

City of Hesperia

STAFF REPORT



ATTACHMENT 2

DATE: October 1, 2019
TO: Mayor and Council Members
FROM: Nils Bentsen, City Manager
BY: Chris Borchert, Principal Planner
SUBJECT: Planned Development PPD18-00001, Conditional Use Permit CUP18-00007 (Americana-Hesperia Retirement Project, LLC; APN: 0405-062-56 & 70)

RECOMMENDED ACTION

It is recommended that the City Council introduce and place on first reading Ordinance 2019-11 approving Planned Development PPD18-00001, and adopt Resolution 2019-046, approving Conditional Use Permit CUP18-00007 for the development of the project.

PROJECT SUMMARY

Proposal: The project represents an expansion of previously approved Planned Development PPD15-00001, based on the City's sale of approximately 10 additional acres of adjacent land to the applicant. It consists of Planned Development PPD18-00001 and Conditional Use Permit CUP18-00007, to construct a two-story, 160 unit, 55+ senior apartment development; a two-story, 192 unit assisted living facility; a 13,462 square foot and 14,820 square foot commercial retail buildings in six phases on 21.55 acres.

Location: On the north side of Main Street, approximately 250 feet east of the California Aqueduct.

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

Planning Commission Review: On July 11, 2019, the Planning Commission voted 4-0 to forward these items to the City Council with a recommendation for approval. Commissioner Cody Leis was absent.

Conclusion: Where the zoning is/was Medium Density Residential, the project proposes multi-family senior apartments (permitted) and assisted living (CUP). Where the zoning was Neighborhood Commercial, commercial buildings are proposed. Staff finds that the amount and quality of the amenities and architecture justifies the proposed deviations to parking, density and unit sizes.

ATTACHMENT(S)

1. Ordinance No. 2019-11
2. Planned Development PPD18-00001 document
3. Resolution No. 2019-046
4. Attachment A - List of Conditions
5. Planning Commission Staff Report
6. Planning Commission Minutes