

City of Hesperia STAFF REPORT



DATE: March 19, 2019

TO: Mayor and Council Members

FROM: Nils Bentsen, City Manager

BY: Mike Blay, Assistant City Manager
Chris Borchert, Acting Principal Planner

SUBJECT: General Plan Amendment GPA17-00003 & Tentative Tract TT17-00002 (TT-17339); Applicant: Yogesh Goradia; APN: 0398-031-41 & 42

RECOMMENDED ACTION

The Planning Commission recommends that the City Council adopt Resolution Nos. 2019-11 and 2019-12, approving General Plan Amendment GPA17-00003 from Rural Residential-Special Development (RR-SD) to Single-Family Residence with a minimum lot size of 18,000 square feet (R1-18000), and Tentative Tract Map TT17-00002 to create 16 single-family residential lots on 11.1 acres of a 20.2 gross acre site located on the west side of Arrowhead Lake Road, approximately 900 feet south of Calpella Avenue.

BACKGROUND

Proposal: Change the Land Use/Zoning Map for 11.1 acres of a 20.2-acre site from Rural Residential-Special Development (RR-SD) to R-1 18,000, single family residential. Subdivide the 11.1 acres into 16 single family lots through Tentative Tract Map 17339.

Location: On the west side of Arrowhead Lake Road, approximately 900 feet south of Calpella Avenue.

Planning Commission Review: On February 14, 2019, the Planning Commission voted 4-0 to forward this item to the City Council with a recommendation for approval. Commissioner Caldwell was absent.

ISSUES/ANALYSIS

Land Use: The tentative tract would create 16 single-family residential lots on 11.1 gross acres, resulting in a density of 1.4 dwelling units per acre including a 12,073 square foot lot to be used as a retention basin. The tract will be developed in a single phase. All single-family residences within this subdivision will contain a minimum livable area of 1,400 square feet. The lots comply with the 18,000 square foot minimum lot size, as well as the 60-foot minimum lot width and the 100-foot minimum lot depth requirements.

The land's current General Plan designation is RR-SD. Properties that are designated RR-SD typically have minimal or no infrastructure, varying topography or other developmental constraints. Re-designating the property to R1-18000 as proposed will make the General Plan Amendment consistent with surrounding properties which are a combination of RR 20000 and R1 18000.

The applicant has submitted a development proposal that addresses infrastructure requirements and other developmental constraints. Primary access to the subdivision will be from Arrowhead

Lake Road. The subdivision will connect to a water line that exists in Arrowhead Lake Road. The development can use private septic systems for sewage disposal consistent with the adopted Local Agency Management Plan (LAMP). The overall site is affected by a significant amount of drainage. As a result, the subdivision will dedicate a large portion west of the tract for a drainage easement to allow flows to be conveyed through the property.

The 16 single-family residential lots are proposed on the east 11.1 acres of the 20.2-acre site. The General Plan Amendment from RR-SD to R1-18000 only applies to the east 11.1 acres. The remaining 9.1 acres will remain undeveloped, due to a 100' wide gas easement and a large drainage easement on that portion of the property. The General Plan designates this gas easement as a Utility Corridor. In the future, there is a possibility that lots can be created on the west end of the property along Calpella Avenue. To meet fire standards, any tract map proposed on the west portion of the property would require two points of access. Calpella Avenue is not a through street to the south; therefore, two points of access do not exist at this time. The proposed 16 lot subdivision meets Fire Department standards.

Environmental: A Mitigated Negative Declaration (MND) has been prepared for the project pursuant to the California Environmental Quality Act (CEQA) (Attachment 4).

Conclusion: The project conforms to the policies of the City's General Plan and meets the standards of the Development Code.

FISCAL IMPACT

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

ALTERNATIVE

Provide alternative direction to staff.

ATTACHMENTS

1. Tentative Tract TT17-00002 (TT-17339)
2. General Plan Land Use Map
3. Aerial Photo
4. Mitigated Negative Declaration and Initial Study
5. Resolution No. 2019-11
6. Exhibit "A"
7. Resolution No. 2019-12
8. List of Conditions
9. 2-14-2019 Planning Commission Staff Report and attachments