	4				5				6	7	8	9	10
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		Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted		Income	Total <u>PROPOSED</u> Units by Project	Units by project	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?
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	Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units									
Project Identifier Unit Types	Affordability by Household Incomes - Completed Entitlement	Affordability by Household Incomes - Building Permits		Affordability by House	shold incomes - Certificates of Occu			ancial Assistance Restrictions Restrictions	Term of Affordability and or Deed Restriction Demolished/Destroyed Units	Density Bonus Notes
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0391-431-18 16025 MEYER CT 57D 0 036-327-32 8055 GAPLOP 57D 0 036-241-12 3443 CORCAN ANE 57D 0			6/20/2018 6/16/2018 8/17/2018			6/25/2018 0 0 N 8/16/2018 0 0 N 8/17/2018 0 0 N	Y Y			
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0400-071-07 14000-APPIN 5T STD O 0007-0290-00 8000-180N/CN-AVE STD O 0008-124-07 7500-PA/SLEY-AVE SFD O						6/25/2018 0 0 N 9/5/2018 0 0 N 7/2/2018 0 0 N	Y Y			
365-491-32 2644 BARRWOOD CT			7/2/2016 7/20/2015 7/20/2015 7/20/2015 7/20/2015 7/20/2015			7/30/2016 0 0 N 7/30/2016 0 0 N 7/30/2016 0 0 N	N N			
200-481-01 FIN WILLIAMS AND STD 0 200-481-02 FIN WILLIAMS AND STD 0 200-481-02 FIN WILLIAMS AND STD 0 200-481-02 FIN WILLIAMS AND STD 0 200-481-02 FIN WILLIAMS AND STD 0 200-481-03 FIN WILLIAMS AND STD 0 200-481-03 FIN WILLIAMS AND STD 0 200-481-01 FIN WILLIAMS AND STD 0 200-48			7/30/2018 7/30/2018 7/30/2018			7/30/2018 0 0 N 7/30/2018 0 0 N 7/30/2018 0 0 N	N N			
000-134-00 FROM PARKET AND STD O 0000-134-00 FROM PARKET AND STD O 0000-341-17 1797-3 BUCKHOON AND STD O 0000-341-17 1797-3 BUCKHOON AND STD O 0000-322 1899-1 AND STD O 0000-			7/2/2018 11/13/2018 10/12/2018			11/13/2018 0 0 N 11/13/2018 0 0 N 10/12/2018 0 0 N	Y Y			
0350-224-01 15665 CHCHO ANE			9/24/2018 7/17/2018 7/20/2018			9/24/2018 0 0 N 7/17/2018 0 0 N	Ý			

Jurisdiction Hospiria	ANNUAL ELEMENT PROGRESS REPORT	Note: "* Indicates an optional field	
Reporting Year 2018 (Jan. 1 - Dec. 31)	Housing Element Implementation	Cells in gray contain suido-calculation formulass	
Planning Period 6th Cycle 101100011 101100018			
100-1416 100-000 MARCH 100 0 0 0 0 0 0 0 0		1 7/10/18 1 7/20/2/18 0 0 N Y	
0384-03-07 FIDE DANY PER AND 5 5 0 0 0 0 0 0 0 0		1 732016 9 732016 0 N Y	
0112-043-16 16317 PALMST SFD O		1 1 7000 1 1 1 7000 1 1 1 1 1 1 1 1 1 1	
0H3-I7I-25 PHSEIGHTHAVE SFD 0		1 1 7279 1 1 1 2274 1 2 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 2 1 1 2 1 1 2 1 2 1 1 2 1 2 1 1 2	
069-062-01 17721 MESA ST SFD O ADU R		1 1 1 1 1 1 1 1 1 1	
086-962-01 17/21 MESA ST ADD R STD O		1 1 1 1 1 1 1 1 1 1	
9411-172-06 17985 CHERRY ST SFD O		1 1000018 1 9 9 N Y 1 9 9 N Y 1 9 9 N Y 1 9 1 9 N Y 1 9 N Y 1 9 N Y 1 9 N Y 1 9 N Y 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
0412-041-19 16128 PALM SFD O 0411-335-26 SA46 PEACH AVE SFD O		1 5724 5 N Y	
0911-335-20 MAD PLACETAVE SED O			
0410-242-08 M021 CAVE SFD 0		1 1 6229 8 8221 3 3 1 7 7	
3657-441-03 3177 WLD HORSE AVE SFD 0		1 193298 1 932018 0 N N	
2057-441-07 PIERWILD HORSE AVE SFD 0		1 1 (952016 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
0366-197-00 7928 FAVE SFD O 0411-392-30 9310 HARSIN SFD O		1 1 10221	
	0	1 0 0 20 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
2004-14-0 - 100 M		1 10/3/2018 1 103/2018 0 0 N N	
0395-241-05 9156-WED ROYGE AVE. 5FD 0		1 19224	
9408-218-20 10706 REDLANDS AVE SFD O		1 6 000018 1 6 000018 0 0 N Y	
041-122-29 11043 FOURTH AVE SFD 0 0411-032-06 18079 FRESNO ST SFD 0		1 1 22/74	
0411-262-02 8015 EVERGREEN AVE 5FD 0		1 1 99294 1 8 8 7 Y	
0412-101-25 (5414 ASM ST SFD O 0 050-111-14 (1403) LDCUSTAVE SFD O			
0412-131-04 (5845 MSS)ON ST SFD O		1 FED 1	
0414-034-17 16190 SYCAMORE SFD 0		1 9/2014 1 9/2014 0 0 N Y	
0414-132-07 16457 MESA ST SFD 0 0368-232-15 MESI EL CERRITO SFD 0		1 974,276 0 0 N Y 1 0 0 N Y 1 0 0 N Y 1 0 0 N Y 1 0 0 N Y 1 0 0 N Y 1 0 N Y 1 0 N Y 1 0 N Y 1 0 N Y 1	
0080-222-15 MSCFEL CERRETO		1 1 1 1 1 1 1 1 1 1	
0411-345-10 1028 LIVE DAY		0 50200 0 0 N Y	
MECHANICA MECANICA PRINCE AND STORY O O O O O O O O O		1 1 12429 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
2007-417-18 REP ARADEA SPRINGS AVE		1 1 12428 1 2428 3 3 N N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
3057-431-28 8205 WED HORSE AVE SFD 0		1 1/2/1/2/3 0 0 N N	
305-431-27 2219 WLD HORSE AVE SED O 0H4-171-11 15727 MD(AVE ST D 305-431-20 2220 WLD HORSE AVE SED O		1 1 144501 1 0 144501 2 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
OH14 F1-11 ISSTY MERSEN, TST SFD O SEC-1-1-0-1 SECOND A PRINCE AND SFD O SECOND A PRINCE AND SFD O OR STD O ISSUE MECCA ST SFD O OR STD O SECOND A PRINCE AND SFD O		1 (342)1 4 (342)1 6 0 N N	
0385-031-19 828 WED ROSE AVE. 5FD 0		1 D4294	
0395-312-05 18589 MECCA ST SFD O 0397-431-26 1725 DAYTON AVE SFD O		1 1 50028 1 5 00274 5 5 N Y 5 5 N Y 5 5 N Y 5 N N Y 5 N N N N	
0367-431-33 T143 DAYTON AVE SFD O 0367-431-17 ISS41 MEYER CT SFD O		1 902298 4 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	
0411-424-12 19285 VINE ST SFD 0 0307-431-13 17210 DAYTON AVE SFD 0		1 95/12/94 4 9 195/12/94 0 9 N Y	
0397-431-13 F210 DAYTON AVE SFD 0		1 1022098 1 1022098 0 0 N Y 1 1022098 0 0 N Y	
D011-424-12 10050 VME ST STD D		1 01724	
0405-203-05 13985 PINE ST SFD O 0397-441-32 16949 FLINTRIDGE ST SFD O		3 3-2429 3 3 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	
		1 11/7/2019 1 11/7/2019 0 0 N N	
CREATED CREATE		0 65236 0 0 N Y	
0397-123-12 6738 MIDDLETON AVE SFD 0		1 11/2/2018 1 11/2/2018 0 0 N Y	
0409-214-24 T469 REDWOOD AVE SFD 0		0 0 0 0 0 0 0 0 0 0	
065582-20 14700 JENNY ST SFD 0 065-582-34 SRE COTTON/OCD AVE SFD 0	3	0 0222010 0 0 N V	
0414-171-12 15757 MQJAVE 5T SFD 0		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
OBS. 543.54 OBS. COTTON/COCO AVE		5 40295 5 5 N Y	
0396-107-10 7910 I AVE SFD O			
0494-071-09 11578 EXCHENAVE SFD 0 0408-051-17 14979 MESA ST SFD 0		1 1 02224 1 0 0224 0 0 N N N N N N N N N N N N N N N N N	
0412-073-10 105 SEVENTHAM SDU16-0001 ADU R	1 4/10016	A Support C C C C C C C C C C C C C C C C C C C	
OSE4-07-LOD 11.57 ECROPHAYE SFD O O O O O O O O O	1 862015 1		
2017	1 1000010		

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

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

														i e
Planning Period	6th Cycle	10/15/2021 - 10/15/2029												
						Tab	le B							
					Regional	Housina Nee	ds Allocation	Progress						
					Permi	ted Units Iss	ued by Afford	lability						
	1 2									3	4			
Incom	ne 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
	Deed Restricted	1,921	-	•	-	-	-	-	-	-	-	-		1,921
Very Low	Non-Deed Restricted	1,321	-	-	-	-	-	-	-	-	-	-	-	1,321
	Deed Restricted	1,231	-	-	-	-	-	-	-	-	-	-		1,231
Low	Non-Deed Restricted	1,201	-	-	-	-	-	-	-	-	-	-		1,201
	Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-	_	1,409
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		3,594	5	-	-	-	-	-	-	-	-	-	5	3,589
Total RHNA		8,155												
Total Units			5	•		-	•	-	-	-	-	-	5	8,150
			F	Progress toward ex	tremely low-incom	e housing need, a	s determined purs	uant to Governme	nt Code 65583(a)(1) .				
		5											6	7
		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 houising 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.

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

								Tabl	e C								
						Sites Identifie	d or Rezoned to			ng Need and N	o Net-Loss Law						
	Project Ider	ntifier		Date of Rezone	RHN	A Shortfall by Ho	usehold Income Cat	egory	Rezone Type				Si	tes 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																
				l			-									!	+

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		Ongoing	Code Enforcement notices owners, remedies issues
2.5		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		

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

(CCR Title 25 §6202)

					Tab				
			Comn	nercial Developr	ment Bonus App	roved pursuant t	to GC Section 65915.7	1	
	Project Identifier				Units Construc	ted as Part of Agre	ement	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
	1	1				2		3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Low Moderate Above Moderate Income Income			Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
Summary Row: Star	t Data Entry Below								
_	_	_		-		_			
									_

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

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 ⁺ Listed for Informational Purposes Only				Note - Because the	statutory require	ve the password tha	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:	
	Extremely Low-	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-	Very Low-	Low-Income ⁺		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income			_						

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2	
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2	

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier Unit Types				Affordability by Household Incomes After Conversion						Units credited toward Ab RHNA	ove Moderate	Notes				
		1			2	3				4				5		6
Prior APN*	Current APN	Street Address	Project Name [*]	Local Jurisdiction Tracking ID*	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>
ımmary Row: St	art Data Entry Belov	N														
			†		1											

Jurisdiction	Hesperia	
Reporting Period	2018	(Jan. 1 - Dec. 31)
Planning Period	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 La	nds Included in the	Housing Element Si	tes Inventory that ha	ave been sold, leased, or other	wise disposed of
	Project	ldentifier				
		1		2	3	4
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: St	art Data Entry Below					
0410-182-10	VACANT	SBCFD		56	San Bernardino County Fire	Fire Station

NOTE: This table is meant to contain an invenory 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

		Ia	able H			
		Locally Own	ed Surplus Sites	,		
	Parcel Identifier	Locally Own	eu Surpius Sites	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	a Entry Below					
0399-132-28-0000	I AVE	Commercial		Exempt Surplus Land	0.29	Zones C2, RC, and R3 require to be rezond 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 0410-032-01-0000	MAUNA LOA ST No Access (E Side)	Industrial Industrial		Surplus Land Surplus Land	5.5	
0410-061-06-0000	MOJAVE ST/E AVE	Industrial		Surplus Land	10.98	
0410-061-07-0000	MOJAVE ST/E AVE	Industrial		Surplus Land	10.98	
0410-062-08-0000	MOJAVE ST (W 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	
	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 0406-111-30-0000	ARROYO AVE (FILE) ARROYO AVE (FILE)	Residential	2	Surplus Land	1.02 1.02	
0407-032-16-0000	WILLOW ST	Residential Residential	2	Surplus Land Surplus Land	1.02	
0407-032-10-0000	WILLOW ST	Residential	2	Surplus Land Surplus Land	1.37	

0407-141-17-0000	9TH AVE	Residential	1	Surplus Land	0.85	
0407 141 17 0000	5117,172	residential	'	Odipida Land	0.00	
					_	
			-			
	<u> </u>					

Jurisdiction	Hesperia		NOTE: SE
			needs to applied fo 66411.7 C
Reporting Period	2018	(Jan. 1 - Dec. 31)	65852.21.
			Units ent be report
Planning Period	6th Cycle	10/15/2021 - 10/15/2029	units mus

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

optional field

Cells in grey contain auto-calculation formulas

	Uni	ts Constructed F	Pursuant to Gove	rnment Code 65852	Table I .21 and Applicati	ons for Lot Split	s Pursuant to Go	overnment Code	66411.7 (SB9)
	Project Identifier				Date	Unit Constructed			` ,
		1		2	3			4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date				Above Moderate Income
Summary Row: Star	rt Data Entry Below								
								_	

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

table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation**

	No	of
Cells	in	ξ

	Table J											
		Student ho	using developme	ent for lower income s	tudents for whic	ch was granted a	density bonus	pursuant to sub	paragraph (F) of	f paragraph (1) o	f subdivision (b)	of Section 6591
	Project Identifier				Date	e 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: Sta	rt Data Entry Below											
1											1	· ·

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	0				
Very Low	Non-Deed Restricted	0			
Low	Deed Restricted	0			
Low	Non-Deed Restricted	0			
Moderate	Deed Restricted	0			
ivioderate	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)

