

ATTACHMENT 4

PLANNED DEVELOPMENT

PPD18-00001

IN THE CITY OF HESPERIA, SAN BERNARDINO COUNTY

ASSESSOR PARCEL NUMBERS:

0405-062-56 and 0405-062-70

LEGAL DESCRIPTIONS:

The East 1/2 Of The West 1/2 Of The Southeast 1/4 Of The Southeast 1/4 Of Section 14, Township 4 North Range 5 West, San Bernardino Base And Meridian, In The City Of Hesperia, County Of San Bernardino, State Of California, According To The Official Plat Of Said Land On File In The District Land Office.

and

Parcel 1 Of Parcel Map No. 18444, In The City Of Hesperia, County Of San Bernardino, State Of California, As Per Plat Recorded In Book 225, Pages 7-9 Of Parcel Maps, Records Of Said County.

PREPARED FOR:

AMERICANA-HESPERIA RETIREMENT
PROJECT, LLC C/O AGNES Y. SINCLAIR
150 N. SANTA ANITA AVE.,
#888 ARCADIA, CA 91006

April 21, 2018

REV October 15, 2019

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I. PURPOSE

The purpose of this Planned Development (PD) for Americana-Hesperia Retirement Project is to promote public health, safety and welfare for senior residents and adult clients by allowing increased land use flexibility to serve their needs. This age-restricted community is within the boundaries of the Main Street and Freeway Corridor Specific Plan (SP or Specific Plan) in the City of Hesperia (City). This Planned Development will promote neighborhood diversity without ignoring possible concerns regarding potential impacts on surrounding residential uses.

An age-restricted Planned Development strictly for senior residents and adult clients will allow specific development standards that fit the goals and objectives of this unique project, as supported by applications for a Conditional Use Permit, Site Plan, Tentative Parcel Map and Tract Map, Planned Development and numerous other appurtenant maps, reports and documents. Specific tables in this document identify issues addressed as part of this PD project, per request by City of Hesperia.

This PD is a mix of Permitted and Conditionally Permitted land uses. The intent is to create a cohesive and well-planned Adult Senior Living Community with complementary residential and commercial uses for senior residents and adult clients that encourage pedestrian oriented opportunities on-site. All standards for land use and development criteria within this PD are delineated in the following:

II. PROJECT PROPOSAL SUMMARY

This Planned Development is a mixed-use two-story Adult Senior Living Community on 21.78 gross acres of land to be constructed in six phases. The project site is located on the north side of Main Street, about 1 mile east of Interstate-15 Freeway and situated on two lots: Assessor Parcel Numbers (APNs) 0405-062-56 and 0405-062-70. This PD project includes development of the following:

- 160-unit Senior Apartment development for 55-plus-year-old seniors in (4) two-story structures with a total of 38,582 square feet per building x 4 Bldg. =154,328 sf.
 - 3,621 square-foot Clubhouse within the Senior Apartment community;
- 128-unit Assisted Living Facility with a maximum of 176 beds in a combination one / two-story structure. Eighty (80) Studio Units will include one bed per Studio Unit, while the forty eight (48) 1-Bedroom Units could allow up to 2 beds per unit for a total bed occupancy of 176 (96 + 80 = 176), pending State approval;
 - Multi-Purpose Rooms with a total of 9,323 square feet in the 2nd floor of the Assisted Living Building;
 - 9,323 square foot Restaurant centrally located in the 1st floor of the Assisted Living Building;

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All uses are exclusively for residents of the Senior Apartments and clients of the Assisted Living and Adult Day Care Facilities, inclusive of family and friends.

- Commercial Pad “A” for 14,820 square feet of single-story retail space on Main Street.
- Commercial Pad “B” for 13,462 square feet of single-story retail space Main Street.

III. APPLICABILITY AND CONFORMITY WITH THE PLANNED DEVELOPMENT

Provisions of this Planned Development shall apply only to the following parcels:

- APN 0405-062-56 - Legal Description:

The East 1/2 Of The West 1/2 Of The Southeast 1/4 Of The Southeast 1/4 Of Section 14, Township 4 North Range 5 West, San Bernardino Base And Meridian, In The City Of Hesperia, County Of San Bernardino, State Of California, According To The Official Plat Of Said Land On File In The District Land Office.

