

City of Hesperia

STAFF REPORT



DATE: May 11, 2017
TO: Planning Commission
FROM: Dave Reno, Principal Planner
BY: Stan Liudahl, Senior Planner
SUBJECT: VAR16-00001 and SPR15-00012 (Olivetree Apartments, LP; APNs: 0413-162-09, 10, 35 & 36)

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution Nos. PC-2017-12 and PC-2017-13, approving VAR16-00001 and SPR15-00012.

BACKGROUND

Proposal: The applicant proposes to construct a 186-unit multi-family development replacing two single-family residences on 22.8 gross acres (Attachment 1). A Variance (VAR) has also been filed, which will allow a 15-foot street side yard setback and a minimum 10-foot distance between buildings instead of the 25-foot street side yard setback and 15-foot building separation.

Location: On the south side of Olive Street between Third Avenue and Hesperia Road.

Current General Plan, Zoning and Land Uses: The site is within the Medium Density Residential (MDR) Zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan). The surrounding land is designated as noted on Attachment 2. The subject property contains two single-family residences. The surrounding properties to the north contain single-family residences and apartments, the properties to the south and east contain mobile home parks, and the properties to the west contain a school (Attachment 3). The applicant has constructed two previous apartment complexes with the same overall design at 8809 and 8810 C Avenue (Attachment 4). Each project provides multiple duplex units with an attached garage.

ISSUES/ANALYSIS

Variance

The variance will allow a 15-foot street side yard setback and a minimum 10-foot distance between buildings instead of the 25-foot street side yard setback and a 15-foot building separation as required by the MDR Zone of the Specific Plan. This will be the third duplex project proposed by the applicant. The previous projects were approved prior to adoption of the Specific Plan, which enacted the 25-foot street side yard setback and the 15-foot building separation requirement in 2008.

Site Plan Review

The MDR Zone allows development of apartments from 8 to 15 dwelling units per gross acre. This project will provide a density of 8.2 units per acre. The proposed 186-unit apartment project will offer 124 two-bedroom and 62 three-bedroom units. The two-bedroom units and the three-bedroom units are 1,106 and 1,275 square feet in area, respectively (Attachment 5). Each unit includes an attached two-car garage and a fenced private yard. The apartment complex contains a 2,865 square foot recreation building, a 1,500 square foot fitness building, two pools, a 440 square foot restroom/cabana building, one playground with permanent playground equipment, two passive outdoor recreational areas, and a 440 square foot maintenance building. This developer constructed a 154-unit apartment complex on 16.9 gross acres at 8810 C Avenue, which was approved under SPR-2004-33 on December 28, 2005 and a 68-unit apartment complex on 5.9 gross acres at 8809 C Avenue, which was approved under SPR-2000-09 on October 12, 2002. Since the Specific Plan became effective on October 16, 2008, these two projects were not subject to the 25-foot street side yard building setback and the 15-foot building separation regulation.

The proposed development complies with the minimum 25-foot front yard building setback, the 35-foot maximum building height, and the minimum parking requirements. The project requires a minimum of 419 parking spaces, based upon 2.25 spaces per dwelling unit. The site design will provide 476 parking spaces, affording 57 surplus spaces. In addition, the Specific Plan requires that a minimum of 15 percent of the net parcel area be landscaped. The proposed site plan provides 29 percent. A minimum four-foot wide landscaped area and a one-foot sidewalk in addition to the six-inch concrete curb shall be installed at the end of all parking space rows. The project can be modified to comply with this regulation without a significant change in the site's design. The architecture of the duplex buildings comply with the architectural requirements of the Specific Plan (Attachment 6). The apartments are designed with contemporary architecture featuring three color schemes. Each duplex incorporates changes in roof and wall planes, tile roofs, wood trim, and stone veneer.

Noise: The project site will be subjected to higher levels of noise, due to its proximity to the Burlington Northern and Santa Fe railroad. The proposed apartments are subject to an interior noise standard of 45 dB (A). The project is expected to receive over 65 dB (A) from the railroad. The General Plan indicates that residential properties within 1,850 feet of the railroad will be exposed to noise in excess of 65 dB (A). Since the exterior noise level will exceed 65 dB (A), implementation of noise-reducing building methods will be necessary. Compliance with standard building methods will result in the buildings meeting the 45 dB (A) interior noise standard.

Drainage: On-site drainage sized to retain stormwater from a 100-year storm will be retained in underground retention systems. The site is not affected by upstream drainage. As a result, this project will not be significantly affected by off-site storm water flow nor will it impact properties downstream.

Water and Sewer: The developer shall pay appropriate fees and connect to the existing water systems. Domestic and fire connections shall be made from the proposed eight-inch water line in Olive Street. The developer will also be required to connect to the proposed eight-inch sewer main in Olive Street and Hesperia Road.

Traffic Impact: Based on the Institute of Traffic Engineers' Trip Generation Manual, apartments generate approximately 6.7 daily vehicle trips per dwelling unit. Consequently, the proposed 186 units would generate about 1,246 daily vehicle trips. The General Plan Update Environmental Impact Report (GPUEIR) analyzed the impact of up to 342 dwelling units on this property. Based upon the maximum residential density of 15 dwelling units per gross acre, the project will create 2,291 daily vehicle trips. Consequently, this project will result in 1,045 fewer daily vehicle trips than were analyzed by the GPUEIR.

Environmental: Approval of this development requires adoption of a mitigated negative declaration pursuant to the California Environmental Quality Act (CEQA). The mitigated negative declaration and initial study prepared for the development (Attachment 7) conclude that there are no significant adverse impacts resulting from the project. A biological assessment, protected plant plan, and cultural resource survey were required. The biological report shows that the site does not contain habitat for the desert tortoise nor any other threatened or endangered species. However, a pre-construction survey for the burrowing owl will be conducted prior to issuance of a grading permit. A protected plant plan was also submitted, which ensures that all transplantable plants protected by the City's Ordinance will be handled in accordance with the City's Protected Plant Ordinance. A cultural resource survey was also conducted. The report indicates that no significant archaeologic or paleontologic resources exist and does not recommend any further studies. However, 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.

Conclusion: The project conforms to the policies of the Specific Plan and is consistent with the General Plan with adoption of a Variance.

FISCAL IMPACT

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

ALTERNATIVE(S)

1. The Planning Commission could deny the variance. This would increase the street side yard setback and the minimum building separation, potentially reducing the number of dwelling units to the extent that the project would not meet the minimum density range. As such, staff does not support this alternative.
2. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site plan
2. General Plan
3. Aerial photo
4. Aerial photo showing 8809 and 8810 C Avenue
5. Floor plans
6. Color exterior building elevations
7. Negative Declaration ND-2016-10 with the Initial Study
8. Resolution No. PC-2017-12 (VAR16-00001)
9. Resolution No. PC-2017-13, with list of conditions (SPR15-00012)