	ANN	UA	L ELE	MENT	PRO	GRESS RE	PORT
_					_		

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 aut

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 Leve	Current Year									
Very Low	Deed Restricted	0								
Very Low	Non-Deed Restricted	0								
Low	Deed Restricted	0								
Low	Non-Deed Restricted	0								
Moderate	Deed Restricted	0								
Moderate	Non-Deed Restricted	3								
Above Moderate		0								
Total Units		3								

Building Permits Issu	ued by Affordability Summary	
Income Leve	Current Year	
VoryLow	Deed Restricted	0
Very Low	Non-Deed Restricted	0
Low	Deed Restricted	0
Low	Non-Deed Restricted	0
Moderate	Deed Restricted	0
ivioderate	Non-Deed Restricted	202
Above Moderate		213
Total Units		415

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

Please Start Here

General Information										
Jurisidiction 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

1_23_23

Annual Progress Report

January 2020

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

													Тррпсин										
		Proje	ect Identifie	r		Unit Ty	pes	Date Application Submitted		Р	roposed Un	its - Affordal	bility by Hou	sehold Inco	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo Applic	ations	Application Status	Notes
			1			2	3	4				5				6	7	8	9	10)	11	12
Prior APN	Current A	N Street	t 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		Deed	Non Deed	Income Deed	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVED</u> Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35	application seek incentives or concessions pursuant to	pursuant to Government	Please indicate the status of the application.	Notes ⁺
Summary Rov	: Start Data Entry	Below							0		0	0	0	193	0	0		0					
	0413-1	2-38 _{9175 Thir}	ird Ave T	TM20311	TT19-00001	5+	R	10/8/2019						186		0			No	No	N/A	Withdrawn	
	0406-0	1-18			SPR19-00013	2 to 4	R	9/9/2019						7		0	7	0	No	No	N/A	Approved	
																0							
																0							

Jurisdiction Reporting Year Planning Period	Heaperia 2019 6th Cycle	Table A2					Note: "A relational assignmental and the contract of the contr																			
	Annual Building Activity Report Bummary - New Construction, Entitled Pariss and Completed Units Annual Building Activity Report Bummary - New Construction, Entitled Pariss and Completed Units													Hardward Const.												
		Project Identifier	Unit Types		Affordability by Household Inco	omes - Completed En	ntitlement				Affordability by Household	Incomes - Building Permits				A	Yordability by Household I	ncomes - Certificates	of Occupancy		Streamlining	Infill Housing with Financial Assistance and/or Deed Restrictions Restrictions	Term of Affordability or Deed Restriction Demolisi	hed/Destroyed Units	Density Bonus	Notes
		1	2 1		4				5		7				9		10		11	12	13 54	15 16 17 18	9	20	21 22 23 24	25
Prior APN*	Current APN	Street Address Project Name*	Local Jurisdiction Tracking D Unit Category (SFA SFD 2 to 4.5* ADUMN) O-O		Very Low- Income Non Deed Restricted	Low-Income Low- Deed Non Restricted Rest	- Income Moderati n Deed Income Di stricted Restricte	Moderate- tocnes Non Deed Restricted Moderate- lincome	Entitionent of of U late Approved Ent	Very Low- increase Restricted		ncome Low-Income Moderate- ed Non Deed Income Deed Restricted 0 0 0 0 0		Above Moderate- Income Building Permits Onto Issued	F of Units Issued Building Permits	Very Low- Income Beed Restricted Very Low- Income Mon Deed Restricted Restricted	acome Low-Income Moderated Non-Deed Income Dicted Restricted Restricts	e- Moderate- Income Non Deed I Id Restricted	Above Occupancy or of the fooderate-income (see instructions Date Issued	F of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?" Was Project APPROVED using GC 65913.4(b)? Extremely Low Income?" Streamlining) YN	Assistance Programs for Each Convisionment form under middys- und linear sindress are intrincibled; ar	Tarm of Albodobility or Deed Restriction (years) (if albodobis in perpetuity order 10000)* Number of Demolshed Dest royed Units	Demolished or Destroyed Units Constroyed Units Renter	Tatal Seality Brosse Applied to the Project (Procession Total Seality Brosse Applied to the Project (Procession) Total Sealitement (Procession) Total Sealitement (Procession) Total Sealitement (Procession) Total Sealitement (Procession) Total Sealitement (Procession) Total Sealitement (Procession) Total Sealitement (Procession) Total Sealitement (Project Sealiteme	Notes*
Summary Row:	0415-036-10 0412-202-06	W 17175 SEQUOIA ST 16813 MISSION ST	RES17-00886-90, 90 2 to 4 F RES17-00705 SFD 0	0		0 0	0	0 7 0		0	0 0	8 0 0	178	180 4/16/2019 1 4/4/2019	358 12	0 0	0 0	0 0	0	0	N N	Y Moderate Income Y				
	0411-302-23 0407-223-12 0399-122-22	1788 MAIN ST 16052 SMOKE THEE ST 17840 LEMON PD	RESIT-00732 SFD 0 RESIS-0095 SFD 0 RESIS-0005 SFD 0							0				1 1/5/2019 1 4/17/2019 1 4/15/2019	1					9	N N N	Y Y				
	0411-371-03 0399-062-01 0399-232-02	9136 LA GRANGE ST 17721 MESA ST 18075 LEMBRT ST	RESIS-00369 SFD 0 RESIS-00404 SFD 0 RESIS-00400 SFD 0							0				5/6/2019 1/4/2019 1/22/2019	1					0	N N	Ÿ Ÿ				
	0411-002-06 0411-262-02 0398-222-15	160/J PIGSAC ST 9015 EVERGREEN AVE 8651 EL CERRETO	RESIE-0009 SFD 0							0				211/2019 1 1/9/2019	1					0	N N	v v				=
	0414-171-11 0408-124-20	15/37 MOJAVE ST 14659 JUNIPER ST	RESIS-0050 SFD 0							9				1 1/4/2019	- 1					0	N N	Y Y Y				
	0398-323-13 0412-254-20 0409-214-24	18E21 SEAFORTH ST 16440 ALLTHORN ST 7469 REDWOOD AVE	REST8-00020 SFD (REST8-00022 SFD (REST8-00036 SFD (0				1 6/3/2019 1 3/11/2019 1 4/1/2019	1					0	Ň	Y Y				
	0405-582-20 0405-582-34 0412-233-04	14760 JENNY ST 6765 COTTONWOOD AVE 7585 C AVE	RESIB-00841 SFD 0 RESIB-00842 SFD 0 RESIB-00861 SFD 0							0				1 10,2009 1 1142299 1 1142299 1 1152299 1 63/2019 63/2019 41/2019 42/2019 1 22/2019 1 22/2019 1 32/2019	1					0	N N	Y Y				
	0398-002-13 0398-107-10 0408-051-17	17008 SEAFORTH ST 7910 I AVE 14079 MISSA ST	RESIS-00570 SFD 0 RESIS-00572 SFD 0 RESIS-00574 SFD 0							0				1 5/9/2019	- 1					9	N N	Y Y				
	0412-091-29 0397-134-03 0198-393-19	1030 CTFFELSS AVE 8214 TENTHAVE 7001 MEDILETON AVE 1600 VIEW TENTHAVE	REST9-0017 SFD C							0				1 1/2/2019 3/22/2019 1/4/2019						0	Ñ	ů,				
	0411-353-12 0412-042-14 0412-043-15	SSIS JACOBROSA 16130 PALM ST 1623) LIME ST	RESIS-00023 SFD 0 RESIS-00027 SFD 0 RESIS-00000 SFD 0							0				0 9/10/2020 1 1/6/2019 1 1/6/2019						0	N N N	Ÿ				
	0405-205-08 3057-431-21 3057-431-22	13865 CHESTNUT ST 9234 WILD HORSE AVE 9344 WILD HORSE AVE	RES19-0001 SFD (RES19-0000 SFD (RES19-00006 SFD (0				1 1/9/2019 1/19/2019 1/23/2019 1/23/2019 1/23/2019	1					000	N N	Y N				
	3057-431-24 3057-431-24 3057-431-25	9255 WILD HORSE AVE 9253 WILD HORSE AVE 9245 WILD HORSE AVE	RES19-00037 SFD 0 RES19-00036 SFD 0 RES19-00039 SFD 0							0				1 1/23/2019 1 1/23/2019 1 1/23/2019	1					0	N N	N N				
	3057-431-26 0398-355-01 0411-353-12	9231 WILD HORSE AVE 7985 ROYCE AVE 9341 HARBIN	RES19-00041 SFD C RES19-00054 SFD C RES19-00060 SFD C							0				1 1/23/2019 1 7/19/2019 1 2/15/2019	1					0	N N	N Y Y				
	0408-121-06 0412-181-26 0399-157-16	SESS MAPLE AVE 15370 WELLS FARGO 18103 MANDANITA	RES19-00071 SFD 0 RES19-00072 SFD 0 RES19-00078 SFD 0							0				1 6/19/2019 1 4/9/2019 1 2/5/2019	- 1					0	N N N	Y				
	0398-352-02 0399-122-21 0409-206-24	8070 CALPELLA AVE 17865 LEMON ST 7516 COTTONWOOD AVE	RES19-00003 SFD C RES19-00005 SFD C RES19-00091 SFD C							0 6 0				1 3252019 1 2132019 1 2152019 1 6112019	1					0	N N N N	Y Y Y				
	0411-333-12 0406-141-08 0398-316-05	9311 PEACH 11477 COTTONWOOD 18478 FARREURN ST	RES19-00099 SFD 0 RES19-00100 SFD 0 RES19-00105 SFD 0							6				1 6/11/2019 1 2/25/2019 1 3/8/2019	1					0	N N	Y Y				
	0398-057-16 0398-106-14 0406-162-14	7851 GELEER 7871 NEWHALL AVE 11655 DAKWOOD AVE	RESID-00110 SFD (RESID-00111 SFD (RESID-00117 SFD (9				1 34G019 1 36G019	1					0	N N	Y Y				
	0398-323-12 0414-141-15	17301 LIVE GAR ST 8075 MOND DR 10737 SEVENTH AVE	RES19-00119 SFD 0							6				1 0110093 1 220209 1 220209 1 220209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209 1 320209	1					0	N N N	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y				
	0407-293-14 0398-341-02 0412-252-02	1636 JUNIPER ST 1866 RANCHERORD 1661 SAGE ST	RESIS-0021 SFD 0 RESIS-0029 SFD 0 RESIS-0030 SFD 0							0				917209 1 917209 1 313209	1					0	N N	Y Y				
	0397-431-37 3007-431-06 3007-431-09	16990 FLINTREDGE ST 9272 RAINSONG AVE 13506 SLAMAT VIEW ST	RESIS-00137 SFD 0 RESIS-00143 SFD 0 RESIS-00144 SFD 0							0				3192019 4232019 4232019 4232019	- 1					0	N N	Y				
	3057-431-10 3057-431-11 3057-411-04	13512 SUMMY VIEW ST 13520 SUMMY VIEW ST 50005 AZALEA SPIRINGS AVE	RESIS-00145 SFD 0 RESIS-00146 SFD 0 RESIS-00147 SFD 0							0				1 4/23/2019 1 4/23/2019 1 4/23/2019	1					0	N N N	N N				
	3057-411-05 3057-411-16 0405-202-11	9053 AZALEA SPRINCS 14088 PINE ST	RESTINUTED SFD (RESTINUTED SFD (RESTINUTED SFD (0				9232019 1 6232019 1 5/82019	1					0	N N	N V				
	0411-101-20 0412-112-21 0398-394-03	17810 LINDEN 15914 MISSION AVE 19005 SHEFFIELD ST	RES19-00153 SFD C RES19-00154 SFD C RES19-00159 SFD C							0				1 913/2019 1 3/25/2019 1 4/22/2019	1					0	N N N	Y Y Y				
	0397-124-03 0409-171-22 0406-071-27	5860 SUMMIT VALLEY RD 7746 HEMLOCK AVE 11552 HICKORY AVE	RES19-00160 SFD 0 RES19-00162 SFD 0 RES19-00167 SFD 0							6 6				1 3252009 1 3252009 1 4222009 1 3292009 1 4/12019 1 5292009	1					0	N N N	Y Y Y N N Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y				
	0405-192-18 0405-441-32 0405-194-05	14000 SPRICE ST 7025 MAPLE AVE 13915 JUNIPER ST	RES19-00172 SFD 0 RES19-00173 SFD 0 RES19-00176 SFD 0							6				1 4/5/2019 1 4/6/2019 1 4/11/2019 1 4/13/2019 1 4/13/2019	1					0	N N N	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y				
	0397-431-29 0397-431-31 0399-043-05	7191 DAYTON AVE 7169 DAYTON AVE 16212 TALISMAN ST	RES19-00181 SFD C RES19-00182 SFD C RES19-00187 SFD C							6				1 4/12/2019 1 4/12/2019 1 6/2/1/2019	1					0	N N	N N Y				_
	0405-961-07 0415-061-04	14703 MULBERRY ST 16561 SYCAMORE ST	RES19-00211 SFD C							0				1 521/2019 1 51/22019 0 21/022019 1 4/20/2019 1 51/2019 1 5/2019	0					0	N N	Y Y Y				
	0411-387-01 0412-244-12	TERFS YUCCA ST 16205 GREVILLEA ST	RESIS-00219 SFD C							0				1 6/62019 1 5/22019 1 5/92019 1 6/192019	1					0	N N	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y				
	0412-141-27 0411-415-04 0412-295-15	15336 FIR ST 9566 GLENDALE 16536 CACTUS ST	RES19-00222 SFD C							6				1 6/13/2019 1 6/13/2019	1					0	N N	Ÿ Y				
	0409-052-28 0399-204-04 0398-341-01	14700 ASPEN ST 16275 ALCER ST	RES19-00234 SFD C							6				1 5/31/2019 1 5/13/2019 1 5/14/2019	1					0	N N N	Y Y Y Y				=
	0398-333-01 0411-263-10 0411-341-18	18710 NILES DR SONO AVOCADO AVE 18002 DINE ST	RES19-00241 SFD C RES19-00244 SFD C							6				1 5/16/2019 1 10/22/2019 1 7/10/2019	1					0	N N	Y				\equiv
	0409-131-09 0398-137-02 0414-061-12	14555 JOSHUA ST 7637 KINGSTON 11677 ELEVENIH ST	RES19-00253 SFD 0 RES19-00256 SFD 0 RES19-00267 SFD 0							0				1 7102009 1 5232009 1 5232009 1 5232009 1 6242009 1 642209 1 7222009 1 7222009	1					000	N N N	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y				
	0411-253-20 0414-122-38 0411-162-02	17792 SAICKE TREE 11192 THRO AVE 18450 WILLOW ST	RES19-00209 SFD 0 RES19-00270 SFD 0 RES19-00273 SFD 0							0				6242019 71522019 642019	1					0	N N	Y Y				
	3057-431-06 3057-431-07	9258 RAINSONG AVE 9268 RAINSONG AVE	RESIS-00284 SFD C							6				1 7/22/2019 1 7/22/2019	1					0	N N	N N				
	3057-431-13 3057-431-14	9261 RAINSONG AVE 9255 RAINSONG AVE	RES19-00287 SFD C							6				1 7/22/2019 1 7/22/2019	1					0	N N	N N N N N N N N N N N N N N N N N N N				
	0412-131-07 0398-244-08 0498-092-22	15941 MISSION 5T 17640 BANGCRAVE 10738 DORT AND AVE	RES19-00294 SFD C RES19-00296 SFD C							6				0 3/25/2020 1 8/7/2019 1 8/1/2019	9					0	N N N	Y Y				=
	0408-062-24 0411-342-15 0398-364-17	10708 PORTLAND AVE 18465 WILLOW PD 8085 CALPELLA	RES19-00310 SFD 0 RES19-00311 SFD 0 RES19-00314 SFD 0							9				1 8/22/2019 1 6/19/2019 1 6/24/2019	1					0	N N	Y Y				=
	0411-032-20 0407-074-02 0407-073-06	18150 MOJAVE ST 16555 VINE ST 16567 VINE ST	RE519-00315 SFD 0 RE519-00316 SFD 0 RE519-00317 SFD 0							0 0 0				1 6/21/2019 1 6/21/2019 1 6/21/2019	1					0	N N N	Y Y				
	0407-074-09 0413-111-21 0414-144-04	10043 VINE ST 15492 SULTANA 10500 FIFTH ST	RES19-00326 SFD C RES19-00321 ADU F RES19-00326 SFD C							6 6			1	1 7022000 0 2220000 0 2220000 0 2220000 1 2200000 1 2200000 1 220000 1					0	N N N	Y Moderate Income Y Moderate Income					
	0415-091-05 0405-242-07	1030 WILLOW PD 11781 FIRST ST 7100 KINGSLEY AVE	RES19-00335 SFD 0 RES19-00335 SFD 0							0 0				1 627/2019 1 827/2019 1 7/19/2019	1					0	N N N	Y Y				
	0397-441-29 0396-312-09 0411-203-16	10/00 FLINTROGE ST 18635 MECCA ST 17544 CLIVE ST	RES19-00340 SFD 0 RES19-00340 SFD 0							0				1 7/3/2019 1 11/8/2019 1 8/9/2019	1					0	N N N	Y Y				
	0407-303-14 0407-303-14 0405-112-02	1659 SPRICE ST 11347 APROVO AVE	RESTR-00302 21:4 F							0		-	2	1 7/25/2019 10/10/2019 1 7/5/2019	2					0	N N N	Y Moderate Income				
	0395-121-13 0409-012-29	17830 BASCOM 1700 SULTANA ST	RES19-00307 SFD C							0				1 79/2019 1 79/2019 1 79/2019 1 11/27/2019 1 12/2/2019 1 11/2/2019 1 11/2/2019 1 12/2019	1					0	N N	Y N				
	0415-045-14 0411-141-28	16774 SYCHARDS ST 16016 CARRESSA AVE	RESTIP-00383 SFD C RESTIP-00385 SFD C RESTIP-00387 SFD C							0				1 8292019 1 8292019 8122019	1					0	N N	N Y Y				
	0405-192-19 0398-384-22	14070 SPRICE 18815 SHEFFIELD ST	RES19-00428 SFD C							9				1 9/19/2019 1 11/19/2019	1					0	N N	V Mode of force V Mode of force V Mode of force V Mode of force V Mode of force V Mode of force Mode				
	0399-234-06 0396-273-30 0412-202-14	186/2 COVINA ST 186/1 WESTLAWN ST 1860 MISSION ST	RES19-00404 SFD C							0				1 10/21/2019 1 9/16/2019 0 1/8/2019	1					0	N N N	Y				
	0411-214-27 0399-155-13 0398-773-17									0				1 9/16/2019 0 1/8/2020 1 11/20/2019 1 10/13/2019 1 10/13/2019	1					0	N N N	Y Y Y				=
	0398-354-02 0398-073-18 0406-111-17	7543 CALPELLA AVE 7582 I AVE 11095 APROYO	RES19-00401 SFD 0 RES19-00405 SFD 0 RES19-00407 SFD 0							0			=	1 10/11/2019 1 10/11/2019 1 92/12/09 1 92/12/09 0 92/9/200 0 32/2020 1 92/4/2019 1 93/2020 1 93/2020 1 93/2020						0	N N N	Y Y				=
	0398-113-10 0409-121-22 0408-243-01	7405 MINSTEAD AVE 8500 GRAWYCOD AVE 10171 BALSAM AVE	RES19-00468 SFD 0 RES19-00469 SFD 0 RES19-00470 SFD 0							0 0		-	=	0 6252020 0 3/2/000 1 9/24/2019	0 0					0	N N N	Y Y				=
	0415-153-18 0415-153-21 0399-233-02	16578 VERDE ST 16520 VERDE ST 16736 WISTERIA ST	RES19-00475 SFD C RES19-00476 SFD C RES19-00479 SFD C							0			=	1 9/30/2019 1 9/30/2019 1 11/4/2019						0	N N N	Y Y				=
	0411-247-12 0409-083-19 0411-383-13	9E3 MANGO AVE 14978 PALM 9353 HARBIN AVE	RES19-00480 SFD C RES19-00482 SFD C RES19-00484 SFD C							0				1 11/4/2019 1 10/4/2019 1 10/15/2019 1 10/2/2019						0	N N N	Y Y Y				
	0397-431-19 0414-122-75 0414-122-76	16907 MEYER CT 10906 THEID AVE 10948 THEID AVE	RES19-00409 SFD 0 RES19-00500 SFD 0 RES19-00501 SFD 0							0				1 10/4/2019 1 10/10/2019 1 10/10/2019						0	N N N	Y				
E	0408-023-27 0408-023-26 0398-162-12	11054 REDWOOD 11078 REDWOOD 17785 HINDON ST	RES19-00505 SFD 0 RES19-00506 SFD 0 RES19-00509 SFD 0							0				1 11/12/2019 1 11/22/2019 1 10/15/2019						0	N N N	Y Y				
	0397-122-15 0407-173-19 0412-295-07	57/8 NTTY/WWK 16402 CAJON ST 8153 ALSTON AVE	RES19-00510 SFD C RES19-00514 SFD C							0				1 11/27/2019 1 10/21/2019 1 10/25/2019						0	N N N	Y Y				
	3057-431-17 3057-431-16	9221 PAINSONG AVE 9227 PAINSONG AVE	RES19-00519 SFD 0							0				1 11/5/2019 1 11/5/2019 1 11/5/2019	1					0	N N	N N				==
	0412-276-03 3057-431-04	17025 MISSION ST 17025 MISSION ST 2244 RAINSONG AVE	REST9-00527 SFD C						_	0 0		+		11/6/2019 10/29/2019 1 11/6/2019	1					0	N N N	N Y N N N N N N N N N N N N N N N N N N				
	0399-223-21 0413-162-38	10807 CHOICEANA AVE 9175 THIPES AVE	RES19-00531 SFD 0							6			2	1 12/12/2019 1 12/12/2019	1					0	N N	Y Moderate Income				
-																										

