

City of Hesperia

STAFF REPORT



DATE: September 12, 2019

TO: Planning Commission

FROM: Chris Borchert, Principal Planner

BY: Daniel Alcayaga, Senior Planner

SUBJECT: General Plan Amendment GPA19-00001 & Tentative Parcel Map TPM19-00004;
Applicant: Mas Tierra, Inc.; APN: 0405-371-37)

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution Nos. PC-2019-23 and PC-2019-24, recommending that the City Council approve GPA19-00001 and TPM19-00004.

BACKGROUND

Proposal: A General Plan Amendment from Rural Residential with a minimum lot size of 2½ acres (RR-2½) to Rural Residential with a minimum lot size of one-acre (RR-1) in conjunction with a Tentative Parcel Map (PM-20019), to create two parcels from 4.8 gross acres (Attachment 1).

Location: 300 feet south of Mesquite Street, on the east side of Opal Avenue

Current General Plan, Zoning and Land Uses: The property is currently within the Rural Residential with a minimum lot size of 2½ acres (RR-2½) designation. A small portion of the property to the east is designated Utility Corridor (UC), as a portion of the property is part of the Southern California Edison Transmission Tower Corridor. This corridor also extends north and south to east of the property. The surrounding land is designated as noted on Attachment 2. The subject property is vacant. The properties to the north, south and west contain single-family residences (Attachment 3).

ISSUES/ANALYSIS

Land Use: The proposed General Plan Amendment would change the Land Use designation of the subject property from the Rural Residential with a minimum lot size of 2½ acres (RR-2½) to the Rural Residential with a minimum lot size of one-acre (RR-1) designation. The RR-1 designation allows residential uses at a density between 0.41 and 1.0 dwelling units per gross acre. The tentative parcel map creates two parcels, which would yield a density of just 0.41 dwelling units per gross acre. Parcel sizes are 2.3 and 2.5 gross acres. The width of the property is 330 feet with an average depth of 626 feet. The tentative parcel map proposes to subdivide the property in the middle resulting in both parcels having lot widths of 165 feet. The proposed subdivision is in compliance with the minimum lot width, depth, and area requirements of the RR-1 designation.

Staff supports the General Plan Amendment because there are mix of properties designated RR-2½ and RR-1 in this area. There are properties designated RR-1 located 330 feet to the north, and 530 feet to the south. The proposed parcels sizes, which are 2.3 and 2.5 gross acres, are consistent with surrounding properties. The lot sizes in this area range between 1 to 2.5 acres.

A concern was raised by an adjacent property owner that they do not want the subject property to be subdivided into one acre lots. The builder does not intend to create one acre lots; instead, the builder proposes parcels that are 2.3 and 2.5 gross acres. Staff does not believe the builder can propose additional parcels beyond the two parcels because lot widths would start to fall below the standard in the neighborhood and not meet the criteria in Section 16.12.405(6)(a) and (b) of the Development Code (see below).

Section 16.12.405(6):

- a. The project will not have significant or long-range impacts on surrounding properties, city services, or the environment;
- b. The project will not establish a new or different pattern of land uses or intensities in the area;

In reviewing lot widths of surrounding properties, it was found that lot widths were not less than 140 feet. If the applicant proposed a subdivision of three or four parcels, it would result in lot widths of 110 feet and 82.5 feet, which would not be in line with the character of the neighborhood or pattern of land use. Practically speaking a subdivision of one acre lots is not possible due to lot width limitations. Even though the RR-1 designation allows one acre lots, this is not what is proposed. The General Plan amendment is only needed because one of the proposed parcels falls slightly below the 2.5 gross acre requirement. The proposed parcels width and depth are consistent with surrounding properties

Drainage: A preliminary drainage study indicates that no significant flows cross this site.

Street Improvements: Opal Avenue is currently a dirt road, and not anticipated to be paved.

Water and Sewer: Each parcel will be served by an approved septic system. The applicant will need to obtain a will serve letter for water from County Service Area 70, Zone J (CSA 70-J). The parcels shall connect to the special district's water system in accordance with the standards of CSA 70-J.

Environmental: The project is exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls.

Conclusion: The proposed RR-1 designation and proposed parcels are compatible with the General Plan designations, as well as the lot sizes of the surrounding area. The project conforms to the policies of the City's General Plan and meets the standards of the Development Code with adoption of the General Plan Amendment.

FISCAL IMPACT

Development will be subject to payment of development impact fees.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENTS

1. Tentative Parcel Map
2. General Plan Land Use Map
3. Aerial Photo
4. Resolution No. PC-2019-23 (GPA19-00001)
5. Resolution No. PC-2019-24, including conditions of approval (TPM19-00004)