Jurisdiction Hesperia	a				ANNUAL ELEMENT PROGRESS	REPORT				Note: "+" indicates an optional field	1										
Reporting Year 2019					Housing Element Implementatio	n				Cells in grey contain auto-calculation formulas]										
Planning Period 6th Cycle																					
0397-161-	-18 6755 MD	OLETON AVE	RES19-00578	SFD .					9		1	12/19/2019	- 1			N	Y				
0397-181-	-18 6727 MD	DLETON AVE	PE:519-00579	SFD					0		1	12/19/2019	1		0	N	Y				
0408-101-	-10 9745 BAL	SAM AVE	RES19-00584	SFD					0		1	11/22/2019				N	Y				
0406-151-	-13 9611 BAL	SAM AVE	RES19-00585	SFD SFD SFD					9		1	11/22/2019	- 1			N	Ý				
0408-181-	-12 9795 BAL	SAM AVE	RES19-00587	SFD					9		1	11/22/2019	- 1				Y				
0408-101-	-11 9789 BAL	SAM AVE	PE:519-00588	SFD					0		1	11/22/2019					N				
0409-072-	-06 8788 1/2	OAKWOOD AVE	PE:519-00589	ADU SFD SFD SFD SFD					0		1	12/12/2019						Moderate Income			
3067-431-	-01 \$205 RAI	NSONG AVE	RES19-00593	SFD .					9		-		- 1			N	Ñ				
0412-131-	-12 7545 THI	RD AVE	PE:519-00594	SFD					0		1	11/22/2019	1		0	N	Y				
0415-111-	-27 17166 51	CAMCRE	PE:519-00599	SFD					0		1	12/2/2019									
0415-152-	26 16526 ME	ISA ST	RES19-00005	SFD					0		1	12/5/2019	- 1			N N	Ý				
0412-201-	-16 \$065 E A	WE.	PE:519-00505	SFD					0		0	2/21/2020	0			N	Y				
0409-052-	-18 14953 PC	PLARST	RES19-00611	SFD					0		1	12/13/2019				N	Y				
0398-222-	-19 \$111 EL	CERRITO	RES19-00615	SFD SFD SFD					0		1	12/12/2019	- 1			N N	Y				
0405-072-			MFD19-00012,13	5+					9		96	8/7/2019	15			N	N				_
0405-072-	-59 13500 LT		MFD19-00014,15	5+					0		16	11/18/2019	15			N	N	Lower Income			
0405-072-	-59 13500 LF	VE OAK ST	MFD19-00016-31	5+					0		128	12/5/2019	120			N N	N				
0405-023-	-10 COTTON	WOOD STREET	SDU19-00001	ADU					- 1				0								
0413-193-	-07 5640 LIM	ESTREET	SDU19-00001	ADU				4/10/2019	- 1				0			N	Ý	Moderate Income			
0413-111-	-21 9164 TE1	NTHAVE																Moderate Income			
	-07 15941 MI	SSIONST	SDU19-00004	ADU			1	7/2/2019	- 1								Ÿ	Moderate Income			
0412-131-	-12 16316.5	PRICE	SDU19-00004 SDU19-00005 SDU19-00005	ADU					- 1				0			N	Ý	Moderate Income			_
0409-072-	-06 786 1/2 C	GAKKWOOD	SDU19-00005	ADU					- 1							N	Ÿ	Moderate Income			
0412-031-	-12 15940 F	PALM ST	SDU19-00007	ADU				12/23/2019			 i		0				Y	Moderate Income			

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

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

					_	-								
Planning Period	6th Cycle	10/15/2021 - 10/15/2029												
						Tab	le B							
					Regional	Housing Nee		Progress						
					Permi	tted Units Iss	ued by Afford	lability						
		1						2					3	4
Inco	ome 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
	Deed Restricted	1,921	-	-	•	-	ı	-	-	-	-	-		1,921
Very Low	Non-Deed Restricted	1,521	-	-	-	-	-	-	-	-	-	-		1,521
	Deed Restricted	1,231	-	-	-	-	-	-	-	-	-	-	_	1,231
Low	Non-Deed Restricted	1,201	-	-	-	-	-	-	-	-	-	-		.,201
	Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-	_	1,409
Moderate	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		3,594	5	-	-	-	-	-	-	-	-	-	5	3,589
Total RHNA		8,155												
Total Units			5	•	•	•	•	•	-	-	-	-	5	8,150
				Progress toward ex	tremely low-incon	ne housing need, a	s determined purs	uant to Governme	nt Code 65583(a)(1).				
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Incor	ne Units*	961		-	-	-	-	-	-	-	-	-	-	961

*Extremely low-income houising 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.

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

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 Rezone Type Rezone Type Sites Description Sites Description Sites Description APN Street Address Project Name* Project Name* Date of Rezone Date of Rezone Very Low- Income Low-Income Moderate-Income Moderate-Income Moderate-Income Above Moderate- Income Rezone Type Parcel Size (Acres) General Plan Designation Zoning Minimum Density Allowed Density Allowed Density Allowed Density Allowed Capacity Vacant/Nonvacant Capacity Vacant/Nonvacant Capacity Vacant/Nonvacant Capacity Capacit																10/15/2021 - 10/15/2029	oth Cycle	Planning Period
Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type Sites Description Street Address Project Name* Date of Rezone RHNA Shortfall by Household Income Category Rezone Type Sites Description Street Address Project Name* Date of Rezone Project Name* Date of Rezone Noderate-Income Moderate-Income Moderate-Income Above Moderate-Income Income Rezone Type Parcel Size (Acres) General Plan Designation Zoning Minimum Density Allowed Maximum Density Allowed Capacity Vacant/Nonvacant									e C	Tabl								
1 2 3 4 5 6 7 8 9 10 APN Street Address Project Name* Unisdiction Tracking ID* Date of Rezone Incom							o Net-Loss Law	ng Need and N	Shortfall Housir	Accommodate :	d or Rezoned to	Sites Identifie						
APN Street Address Project Name ⁺ Date of Rezone Tracking ID ⁺ Date of Rezone Income Noderate-Income Noderat						Rezone Type	RHNA Shortfall by Household Income Category			Date of Rezone								
APN Street Address Project Name ⁺ Jurisdiction Tracking ID ⁺ Date of Rezone Income I	11	10	9	8		7	6	5	4		3			2			1	
Summary Row: Start Data Entry Below Summary Row	Description of Existing Uses	Vacant/Nonvacant				Zoning			Rezone Type		Moderate-Income	Low-Income		Date of Rezone	Jurisdiction	Project Name ⁺	Street Address	APN
							_										Data Entry Below	Summary Row: Start
		+					+							-				
		+					+							+				
							1											
		+					+							+				

Jurisdiction (Jan. 1 - Dec. 31) Reporting Year 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. 2 3 Name of Program Objective Timeframe in H.E Status of Program Implementation Help low/moderate own homes Ongoing 1.2 Use density bonuses for low/moderate Ongoing 1.3 Work w/agencies&developers housing Ongoing Housing for homeless&lowest incomes Ongoing Energy conservation in housing Following building codes, providing information Ongoing Enforce health/safety codes Ongoing Code Enforcement and Building Inspectors working together Improve housing through task force Ongoing Offer rehab programs to low/mod Ongoing Help remove dangerous housing Ongoing Code Enforcement notices owners, remedies issues Preserve existing low/mod housing Ongoing 2.6 Offer services/facilities to help residents Ongoing 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 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 Provide fair housing info to residents Ongoing through Code Enforcement Ongoing 5.2 Equal access to housing special needs Ongoing 5.3 Promote accessible units in housing Ongoing

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

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

(CCR Title 25 §6202)

					Tab				
			Comn	nercial Developr	ment Bonus App	roved pursuant t	to GC Section 65915.7	1	
	Project I	dentifier			Units Construc	ted as Part of Agre	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
	1	1				2	3	4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Above Moderate Income Income		Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Star	t Data Entry Below								
_		_		-		_			
									_

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

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 Co Listed for Information	Note - Because the	statutory require	ve the password tha	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:			
	Extremely Low-	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-	Very Low-	Low-Income ⁺		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income			_						

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2	
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2	

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

	Project Identifier					Unit Types			Affordability by Household Incomes After Conversion					Units credited toward Ab RHNA	ove Moderate	Notes
		1			2	3				4				5		6
Prior APN*	Current APN	Street Address	Project Name [*]	Local Jurisdiction Tracking ID*	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>
ımmary Row: St	art Data Entry Belov	N														
			†		1											

Jurisdiction	Hesperia	
Reporting Period	2019	(Jan. 1 - Dec. 31)
Planning Period	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 La	nds Included in the	Housing Element Si	tes Inventory that ha	ave been sold, leased, or other	wise disposed of								
	Project	ldentifier												
	·	1		2	3	4								
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site								
Summary Row: Sta	rt Data Entry Below													

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

NOTE: This table is meant to contain an invenory 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

	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	2019	(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

optional field

Cells in grey contain auto-calculation formulas

Housing Element Implementation

	Table I Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)								
		Identifier	Pursuant to Gove	Project Type	Date	Unit Constructed		10411.7 (GB3)	
		1		2	3			4	
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Summary Row: St	art Data Entry Below								

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

table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation**

	No	ot
Cells	in	ć

	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 6591.											
	Project	ldentifier		Project Type	Project Type Date Units (Beds/Student Capacity) Approx			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	2019	(Jan. 1 - Dec. 31)
Planning Period	5	2013-2021

Building Permits Issued by Affordability Summary				
Income Level		Current Year		
VoryLow	Deed Restricted	0		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	0		
Low	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
iviouerate	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)

ANN	UΑ	LE	LEN	1ENT	PRO	GRESS REPOR	₹T
_	_		_	_	_		

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 Is	ssued by Affordability Summary	
Income Leve		Current Year
Very Low	Deed Restricted	0
very Low	Non-Deed Restricted	0
Low	Deed Restricted	0
Low	Non-Deed Restricted	0
Moderate	Deed Restricted	0
Moderate	Non-Deed Restricted	3
Above Moderate		0
Total Units		3

Building Permits Issu	ued by Affordability Summary	
Income Leve	el	Current Year
VoryLow	Deed Restricted	0
Very Low	Non-Deed Restricted	0
Low	Deed Restricted	0
Low	Non-Deed Restricted	0
Moderate	Deed Restricted	0
ivioderate	Non-Deed Restricted	178
Above Moderate		180
Total Units		358

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

Please Start Here

	General Information
Jurisidiction 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

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

1_23_23

Annual Progress Report

January 2020

Jurisdiction	Hesperia	
Reporting Year	2020	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/202

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

Table A
Housing Development Applications Submitted

		Project Identif	ier		Unit Ty	rpes	Date Application Submitted		P	roposed Un	its - Afforda	bility by Ho	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density B Applic		Application Status	Notes
		1			2	3	4				5				6	7	8	9	1	0	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	Deed	Low-Income Non Deed Restricted	Income Deed	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	APPROVED	Total <u>DISAPPROVED</u> 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?		Please indicate the status of the application.	Notes⁵
Summary Row: St	art Data Entry Belov	N						0		0	P	0 0	22	90	3 11:	3	0	,				
	0405-0 53-05	N/A	TTM20332	TT20-00001	SFD	0	3/2/2020							5	5 5	5 5		No	No	N/A	Approved	
	0397-161-06	N/A	TTM20370	TT20-00002	SFD		8/26/2020							31	31	(No	No	N/A	Withdrawn	
	0405-261-20	10225 Datura Street	TTM20361	TT20-00003	SFD	0	9/8/2020							48	48	3		No	No	N/A	Pending	
	0397-161-11	N/A	TTM20373	TT20-00004	SFA		10/29/2020)						9	9	9		No	No	N/A	Approved	
	0406-031-16	14986 SEQUOIA		SPR20-00007	2 to 4		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	
															(
										ļ												
															(

Jurisdiction	Hesperia	
Reporting Year	2020	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	tolteigent tolteigen

					ary - New Co	nstruction	١,																		
		Project Identific	er		Unit Ty	ypes		Affordability b	y Household ding Permits			by Household Incomes -		Streamlining	Infill	Housing without Financia Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolis	shed/Destroye	d Units		Density Bo	nus		Note
		1			2	3	6	7		8	9	Certificates of 12	13	14	15	18	19		20		21	22	23	24	25
lor 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	# of Units issued Entitlements	Moderate- income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project <u>APPROVED</u> usin; GC 65913.4(b)? (SB 35 Streamlinin Y/N	I Infill Units? Y/N*	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Dest royed Units	Demolished or Destroyed Units	Demolished/De stroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Walvers, or Other Modifications Given to the Project (Excluding Parking Walvers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes
ary Row: S	0406-051-21	W 15434 SEQUOIA ST		RES18-00253	2 to 4 SFD	R	(155	136	6/16/2020	291 2	0		N	0 Y	Moderate Income		0							
	0398-292-19 0405-961-07	15434 SEQUOIA ST 18495 YUBA ST 14703 MULBERRY	ST	RES19-00211	SFD	0			1	1/10/2020 2/10/2020 3/25/2020	- 1	0		N N	Y										
	0412-202-15 0398-113-10	15941 MISSION ST 16909 MISSION ST 7406 MINSTEAD AV 8520 OAKWOOD A' 8065 E AVE	E	RES19-00294 RES19-00452 RES19-00468	SFD SFD SFD	0			1	3/25/2020 1/8/2020 6/26/2020	1	0		N N	Ÿ										
	0409-121-22 0412-201-16 0408-035-14	8065 E AVE 14555 MAUNA LOA	VE.	RES19-00469 RES19-00606 RES19-00618	SFD	0		5	1 1	3/2/2020 2/21/2020 5/7/2020	1	0		N N N	Y										
	0412-234-27 0398-122-07	14555 MAUNA LOA 16242 LARCH 7551 MINSTEAD			SFD	0			1	5/7/2020 1/22/2020 4/16/2020	1	0		N N	Y										=
	0412-031-12 0407-202-23	15940 PALM ST 1/2 16419 CAJON		RES19-00629 RES19-00630 RES19-00649 RES19-00656	ADU SFD	R		1	1	4/16/2020 3/17/2020 3/20/2020 11/5/2020	1	0		N N	Y Y	Moderate Income									
	0414-172-05 0405-194-05	16242 LARCH 7551 MINSTEAD 7535 MINSTEAD 15940 PALM ST 1/2 16419 CAJON 10412 NINTH AVE 13895 JUNIPER ST 16963 FLINTRIDGE	eT .	RES19-00659 RES19-00660 RES20-00015	SFD SFD	000		5	1	1/9/2020 3/9/2020 1/15/2020	1	0		N N	Y										
				RES20-00018 RES20-00019 RES20-00020	SFD SFD	0		1	1	1/17/2020 1/17/2020 1/17/2020	1	0		N N	Ÿ										
	0407-282-07 0398-056-07	16053 SMOKE TRE 16237 SMOKE TRE 16237 SMOKE TRE 7374 JENKINS AVE 6771 MIDDLETON	E IVE	RES20-00020 RES20-00027 RES20-00042	SFD SFD	0			1 1	1/17/2020 2/6/2020 2/6/2020	1	0		N N	Y										
	0412-102-10	10020 MISSION 31		RES20-00044 RES20-00046	SFD SFD	0			1	2/6/2020 2/7/2020	1	0		N N	Ÿ										
	0414-171-26 0399-171-28 0415-061-10	9651 TIMBERLANE 10305 ELEVENTH / 17889 SYCAMORE 16576 BIRCH ST 7574 LOBOS 7592 LOBOS 17985 LINDEN ST 7858 EL CERRITO / 7858 EL CERRITO /	WE	RES20-00047 RES20-00048 RES20-00053 RES20-00055	SFD SFD SFD	0		1	1	2/6/2020 2/7/2020 2/7/2020 2/7/2020 2/26/2020 2/18/2020	1	0		N N	Å						-				
	0398-344-03 0398-344-02	7574 LOBOS 7592 LOBOS		RES20-00055 RES20-00056	SFD	0		5	1	2/10/2020	1	0		N N	N N										
	0411-102-10 0398-179-03 0397-431-10	7858 EL CERRITO A 7166 DAYTON AVE	AVE	RES20-00056 RES20-00057 RES20-00058 RES20-00065	SFD SFD SFD	0))	0 1	2/25/2020 2/25/2021 2/28/2020	0	0 0		N N N	Y Y N										
	0397-441-30	7166 DAYTON AVE 7182 DAYTON AVE 16971 FLINTRIDGE	ST	RES20-00066 RES20-00067	SFD SFD	0 0 R			1	2/28/2020 2/26/2020 7/14/2020		0		N N	N N										_
	0408-161-10 0408-441-32	17601 HERCULES: 10089 LOCUST AVE 7021 MAPLE AVE	SI UNII 2	RES20-00069 RES20-00074 RES20-00078		0		1	1 1	2/26/2020 2/27/2020	1	0		N N	Y Y	Moderate Income									
	0410-171-32	16550 OLIVE ST 7134 DAYTON AVE		RES20-00081-6 RES20-00097	2 to 4			2	1	2/28/2020 4/28/2020	2	0		N N	Y N	Moderate Income									
	0397-431-15 0399-182-20	16953 MEYER CT 18140 ALDER ST 7360 NEWHALL AV 9861 CHOICEANA		RES20-00098	SFD	0		5	1	8/13/2020 3/6/2020 5/4/2020	1	0		N N	N Y										
	0398-063-13 0411-191-66	9861 CHOICEANA 9885 CHOICEANA	E AVE	RES20-00105 RES20-00112 RES20-00113	SFD SFD SFD SFD	0			1 1	5/4/2020 3/13/2020 3/13/2020	1	0		N N	N N										
	0397-181-18	6741 MIDDLETON A 6711 MIDDLETON A	AVE AVE	RES20-00116 RES20-00117	SFD SFD	0		5	1	3/18/2020 3/18/2020	1	0		N N	N N										
				RES20-00123 RES20-00137		0	0	5	1	11/24/2020	1	0		N N	Y										
	0398-263-06	18682 NILES DR 18099 PALM DR 8055 GAYLOP	-	RES20-00138 RES20-00139	SFD	0		5	1	4/9/2020 4/9/2020 4/13/2020	1	0		N N N	Y										
	0413-162-38 3057-121-05	11722 HEMLOCK A 9175 THIRD AVE 9550 TAMARISK AV	E	RES20-00159 RES20-00144 RES20-00157-88 RES20-00189-216	2 to 4 2 to 4	R R		58		6/12/2020 4/22/2020 6/15/2020	58	0		N N	N Y	Moderate Income Moderate Income									
	0414-171-21 0412-214-15	15734 HERCULES 16502 ASH ST		RES20-00217 RES20-00218	SFD SFD	0	0	5	1	4/30/2020 4/27/2020	1	0		N N	Y										
		17629 YUCCA ST 17957 LILAC ST 10833 BLUE JAY W	V	RES20-00219 RES20-00225 RES20-00228	SFD	0		5	1	4/27/2020 4/29/2020 2/10/2021	1	0		N N	Y										
	0406-151-05 0397-431-09	11545 OAKWOOD A 7148 DAYTON AVE	AVE	RES20-00241 RES20-00243 RES20-00244	SFD SFD SFD SFD	0		5	1	2/10/2021 7/17/2020 6/5/2020 6/5/2020	1	0		N N	Ý N										
	0397-431-34 0397-431-25 0397-115-30	11545 OAKWOOD A 7148 DAYTON AVE 7131 DAYTON AVE 7249 DAYTON AVE 15422 HALINOR ST		RES20-00244 RES20-00245 RES20-00246	SFD SFD SFD	0			1	6/5/2020 6/5/2020 5/11/2020	1	0		N N	N N										
	0409-102-11 0412-224-02	14990 JOSHUA 16525 FREMONTIA 17331 TRINITY DR 18041 PALM DR	ST			0		5	1		1	0		N N	Y										
	0415-103-04 0398-253-14 0409-052-11	17331 TRINITY DR 18041 PALM DR 15130 ASPEN ST		RES20-00256 RES20-00260 RES20-00262 RES20-00270	SFD SFD	0			1 1	5/27/2020 12/16/2021 5/27/2020 7/20/2020	1	0		N N	Y										
	0398-384-14	8811 ARROWHEAD	LIAKE RD	RES20-00272 RES20-00273	SFD SFD	0		5	1	5/6/2020 5/26/2020	1	0		N N	Y Y										
	0406-152-14 0399-233-10	11986 SECOND AV 11647 REDWOOD A 18544 WISTERIA	AVE	RES20-00275 RES20-00281	SFD SFD	0	0	5	1	6/2/2020	1	0		N N	Y										
	0414-122-33 0414-152-10	18544 WISTERIA 11280 THIRD 10674 SEVENTH		RES20-00287 RES20-00303 RES20-00313	SFD SFD SFD	0	0	1	1 1	9/23/2020 6/1/2020 6/10/2020	1	0		N N	Y										
	0398-092-06	10925 FOURTH AV 9814 OAKWOOD A 17238 DANBURY A	VE	RES20-00324 RES20-00333	SFD	0			1	6/15/2020 6/22/2020 6/24/2020	1	0		N N	Ÿ										
	0411-392-25 0405-371-37	18707 WILLOW ST 8035 OPAL AVE 7549 LINCOLN AVE		RES20-00340 RES20-00341	SFD SFD		(5	1 0	6/30/2020	1	0 0		N N	Y										
	0409-205-04 0398-073-09 0398-225-03	7549 LINCOLN AVE 7699 OXFORD AVE 8218 DURANGO 6756 MIDDLETON		RES20-00358 RES20-00367 RES20-00368	SFD SFD sen	0			1	7/8/2020 7/31/2020 8/27/2020	1	0		N N	Y										
				RES20-00368 RES20-00369 RES20-00375	SFD	0			1	8/27/2020 9/11/2020 7/17/2020	1	0		N N	Y										
	0411-012-06 0407-083-02	17777 VERDE ST 16457 VINE ST		RES20-00376 RES20-00377		O R	(2	1	7/27/2020 7/29/2020	1 2	0		N N	Y	Moderate Income									
		17821 SYCAMORE 9251 JACARANDA 17785 MAIN ST 10628 REDLANDS		RES20-00378 RES20-00379	SFD SFD SFD SFD	0			1	7/20/2020 7/20/2020 6/14/2021 7/27/2020	1	0		N N	Y										
	0408-221-01 0412-315-03	10628 REDLANDS A 7726 BANGOR AVE	AVE	RES20-00405 RES20-00406 RES20-00407	SFD SFD		0		1 1	7/27/2020 10/19/2020	1	0		N N	Y Y										_
	0411-042-26	7726 BANGOR AVE 7188 DALSCOTE 18350 MOJAVE STR	REET	RES20-00407 RES20-00408 RES20-00409	SFD SFD SFD	0		5	1	1/12/2021	0	0		N N	Y										
	0397-431-14	17681 BANGOR AV 16959 MEYER CT 7861 EL CERRIT O	E	RES20-00410 RES20-00411 RES20-00413	SFD SFD SFD	0	(1	1	7/28/2020 11/3/2020 8/11/2020	1	0		N N	Y										
	0412-011-06 0405-721-39	15463 LIME 10304 PRIMROSE		RES20-00414	SFD SFD SFD	0	0		1 0	8/11/2020	1	0		N N N	N Y										
	0398-081-06 0411-425-23	15463 LIME 10304 PRIMROSE 17030 DANBURY A' 19187 VINEST	VE	RES20-00416 RES20-00418 RES20-00421	SFD SFD	0	0	9	1	1/1/2021 7/30/2020 7/31/2020	1	0		N N	Ý										
	0411-363-01	9317 MANTECA		RES20-00423 RES20-00424 RES20-00429	ADII	0 0 R	0	0	1	8/3/2020 8/3/2020 2/15/2022	1	0		N N N	Y	Moderate Income									
	0409-101-27 0399-031-17	8560 OAKWOOD A' 15121 ELM STREET 17912 EUCALYPTU 16517 VINE ST 14939 POPLAR ST 18687 LILAC 18147 WILLOW ST	s .	RES20-00434 RES20-00447	SFD SFD	0		5	1	8/10/2020 10/30/2020 11/9/2020	1	0		N N	Y										
	0407-074-16 0409-052-17	16517 VINE ST 14939 POPLAR ST		RES20-00449 RES20-00450	SFD SFD SFD SFD			5	1	8/19/2020	1	0		N N	Y										
	0399-213-08 0411-347-04 0399-172-16	18147 WILLOW ST		RES20-00457 RES20-00467 RES20-00469	SFD SFD SFD	0			+	8/21/2020 8/25/2020 8/25/2020	1	0		N N	Y										

Part	Jurisdiction Hesperia															
Control Cont	Reporting Year 2020 (Jan. 1 - I	Dec. 31)														
A Control A Co	Planning Period 6th Cycle 10/15/2021 -	10/15/2029														
	0406-052-02 11845-BAI	SAM AVE	DE 920, 00476 SEP		0		1 8/31/2020	- 1	0	N	v 1				_	
	0408-232-01 15537 RIV	FRSIDE ST	RES20-00470 SED	0	0		0 2/2/2021	· o	0	N N	Ý					
	0398-221-11 8034 EL C	ERRITO AVE	RES20-00489 SFD	0	0		1 10/2/2020	1	0	Ñ	Ÿ					
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	0411-352-19 9455 JACA	ARANDA AVE	RES20-00501 SFD	0	0		1 9/14/2020	1	0	N	Y					
	0411-161-11 18230 WIL	LOW ST	RES20-00502 SFD	0	0	,	1 9/15/2020	1	0	N N	Y Madasata bassas					
10 10 10 10 10 10 10 10	0309-174-16 17743 CA	PLAR STUNITZ			0	-		- 1	0	N N	Y Moderate riconte					
The content of the	0414-092-09 11275 TEN	VTH .	RES20-00506 SFD	0	0		1 11/3/2020	1	0		N N					
The content of the	0412-083-15 15617 CAG	CTUS	RES20-00507 SFD	0	0		1 10/26/2020	1	0	N	Υ					
The content of the	0412-083-16 15637 CAG	CTUS ST	RES20-00508 SFD	0	0		1 10/26/2020	1	0	N	Y					
Company	0411-011-04 17685 LEM	MON	RES20-00515 SFD	0	0		1 11/4/2020	1	0	N	Y					
Company	0399-212-23 18621 EUC	ACYPIUS MON	PES20-00516 SFD	0 0	0		1 10/26/2020	1	0	N N	Y Y					
1	0413-052-02 16376 YUG	CCAST	RES20-00520 SFD	0	0		0 8/16/2022	0	0	N	Y					
March Marc	0413-052-02 16376 YU	CCAST 2	RES20-00521 ADL	J R	0	0	10/16/2022	0	0	N	Y Moderate Income					
1	0413-162-38 9175 THIR	ID AVE	RES20-00531-75 2 to -	4 R	0	2	11/30/2020	2	0	N	Y Moderate Income					
1	0409-121-23 8480 OAK	WOOD AVE	RES20-00537 SFD	0	0		1 10/1/2020	1	0	N N	Y					
Company Comp	0399-233-08 18588 WIS	STERIA	RES20,00604 SED	0	0		0 3/2/2021	0	0		Ý					_
Second State	0397-092-04 7240 KEN	YON	RES20-00607 SFD	0	0		1 11/6/2020	1	0	N	Y					
Second State	0412-013-08 8537 ELEV	/ENTH AVE	RES20-00632 SFD	0	0		1 11/3/2020	1	0	N	Υ					
Column C	0398-401-10 7650 ARR	OWHEAD LAKE	RES20-00634 SFD	0	0		1 11/4/2020		0	N .	N.					
	0398-162-02 17834 WE	STLAWN ST	RES20-00638 SFL	0	0		1 11/6/2020	1	0	N N	Y					
	0412-012-09 8581 TEN	TH ST 2	RES20-00643 ADL	J R	0	0	1/5/2021	· o	0	N N	Y Moderate Income					
1	0397-431-24 7262 DAY	TON AVE		0	0		0 3/11/2021	0	0	N	N					
1	0397-431-04 7147 CRO	CKETT AVE	RES20-00646 SFD	0	0			0	0	N	N					
1	0399-154-02 18090 MAI	NZANITA	RES20-00648 SFD	0	0		1 11/16/2020	1	0	N.	N .					
1	0412-281-03 8345 BUC	ON CONTRACTOR OF THE CONTRACTO	RES20-00609 SED	0 0	0		1 11/23/2020	1	0	N N	Y Y					
1	0408-152-35 15039 SPE	RUCE ST	RES20-00663 SFD	0 0	0	t	1 11/23/2020	1	0	N N	Ý				1	
1	0414-062-33 11417 FIF	TH AVE	RES20-00666 SFD	0	0		1 11/24/2020	- 1	0	N	N					
1	0414-062-32 11429 FIF	TH AVE	RES20-00667 SFD	0	0		1 11/24/2020	1	0	N	N				1	
1	0409-081-07 15063 ASF	PEN	RES20-00671 SFD		0		1 11/30/2020	1	0	N N	Y				+	
1	0399-003-01 18039 VEF	JAVE		0	0		1 12/10/2020	1	0	N N	N N				+	
1	0408-091-22 14851 MO	JAVE ST	RES20-00680 SFD	0	0	t		1	0	N N	N				1	
1	0405-482-02 14424 WE	LSH CT	RES20-00695 SFD	0	0		1 12/16/2020	1	0	N						
1	0405-342-26 14166 CO	LTST	RES20-00696 SFD	0	0		1 12/16/2020	1	0	N	N N					
1	0405-482-03 14432 WE	LSH CT	RES20-00697 SFL	0	0		1 12/16/2020	1	0						1	
1	0405-342-08 10675 APF	T ST	DECOCOCOO SED	0	0		1 12/16/2020	1	0	N N					1	
Control Cont	0405-342-09 10887 APF	PALOOSA AVE	RES20-00701 SFD	0	0	t	1 12/16/2020	1	0	N N						
Control Cont	0405-342-10 10674 APF	PALOOSA AVE	RES20-00702 SFD	0	0		1 12/16/2020	1	0	N	N					
				0	0			1	0	N N						
	0398-097-10 17361 REI	DDING	RES20-00704 SFD	0	0		0 1/27/2021	0	0	N N	N .					
	0405-352-01 10745 108	PAZ AVE	RES20-00707 SFD) 0	0		1 12/16/2020	1	0	N N	N N					
Company Comp	0405-352-03 10761 TO	PAZ AVE	RES20-00710 SFD) 0	0			1	0	N	N					
Company Comp	0405-352-05 10789 TOP	PAZ AVE	RES20-00711 SFD	0	0		1 12/16/2020	1	0	N						
Company Comp	0405-352-04 10773 TOR	PAZ AVE	RES20-00712 SFD	0	0		1 12/16/2020	1	0	N	N					
	0399-184-27 18038 BIR	CHST	RES20-00713 SFD	0	0		0 1/12/2021	0	0	N	Y					
	0413-181-15 8879 ELEV	VENTH AVE	RES20-00714 SFD	0 0	0		0 3/23/2021	0	0	N N	Y					
	0410-212-01 16850 MIII	SCATE	MED20-00004 5 7 8 1 5+	B	0	30	5/19/2020	30	0	N N	N Lower Income					
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Jurisdiction	Hesperia	
Reporting Year	2020	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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

Planning Period	6th Cycle	10/15/2021 - 10/15/2029												
						Tob	lo D							
							le B							
							ds Allocation							
					Permi	ted Units Iss	ued by Afford	lability						
	1 2												3	4
Inco	me Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2021 2022 2023 2024 2025 2026 2027 2028 2029				Total Units to Date (all years)	Total Remaining RHNA by Income Level				
	Deed Restricted	1,921	-	-	-	-	-	-	-	-	-	-		1,921
Very Low	Non-Deed Restricted	1,921	-	•	-	-	-	•	-	-	-	-	-	1,921
	Deed Restricted	1,231	-	•		-	-	-	-	-	-	-		1,231
Low	Non-Deed Restricted	1,231	-	-	-	-	-	-	-	-	-	-	-	1,231
	Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-		1,409
Moderate	Non-Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-		1,403
Above Moderate		3,594	5	-	-	-	-	-	-	-	-	-	5	3,589
Total RHNA		8,155								•				
Total Units			5	•		-	-	-	-	-	-	-	5	8,150
			F	Progress toward ex	tremely low-incom	e housing need, a	s determined purs	uant to Governme	nt Code 65583(a)(1).				
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Incon	ne Units*	961		-	-	-	-	-	-	-	-	-	-	961

*Extremely low-income houising 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.

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C																
					Sites Identifie	d or Rezoned to A	Accommodate S	Shortfall Housi	ng Need and N	o Net-Loss Law						
Project Iden	ntifier		Date of Rezone	RHNA Shortfall by Household Income Category			Rezone Type Sites Description									
1			2			3		4	5	6	7		8	9	10	11
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
rt Data Entry Below																
																_
+			 													
																_
	1	,	1 Street Address Project Name* Local Jurisdiction Tracking ID*	1 2 Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone	Project Identifier Date of Rezone RHN 1 2 Street Address Project Name* Jurisdiction Tracking ID* Date of Rezone Very Low-Income	Project Identifier Date of Rezone RHNA Shortfall by Hou 1 2 Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone Very Low- Income Low-Income	Project Identifier Date of Rezone RHNA Shortfall by Household Income Cate 1 2 3 Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone Very Low- Income Low-Income Moderate-Income	Project Identifier Date of Rezone RHNA Shortfall by Household Income Category 1 2 3 Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone Very Low- Income Low-Income Moderate-Income Above Moderate- Income	Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type 1 2 3 4 Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone Very Low-Income Low-Income Moderate-Income Above Moderate-Income Income	Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type 1 2 3 4 5 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)	Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type 1 2 3 4 5 6 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	1 2 3 4 5 6 7 Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone Income Low-Income Noderate-Income N	Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type Signature 1 2 3 4 5 6 7 Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone Very Low-Income Low-Income Moderate-Income Moderate-Income Above Moderate-Income Rezone Type Parcel Size (Acres) General Plan Designation Designation Zoning Minimum Density Allowed	Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type Sites Description 1 2 3 3 4 5 6 7 8 Street Address Project Name* Local Jurisdiction Tracking ID* Date of Rezone Very Low- Income Moderate-Income Moderate-Income Above Moderate- Income Rezone Type Parcel Size (Acres) General Plan Designation Zoning Minimum Density Allowed Density Allowed	Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type Sites Description Sites Description Street Address Project Name* Date of Rezone RHNA Shortfall by Household Income Category Rezone Type Above Moderate-Income Above Moderate-Income Income Above Moderate-Income Income Above Moderate-Income Income Rezone Type Parcel Size (Acres) General Plan Designation Zoning Minimum Density Allowed Densi	Project Identifier Date of Rezone RHNA Shortfall by Household Income Category Rezone Type Sites Description Sites Description Sites Description Street Address Project Name* Project Name* Project Name* Date of Rezone RHNA Shortfall by Household Income Category Above Moderate-Income Income Above Moderate-Income Income Above Moderate-Income Income Above Moderate-Income Income Rezone Type Parcel Size (Acres) General Plan Designation Density Allowed Maximum Density Allowed Realistic Capacity Vacant/Nonvacant

Housing Element Implementation

		•								
Jurisdiction	Hesperia									
Reporting Year	2020	(Jan. 1 - Dec. 31)								
		Table D								
Program Implementation Status pursuant to GC Section 65583										
Describe progress of all	programs including local efforts to remove go	Housing Programs Prog vernmental constraints to the element.	ress Report maintenance, improvement, and development of housing as identified in the housing							
1	2	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	2020	(Jan. 1 - Dec. 31)
Planning Period	6th Cvcle	10/15/2021 - 10/15/2029

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

(CCR Title 25 §6202)

	Table E											
			Comr	nercial Developr	nent Bonus App	roved pursuant	to GC Section 65915.7					
	Project I	dentifier			Units Construc	eted as Part of Agre	ement	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved			
	•	1				2		3	4			
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved			
Summary Row: Sta	rt Data Entry Below											
									_			
			-									
									_			
	1	1	1		İ		İ	į .				

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

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 Co Listed for Information		,	Note - Because the	statutory require	ve the password tha	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:		
	Extremely Low-	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-	Very Low-	Low-Income ⁺		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf	
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Units										
Mobilehome Park Preservation										
Total Units by Income			_							

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2	
Above Moderate Income Units Converted to Moderate Income P	ursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

		Project Identifier		Unit Types Affordability by Household Incomes After Conversion							Units credited toward Ab RHNA	Notes				
		1			2	3				4				5		6
Prior APN*	Current APN	Street Address	Project Name [*]	Local Jurisdiction Tracking ID*	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	<u>Notes</u>
Summary Row: St	art Data Entry Belov	v														

Jurisdiction	Hesperia	
Reporting Period	2020	(Jan. 1 - Dec. 31)
Planning Period	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							
	Locally Owned La	nds Included in the	Housing Element Si	tes Inventory that ha	ave been sold, leased, or other	wise disposed of		
	Project Identifier							
		1		2	3	4		
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site		
Summary Row: Sta	rt Data Entry Below							
						_		

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

NOTE: This table is meant to contain an invenory 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:9999-99	99-99-9999
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	Table H						
		Locally O	wned Surplus Sit	es	T		
	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	2020	(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

optional field

Cells in grey contain auto-calculation formulas

Housing Element Implementation

	Table I								
	Uni	its Constructed	Pursuant to Gove	rnment Code 65852.	21 and Applicati	ons for Lot Splits	s Pursuant to Go	vernment Code	66411.7 (SB9)
Project Identifier		Project Type Date		Unit Constructed					
		1		2	3			4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Summary Row: Sta	rt Data Entry Below								
_									
									<u> </u>

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

table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to

Housing Element Implementation Government Code65915(b)(1)(F)

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This ANNUAL ELEMENT PROGRESS REPORT

	No	ot
Cells	in	g

	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 6591.										
Project Identifier Project Type				Date	II was grained a	density bonus		s/Student Capacity	subdivision (b)	or Section 655 i	
	,	1		2	3				4		
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	L Deed Restricted L L. L. L. L. L. L. L. L. L. L. L. L. L				Above Moderate- Income	
Summary Row: Sta	rt 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			
Low	Non-Deed Restricted	0			
Moderate	Deed Restricted	0			
Woderate	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 Pern	nits		
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)

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 \$ Task | S Amount Awarded | S Cumulative Reimbursement Requested | Task Status | Other Funding | Notes Funding | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Funding | Notes | Fun

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

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

Building Permits Is	sued by Affordability Summary	
Income Le	vel	Current Year
Mamillani.	Deed Restricted	0
Very Low	Non-Deed Restricted	0
Low	Deed Restricted	0
LOW	Non-Deed Restricted	0
Moderate	Deed Restricted	0
Moderate	Non-Deed Restricted	162
Above Moderate		136
Total Units		298

Certificate of Occupanc	y Issued by Affordability Summary	
Income Lev	vel .	Current Year
Very Low	Deed Restricted	0
very Low	Non-Deed Restricted	0
Low	Deed Restricted	0
Low	Non-Deed Restricted	0
Moderate	Deed Restricted	0
Moderate	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Please Start Here

	General Information
Jurisidiction 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.

Click here to download APR Instructions

1_23_23

Annual Progress Report

January 2020

JurisdictionHesperiaReporting Year2021(Jan. 1 - Dec. 31)Planning Period6th Cycle10/15/2021 - 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

										•			ono oasn						
		Project Identifi	er		Unit Ty	pes	Date Application Submitted		Pi	roposed Un	its - Affordal	bility by Ho	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo Applica
		1			2	3	4				5				6	7	8	9	10
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 <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total		Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: \$	Start Data Entry Bel	ow						0		0	0		40	272	312	97	0		
	0405-261-69	N/A	TTM20396	TT21-00001	SFD	0	3/25/2021							7	7	7	0	No	
	0397-161-62	N/A	TTM20104	TT21- 00002	SFD	0	7/6/2021							13	13			No	No
	3046-131-20	N/A	TTM20434	TT21-00003	SFD	0								89	89			No	No
	3046-011-07	N/A	TTM20450	TT21-00004	SFD	0								36	36	36		No	No
	0405-441-23	N/A	TTM20444	TT21-00005	SFD	0	8/18/2021							17	17			No	No
	0410-171-12		TTM20493	TT21-00006	SFD	0								34	34	34		No	No
	0407-083-02	16457 VINE	SPR21-00002	SPR21-00002	2 to 4	R							4		4			No	
	0415-034-03	11911 1st AVENUE	SPR21-00003	SPR21-00003	2 to 4	R							8		8			No	No
	0407-074-03	N/A	SPR21-00004	SPR21-00004	2 to 4	R							2		2	2		No	
	0407-261-03		SPR21-00007	SPR21-00007	5+	R								76	76			No	
	0415-035-16		SPR21-00008	SPR21-00008	2 to 4	R							8		8			No	No
	0414-031-16		SPR21-00018	SPR21-00018	2 to 4								10		10	10		No	
	0413-061-05	16471 JUNIPER	SPR21-00019	SPR21-00019	2 to 4	R	12/22/2021						8		8	8		No	No
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Arried Man. Hesperia Separating Year 2021 (Sen. 1 - Dec. 21) Revenue Parties 6th Cycle 50.152/021 - 10.152/029			ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation					Note: "" Indicates an optional field Cells in grey certion auto-catalation formulas																				
Project identifier	Unit Types		al Building Activity Report Summary - New Construction, Entitled, Affordability by Household Inco					Affordability by Hou	sehold incomes - Buildin	ng Permits				Affordability by Household Inc	omes - Certificates of Occ	upancy		Streamini	ning infil	Housing with Financial Assistance andior Deed Restrictions	ousing without notal Assistance or sed Restrictions D	Term of Wordshillty or sed Restriction	DemolishediDe	sstroyed Units		Density Bonus		Notes
,	2		4						,					10		"	13	13 14	"	14 17 Part	sed Restrictions D	eed Restriction 19	,		21 No.	22	23 24	28
Prior APN ² Current APN Short Address Project Na	ma* Local Artesticion Dist Category (PA.3FO,21s) (3FA.3FO,21s) (4FA.3FO,21s)	Manter Danier Danier Danier	Yery Low-Income Non Deed Redricted	Care-Income Cared Restricted	Lose-Incomo Moderato- Non-Deed Incomo Deed Portificial Medicaled Participal Medicaled Participal Medicaled Incomo	Date Assessed For	of Chillia housed Endlinements	Very Lew Income Non Dead Reshisted Reshisted	Low-Income Deed Non-Deed Restricted Restricted	Moderate Mode Income Dead Co. Residuals	Moderate Noted Notes Sales	g Permits # of Units Issue Issued	Very Low- Income Deed Restricted Restricted	on-Income Low-Income Income Deed Restricted Restricted Restricted	Medicale- Income Non Deed Restricted Income	Certificates of Occupancy or other forms of readiness (see instructions) Date board	Full Units based H Certification of Di Cocupancy or other forms of	Was Proje or many of a units were leanely Lee leanely Lee leaner? IN	using ISC? INTERCOUNT TIME	Accidance Programs for Each Development (may extent multiple - see instructions) Deed Restricts (may extent multiple - see instructions)	Ini auddance or deed Bons, explain how the Dee ly determined the units were affordable (see Instructions)	m of Affordability or d Medicular (years) Sociate in perjeculty miler 1200/	Number of Demotished Des Swyed Units	Demotrated De Increase of Units Organization of Units Owner or Units Increase of Enter Allowate	Project (Percentage or CO) or Total Maximum Ches or Total Maximum Ches or Total Maximum Ches or Total Maximum Ches Residential Cross (East Percentage)	under of Other Installed a sealons, Walves, a sealons, Walves, a sealong Fading State of Fading State of Fading State of Fading State of Fading State of Fading State of Fading State of Fading State of Fading State of St	oricestions, and Did the project receive a reduction or waiver of hoding Factory parting standards? (CN) are or Factory	Name*
Surenary Row Start Data Entry Edica 0413-040-15 Teleff July Park	93376-0008 2 to 4	K 6	4		0 0 21 0	13/16/20/1	31 3	6	4	0 0	01 234 7 19	N/201	55 0 0 3	0 0	6	12/16/0021	-				Maderale Income					Reductions	olifications)	
0012-2019 THE BL CARREST AND 2006-17-20 THE BL CARREST AND 2016-2006 THE TRANSPER OF 2016-2006 THE TRANSPER OF 2016-2016 THE TRANSPER OF 2016-2011 THE BROWN AND 2016-2011 THE TRANSPER OF	#250-3008 250 #250-3008 250 #250-3000 250 #250-3018 250 #250-3018 250	0									1 2	92021 92021 92021 92021 92021				8 16/201 2 10/201 12/16/201 1/16/201 64/201		N N N N N N N N N N N N N N N N N N N	,									
0307-148-14 F PISE DALIGOTES 0309-73-73-8 E0004 PROMICKES 0309-320-61 NAST PROFESSOR ST 0309-320-62 NAST PROFESSOR ST 0309-320-62 NAST PROFESSOR ST 0309-320-62 NAST PROFESSOR ST 0319-320-62	98 300-3018 3PG 98 300-3010 3PG 98 300-3010 3PG 98 300-3010 3PG 98 300-3010 3PG 98 300-3010 AGU	0 0 0				1192020						0 3001 13001 13001 13001 12001 12001 10001				1/0301 101001 20201 108201 22201 16201		-	-		Maderate Income							
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0619-112-27 17082-889CH ST	ACAUT 00000	ADU A			3/19001 4/19001	_					 		N N	v ·	- 10	le boone				
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	AEAD1 0000F	AZIU R								-			N .	Y				_		
5411-2/2-06 BF97 CRANGE	ADUD1-00030	ADU K			108/201								N N	÷		le Double le Double	+	_		
0412-091-10 0032 NEEQUITE STREET		ADU K		1	11/16/2021	1							n n	Y	Mar.	te Issanse				
0000-10-03 NINC WALAUT STREET	ACK/21 00028	ADU K		- 1	11193021						 		N .	Y	Mi	be Discorter				
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						- 4					 						1 1	_1		

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

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

Planning Period	6th Cycle	10/15/2021 - 10/15/2029												
						Tah	le B							
								_						
						Housing Nee								
					Permi	tted Units Iss	ued by Afford	lability						
	1												3	4
Inco	ome 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					
	Deed Restricted	1,921	-	•	-	-	-	-	-	-	-	-		1,921
Very Low	Non-Deed Restricted	1,921	-	•	-	-	-	-	-	-	-	-	-	1,321
	Deed Restricted	1,231	-	•	-	-	-	-	-	-	-	-		1,231
Low	Non-Deed Restricted	1,231	-	•	-	-	-	-	-	-	-	-	-	1,231
	Deed Restricted	1,409	-	•	-	-	-	-	-	-	-	-	114	1,295
Moderate	Non-Deed Restricted	1,409	111	3	-	-	-	-	-	-	-	-	114	1,233
Above Moderate		3,594	54	20	-	-	-	-	-	-	-	-	74	3,520
Total RHNA		8,155								•				
Total Units			165	23	-	-	-	-	-	-	-	-	188	7,967
			F	Progress toward ex	tremely low-incon	ne housing need, a	s determined purs	uant to Governme	nt Code 65583(a)(1	l).				
	5									6	7			
	Extremely low-income Need			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Incon	ne Units*	961		-	-	-	-	-	-	-	-	-	-	961

*Extremely low-income houising 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.

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Planning Period	oth Cycle	10/15/2021 - 10/15/2029															
								Tabl	e C								
						Sites Identifie	d or Rezoned to	Accommodate \$	Shortfall Housir	ng Need and N	o Net-Loss Law						
	Project Ider	tifier		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	nmary Row: Start Data Entry Below																
	1		L			<u> </u>	L				1					<u> </u>	

Jurisdiction	Hesperia		1
Reporting Year	2021	(Jan. 1 - Dec. 31)	
		Table D	
	Program Impl	ementation Status pur	suant to GC Section 65583
Describe progress of all	programs including local efforts to remove go	Housing Programs Prog vernmental constraints to the	gress Report e maintenance, improvement, and development of housing as identified in the housing
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

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

(CCR Title 25 §6202)

	Table E											
			Comr	nercial Developi	ment Bonus App	roved pursuant	to GC Section 65915.7	1				
Project Identifier					Units Construc	cted as Part of Agre	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved				
	,	1				2		3	4			
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved			
Summary Row: Sta	rt Data Entry Below											
									_			
									_			
_		_				_						

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

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 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 Co Listed for Information		†	Note - Because the	statutory requir	ve the password tha	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:		
	Extremely Low-Income [†] Very Low-Income [†]		Low-Income ⁺	TOTAL UNITS [†]	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income ⁺		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf	
Rehabilitation Activity										
Preservation of Units At-Risk										
Acquisition of Units										
Mobilehome Park Preservation										
Total Units by Income										

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2	
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2	

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

	Project Identifier Unit Types					Affordability by Household Incomes After Conversion							Units credited toward Al RHNA	Notes		
Prior APN [*]	Current APN	1 Street Address	Project Name ⁺	Local Jurisdiction Tracking ID*	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	6 <u>Notes</u>
Summary Row: St	tart Data Entry Below	V														
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					ļ											
						1								1		

Jurisdiction	Hesperia	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	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 La	nds Included in the	Housing Element Si	tes Inventory that ha	ave been sold, leased, or other	wise disposed of		
Project Identifier								
	·	1		2	3	4		
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site		
Summary Row: Sta	rt Data Entry Below							

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

NOTE: This table is meant to contain an invenory 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 Cou			APIN'S as follows.999	9-999-99-9999	
		l ocally O	Table H wned Surplus Si	tes		
		Locally O	cu ourpius or			
	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: Star	t Data Entry Below					T
			1	1	1	1

Jurisdiction	Hesperia	
Reporting Period	2021	(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

optional field

Cells in grey contain auto-calculation formulas

	Uni	ts Constructed I	Pursuant to Gove	rnment Code 65852.	Table I 21 and Applicati	ons for Lot Split	s Pursuant to G	overnment Code	66411.7 (SB9)
Project Identifier				Project Type	Date	Unit Constructed			
	,	1		2	3			4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Moderate Above Mo			Above Moderate Income
Summary Row: Sta	Summary Row: Start Data Entry Below								
									1

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

table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This ANNUAL ELEMENT PROGRESS REPORT **Housing Element Implementation**

	No	ot
Cells	in	ć

							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 6591											
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: Sta	art 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		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	0		
Low	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
ivioderate	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)

ANN	JAI	. El	LEM	ENT	PROC	GRESS	REPOR	T
		_			-			

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		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	0		
Low	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
Woderate	Non-Deed Restricted	31		
Above Moderate	0			
Total Units		31		

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

Certificate of Occupancy Issued by Affordability Summary				
Income Leve	Current Year			
Very Low	Deed Restricted	0		
very Low	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							
Jurisidiction 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.

Click here to download APR Instructions

1_23_23

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted

										9	voiopilion								
		Project Identifi	er		Unit Ty	pes	Date Application Submitted	Froposed Offics - Affordability by Household incomes				Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo Applica				
		1			2	3	4				5				6	7	8	9	10
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 <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total		Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: \$	Start Data Entry Bel							0		0	0		180	199			0		
	0413-162-19	N/A		SPR22-00003 TPM22-	SFA	0	3/15/2022	2						34	34	34		No	
	0415-021-19	N/A		SPR22-00004	2 to 4	R	3/18/2022	2					8		8	8		No	No
	0414-031-22			SPR22-00005	2 to 4	R	3/21/2022	2					8		8	8		No	
	0414-021-18	15932 Seqouia		SPR22-00006	2 to 4	R							8		8	8		No	
	0410-242-27			SPR22-00008	SFA	0	5/3/2022							12	12	12		No	No
	0407-251-12	N/A		SPR22-00010	5+	R							86		86	86		No	Yes
	3057-131-33			SPR22-00016	5+	R							36		36	36		No	
	0410-192-19			SPR22-00019	5+	R							24		24	24		No	Yes
	0414-011-17			SPR22-00020	2 to 4	R							10		10	10		No	
	0405-052-42			TT22-00002	SFD									79	79	79		No	
	0410-221-08			TT22-00004	SFA		8/8/2022	2						74	74	74		No	
															0				
															0				
															0				
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Astronomo Imagene Reporting tree: 2022 (dan 1-Cm 2); Panting Parkel Ch Cycle: waters waters.	ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation Table A2	Note: "-" Indicates an applicable hold One in year confident and reduction behavior.									
Project Identifier Unit Types	Annual Building Activity Report Summary - New Construction, Extition, President and Completed Units Affordability by Household Incomes - Completed Extitionent	Affordability by Househo	id Incomes - Building Permits		Affortiability by Household Incomes - Ce	sertificates of Occupancy	Streamining Infil	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or David Restrictions	Term of Affordability Demolished/Destroyed Units or Deed Restriction	
1 2 3			,			11 0 0	и и	N 17	18	19 29	
Prior APR [®] Control APN Short Address Proped Name* Limit Administration (SAT Colleges) Prior APR [®] Control APN Short Address Proped Name* Technique (SAT Administration (SAT Administrat	Deed Very Lear-Income Non Deed Reshibited Lear-Income Lear-Income Deed Section	Entitlement S of Units Insent Very Line Income Day Units Insent Income Day Units Insent Units Ins	- Income Low-Income Moderate- Oved Not Deed House Deed Deed Moderate- dished Redicted Redicted Redicted Income Re	Entiding Permits - End Units beautiful - Building Permits	Very Low- locate Non- Deed Non-Deed Non	controller. Allower Companies or other Controller of Controller or Companies or other Controller of Controller or other Controller of Controller or other Controller or other Controller or other Controller or other Controller or other Controller or other Controller or other Controller or other Controller or other Controller or other Controller or Other Controller	Was Project 6775010 wing OC 6891.49(7 (SS 26 20vanifining) YN	Antidance Programs tor Each Development (nory sales) multiple - see indiscitional individual.	Strandal auditance or deed residulions, explain how the locality determined the units were affectable (see individual)	Term of Allendakölliy or Standar of Standard or Standard Or Standard or Standard or Standard or Standard or Standard or Standard or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order or Standard Order Order or Standard Order Order or Standard Order Ord	Total Description Search Against Maries of Client of Client Search Searc
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Jurisdiction Hesperia	ANNUAL ELEMENT PROGRESS REPORT	Main "* indicates an optional field
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Jurisdiction	Hesperia	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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

					•	•								
Planning Period	6th Cycle	10/15/2021 - 10/15/2029												
						Tab	le B							
	Regional Housing Needs Allocation Progress													
					Permi	ted Units Iss	ued by Afford	lahility						
	Permitted Units Issued by Affordability 1 3 4													
Inc	come 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
	Deed Restricted	1,921	-	-	-	-	-	-	-	-	-	-		1,921
Very Low	Non-Deed Restricted	1,921	-	-	-	-	-	-	-	-	-	-	-	1,321
	Deed Restricted	1,231	-	-	-	-	-	-	-	-	-	-		1,231
Low	Non-Deed Restricted	1,201	-	-	-	-	-	-	-	-	-	-		1,201
	Deed Restricted	1,409	-	-	-	-	-	-	-	-	-	-	12	1,397
Moderate	Non-Deed Restricted		-	-	12	-	-	-	-	-	-	-		
Above Moderate		3,594	5	152	242	-	-	-	-	-	-	-	399	3,195
Total RHNA		8,155												
Total Units			5	152	254		•	•	-	-	-	-	411	7,744
				Progress toward ex	tremely low-incom	e housing need, a	s determined purs	uant to Governme	nt Code 65583(a)(1).				
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Inco	me Units*	961		-	-	-	-	-	-	-	-	-	-	961

*Extremely low-income houising 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.

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	-																
								Tabl									
						Sites Identifie	d or Rezoned to	Accommodate S	Shortfall Housin	g Need and No	Net-Loss Law						
	Project Iden	tifier		Date of Rezone	RHN	A Shortfall by Hor	sehold Income Cat	tegory	Rezone Type				Si	ites 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	

Jurisdiction	Hesperia	
Reporting Year	2022	(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.

		Cicinent	
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			

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

(CCR Title 25 §6202)

	Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7										
	Project Identifier						eted as Part of Agre		Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
		1	1				2		3	4	
A	APN Street Address Project Name ⁺ Local Jurisdiction			Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved	
Summary	y 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: "+" 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		Note - Because the	statutory requir	ve the password tha	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:				
	Extremely Low-	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income ⁺		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

	Project Identifier				Unit Ty	pes	Affordability by Household Incomes After Conversion							Units credited toward Above Moderate RHNA		Notes
Prior APN ⁺	Current APN	1 Street Address	Project Name [*]	Local Jurisdiction Tracking ID*	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	6 <u>Notes</u>
Summary Row: St	tart Data Entry Belov	N														
	1		1				l									

Jurisdiction	Hesperia	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	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 I	dentifier											
	,	1		2	3	4							
APN	APN Street Address Project Name [†]		Local Jurisdiction Tracking ID [†]	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site							
Summary Row: Start	t Data Entry Below												

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

NOTE: This table is meant to contain an invenory 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

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

Jurisdiction	Hesperia		NOTE: SB 9 PROJECTS ONLY. This table only
Reporting Period	2022	(Jan. 1 - Dec. 31)	needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
Planning Period	6th Cvcle	10/15/2021 - 10/15/2029	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

optional field

Cells in grey contain auto-calculation formulas

Housing Element Implementation

	Table I Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)										
	Project I	dentifier		Project Type	Date		Notes				
	•	1		2	3			4			
APN	Street Address	Project Name [†]	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes	
Summary Row: Star	t Data Entry Below										
	_			_		_			_		
ĺ											

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

table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to

Housing Element Implementation Government Code65915(b)(1)(F)

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This ANNUAL ELEMENT PROGRESS REPORT

	No	ot
Cells	in	9

							Table J					
		Student ho	using developme	ent for lower income s	tudents for whic	ch was granted a	density bonus	pursuant to subp	paragraph (F) of	paragraph (1) o	f subdivision (b)	of Section 6591
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: Sta	rt Data Entry Below											
											1	

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			
very Low	Non-Deed Restricted	0			
Low	Deed Restricted	0			
Low	Non-Deed Restricted	0			
Moderate	Deed Restricted	0			
Woderate	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 RE	PORT
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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		
very Low	Non-Deed Restricted	0		
Low	Deed Restricted	0		
LOW	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
Woderate	Non-Deed Restricted	37		
Above Moderate		0		
Total Units		37		

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

Certificate of Occupancy Issued by Affordability Summary				
Income Leve	Current Year			
Vorulow	Deed Restricted	0		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	0		
Low	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
Moderate	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

RECOMMENDED ACTION

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

BACKGROUND

<u>Proposal</u>: 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.

<u>Location</u>: 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

<u>Land Use</u>: 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-

Page 2 of 3 Staff Report to the Planning Commission CUP22-00023 June 8, 2023

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.

<u>Drainage</u>: 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.

Page 3 of 3 Staff Report to the Planning Commission CUP22-00023 June 8, 2023

<u>Water and Sewer</u>: 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.

<u>Environmental</u>: 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

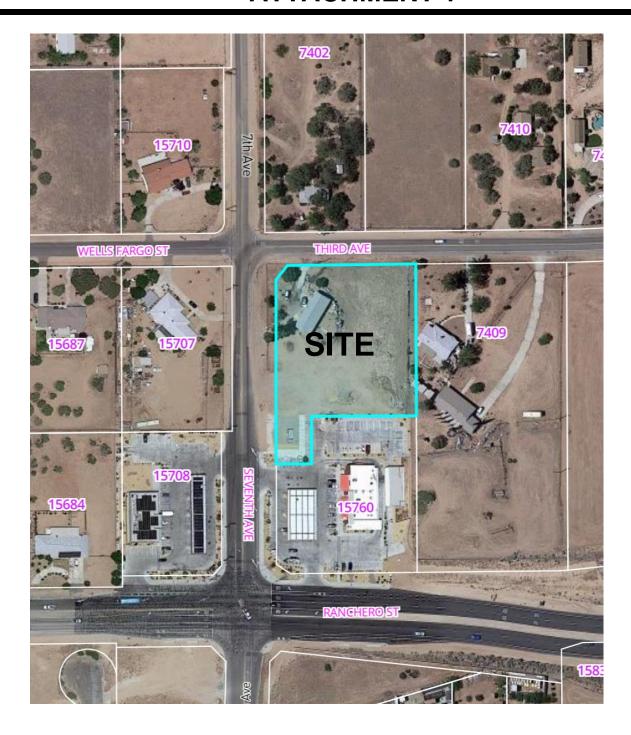
None.

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



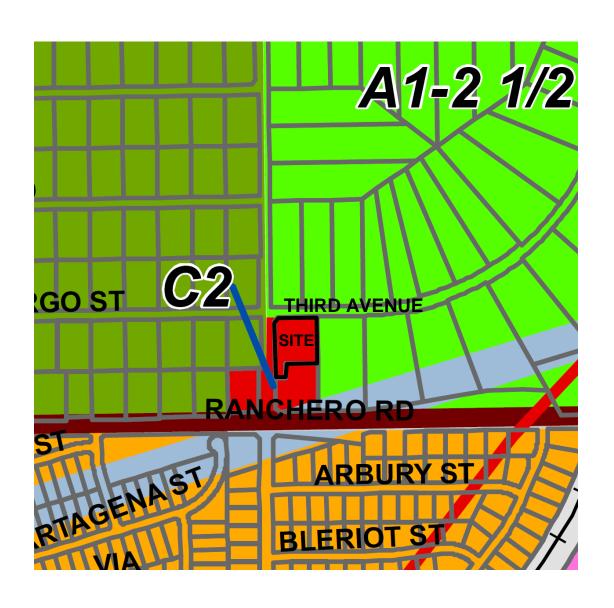
APPLICANT(S): HARP AND RAVI VERMA FILE NO(S): CUP22-00023

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.





APPLICANT(S): HARP AND RAVI VERMA FILE NO(S): CUP22-00023

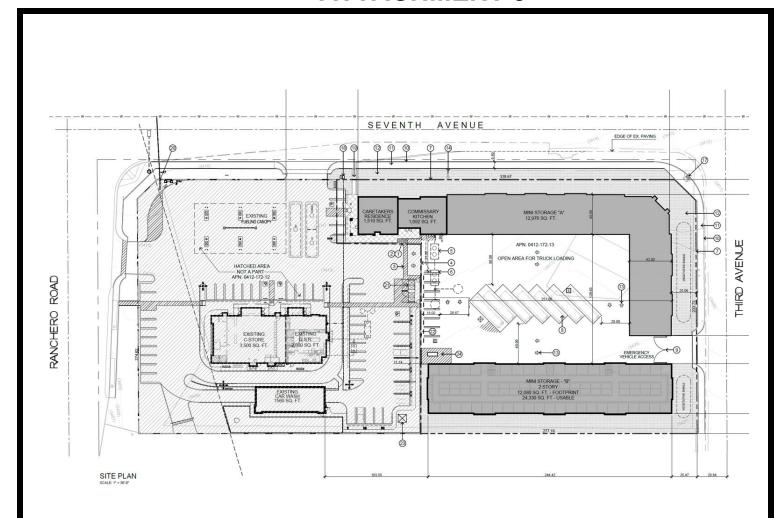
LOCATION: SOUTHEAST CORNER OF THIRD AVENUE AND SEVENTH

AVENUE

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.



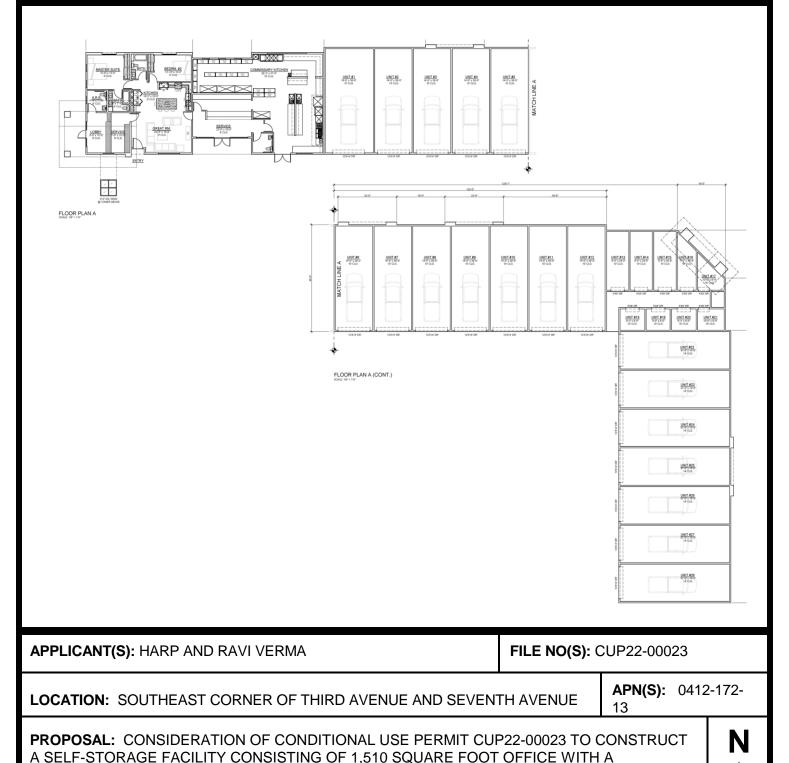
GENERAL PLAN MAP



APPLICANT(S): HARP AND RAVI VERMA **FILE NO(S)**: CUP22-00023

APN(S): 0412-172-13 LOCATION: SOUTHEAST CORNER OF THIRD AVENUE AND SEVENTH AVENUE

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.

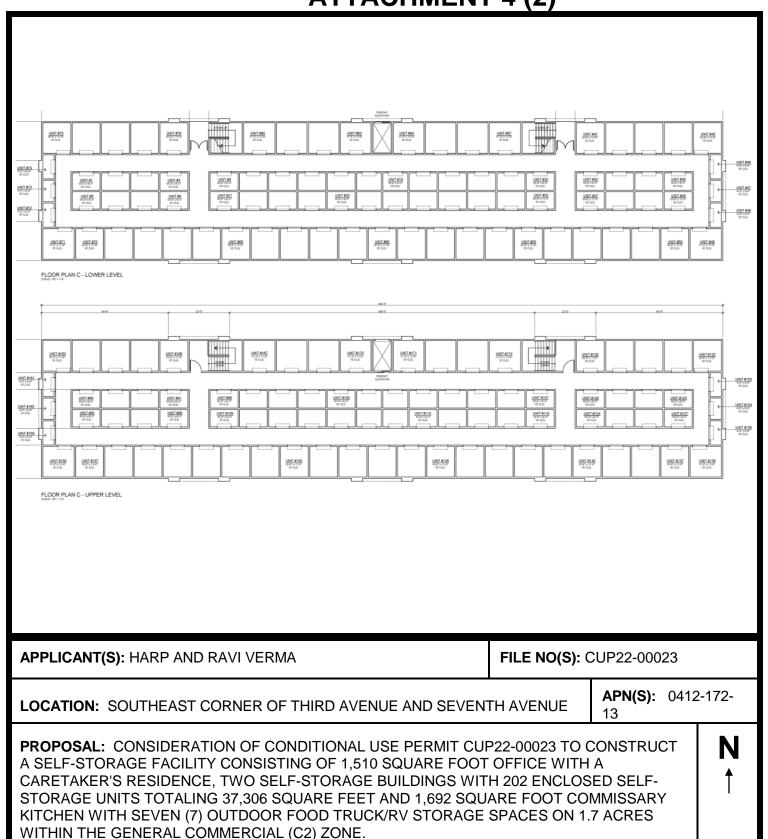


FLOOR PLAN

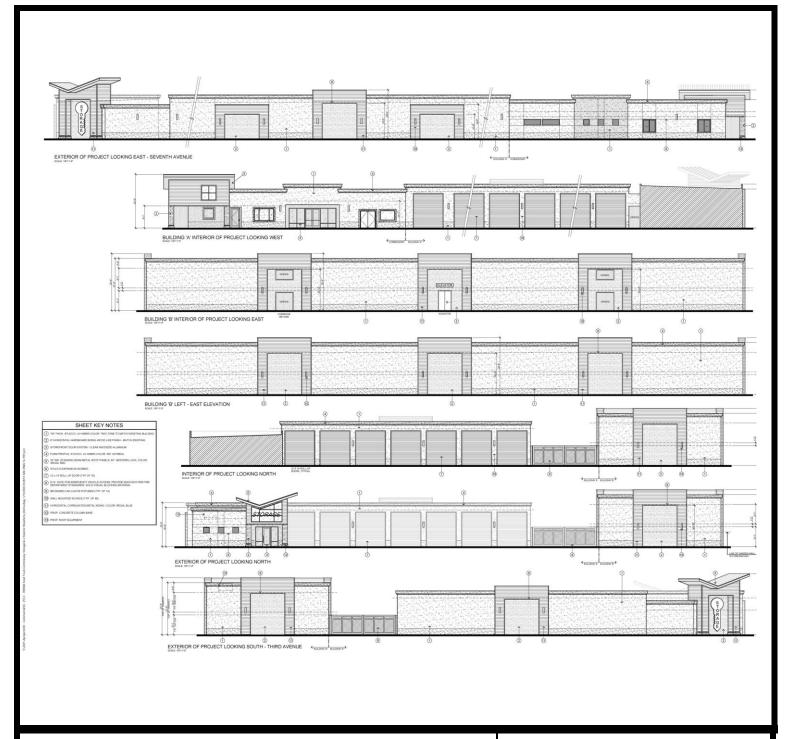
CARETAKER'S RESIDENCE, TWO SELF-STORAGE BUILDINGS WITH 202 ENCLOSED SELF-STORAGE UNITS TOTALING 37,306 SQUARE FEET AND 1,692 SQUARE FOOT COMMISSARY KITCHEN WITH SEVEN (7) OUTDOOR FOOD TRUCK/RV STORAGE SPACES ON 1.7 ACRES

WITHIN THE GENERAL COMMERCIAL (C2) ZONE.

ATTACHMENT 4 (2)



FLOOR PLAN



APPLICANT(S): HARP AND RAVI VERMA FILE NO(S): CUP22-00023

APN(S): 0412-172-13 **LOCATION: SOUTHEAST CORNER OF THIRD AVENUE AND SEVENTH AVENUE**

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.







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.

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.

Resolution No. PC-2023-10 Page 3

ADOPTED	AND	APPROVED	on this	8 th	dav	of Ju	ine 2023.
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	Roger Abreo, Chair, Planning Commission
ATTEST:	



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	COMPLIED BY	CONSTRUCTION PLANS. Five complete sets of construction
NOT IN COMPLIANCE		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	COMPLIED BY	DUST	CONTROL.	Dust	control	shall	be	maintained	before,
NOT IN COMPLIANCE		during,	and after all g	grading	operatio	ns. (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

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

waived by the Building and Safety Division. (B)

Page 1 of 9

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 bhudson@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

COMPLIED BY

NOT IN COMPLIANCE

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

COMPLIED BY

NOT IN COMPLIANCE

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared the applicable Mojave River Watershed 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 COMPLIED BY NOT IN COMPLIANCE

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 COMPLIED BY NOT IN COMPLIANCE

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

Page 2 of 9

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 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 Water **NPDES** General Permit for Storm Discharges Associated with Construction and Land Disturbance Activities, and provide

COMPLETED COMPLIED BY NOT IN COMPLIANCE

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 COMPLIED BY NOT IN COMPLIANCE

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 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

Page 3 of 9

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 COMPLIED BY
NOT IN COMPLIANCE

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 COMPLIED BY
NOT IN COMPLIANCE

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 COMPLIED BY NOT IN COMPLIANCE

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

COMPLETEDNOT IN COMPLIANCE

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 COMPLIED BY
NOT IN COMPLIANCE

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 COMPLIED BY
NOT IN COMPLIANCE

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

COMPLETED COMPLIED BY NOT IN COMPLIANCE

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.

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- 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.

COMPLETEDNOT IN COMPLIANCE

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 COMPLIED BY NOT IN COMPLIANCE

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

Page 6 of 9

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 Agavacea 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

NOT IN COMPLIANCE

COMPLIED BY

AQMD APPROVAL. The Developer shall provide evidence of

acceptance by the Mojave Desert Air Quality Management

District. (B)

COMPLETED

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

Page 7 of 9

Municipal Code Chapter 15.12. All construction 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.asp

COMPLETED NOT IN COMPLIANCE **COMPLIED BY**

LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit three sets of landscape and irrigation plans including budget calculations required application fees 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 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

COMPLIED BY

DEVELOPMENT FEES. The Developer shall pay required

NOT IN COMPLIANCE

development fees as follows:

Page 8 of 9

A. Development Impact Fees (B)

B. Park Fees (Not applicable to commercial and industrial developments (B)

C. Utility Fees (E)

COMPLIED BY COMPLETED

NOT IN COMPLIANCE

AS BUILT PLANS. The Developer shall provide as built plans.

(E)

COMPLETED COMPLIED BY

NOT IN COMPLIANCE

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 **COMPLIED BY**

NOT IN COMPLIANCE

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 WQMP and (2) the complete 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 **COMPLIED BY** NOT IN COMPLIANCE

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 practices post-construction best management (BMPs) approved project WQMP have been described in the 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 **COMPLIED BY** NOT IN COMPLIANCE

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 CONACT THE APPROPRIATE DIVISION LISTED BELOW:

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

City of Hesperia STAFF REPORT



DATE: June 8, 2023

TO: Planning Commission

FROM: Rachel Molina, Assistant City Manager

BY: Ryan Leonard, Senior Planner

Edgar Gonzalez, Associate Planner

SUBJECT: Specific Plan Amendment SPLA23-00004; Applicant: Steeno Design Studio, Inc;

APN: 3057-121-08

RECOMMENDED ACTION

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

BACKGROUND

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

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

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

ISSUES/ANALYSIS

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

Page 2 of 2 Staff Report to the Planning Commission SPLA23-00004 June 8, 2023

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.

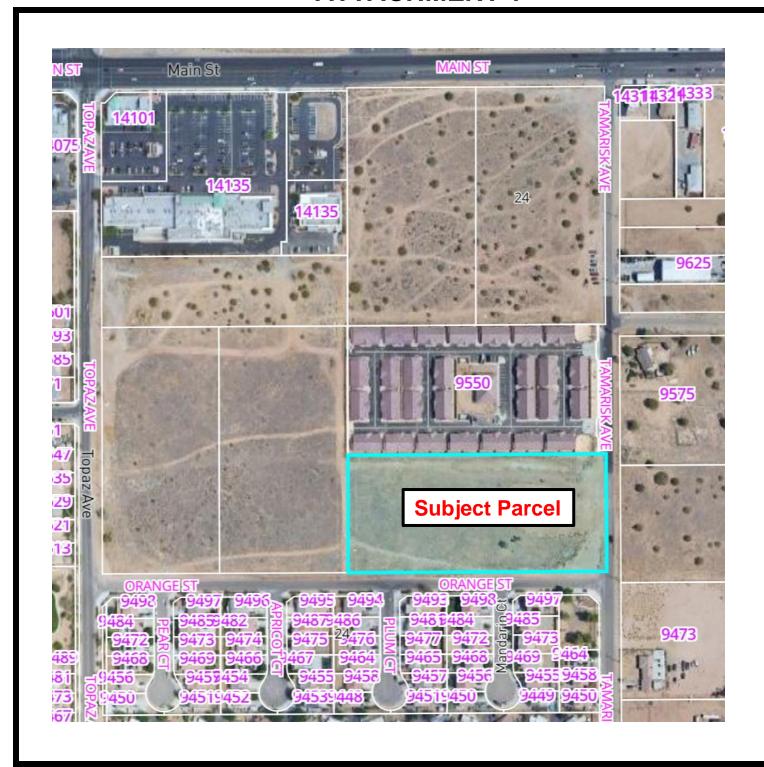
Conclusion: The Specific Plan Amendment will provide additional opportunities for multi-family housing on an area that is consistent with the surrounding land uses.

ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

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



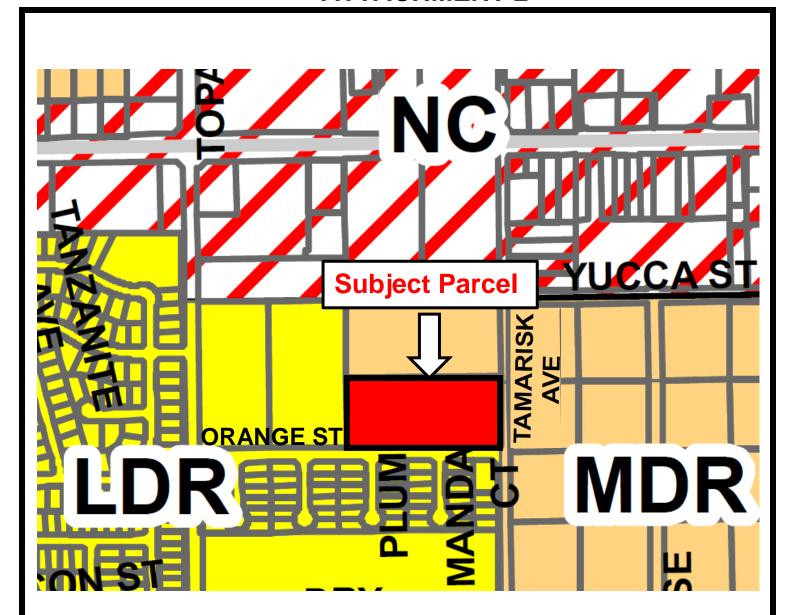
APPLICANT(S): STEENO DESIGN STUDIO, INC FILE NO(S): SPLA23-00004

LOCATION: NORTHWEST CORNER OF ORANGE STREET APN(S): 3057-121-08

AND TAMARISK AVENUE

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**





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 AMEN	DMENT 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

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GENERAL PLAN & ZONING MAP

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:

Resolution No. PC-2023-19 Page 2

- 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 8th day of June 2023.

Roger Abreo, Chair, Planning Commission
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