- APN 0405-062-70 - Legal Description:

Parcel 1 Of Parcel Map No. 18444, In The City Of Hesperia, County Of San Bernardino, State Of California, As Per Plat Recorded In Book 225, Pages 7-9 Of Parcel Maps, Records Of Said County.

- A. Regulations in this Planned Development document replace those set forth in the Main Street and Freeway Corridor Specific Plan (SP PPD15-00001), planning and zoning provisions of the Hesperia Development Code, and any other applicable ordinances. Where land use regulations and/or development standards of the SP, Development Code (Title 16) of the Hesperia Municipal Code are inconsistent with this Planned Development, the standards and regulations of this Planned Development shall prevail and supersede the applicable provisions of the Specific Plan and Development Code.
- B. This Planned Development does not convey any rights not otherwise granted under the provisions and procedures contained in the Specific Plan and/or Development Code and the other applicable ordinances, except as specifically provided herein after approval. Any issue not specifically covered in this Planned Development shall be subject to the Specific Plan and/or Hesperia Municipal Code, or to subject to interpretation by the Development Services Director or his/her designee if not specifically covered in the City's existing regulations.

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TABLE 1A: NON-RESIDENTIAL USES			
Phase I Recreational @ Senior Apartments	Clubhouse		3,621 sq. ft. total
Phase III Wing D @ Assisted Living	Restaurant/Kitchen/Dining Rooms	9,323 sq. ft.	18,646 sq. ft. total
	Multipurpose Rooms	9,323 sq. ft.	

Assisted Living Units:

Studio Units (80) -

1-Bedroom Units (48) -

128 Total Units

565 square feet

792 square feet

Senior Apartments:

160 Total Units

1ST FLOOR

1 Bedroom Units (64) -

650 square feet

100 square feet patio

Total:

750 square feet

2 Bedroom Units (16)-

967 square feet

100 square feet patio

Total:

1,067 square feet

2nd FLOOR

1 Bedroom Units (64) -

650 square feet

100 square feet patio

Total:

750 Square feet

2 Bedroom Units (16) -

967 square feet

100 square feet patio

Total:

1,067 square feet

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IV. PROJECT DISCUSSION

The Americana-Hesperia Retirement Project Planned Development (PD) consisting of age-restricted mixed-uses will be completed in six phases on 21.78 gross acres (APNs: 0405-062-56 and 0405-062-70) in the City of Hesperia. All uses on-site, excepting the commercial, are exclusively for residents of the Senior Apartments and clients of Assisted Living and Adult Day Care Facilities, inclusive of family and friends, and not open to the public.

Phase I to be completed and occupied by Year 2023

- 80 Senior Apartment dwelling units
- 3,621 square-foot Clubhouse
- Parking Requirements
 - Parking Required: 1.41×80 = 113 spaces
 - Parking Provided: = 125 spaces
 - 47 Garage Spaces
 - 78 Open Spaces

Phase II to be completed and occupied by Year 2025

- Remaining 80 Senior Apartment dwelling units.
- Parking Requirements:
 - Parking Required: 1.41×80 =113 spaces
 - Parking Provided: =101 spaces
 - 49 Garage Spaces
 - 52 Open Spaces

Phase III to be completed and occupied by 2027-2028 tentatively

- Assisted Living dwelling units; (Wings A & B)
 - Multi-Purpose Rooms with a total of 9,323 square feet in the Assisted Living Building;
 - 9,323 (approximate) square-foot Restaurant;
- Parking Requirements: (approximate based on actual number of units)
 - Parking Required: 62 Studios /3 =21 spaces
 - 42 (1) bedroom
 - $42 \times 2=84 /3$ =28 spaces
 - Employees =8 spaces
 - Total: =57 spaces
 - Parking Provided: =77 spaces

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Phase IV to be completed and occupied by 2027-2028 tentatively

- Assisted Living dwelling units; (Wing C)
- Parking Requirements: (approximate based on actual number of units)
 - Parking Required: 58 Studios/3 =19 spaces
 - 30 (1) bedroom
 - 30 x 2=60/3 =20 spaces
 - Employees = 7 spaces
 - Total =46 spaces
 - Parking Provided =107 spaces

Phase V to be completed and occupied by 2027-2028 tentatively

- Commercial Pad "B" for approximately 13,462 square feet of single-story retail space
- Parking requirements: 4 space/1,000 SF of area
 $13,462/1,000=13.46 \times 4 = 54$ spaces
- Parking Provided: = 112 spaces

Phase VI to be completed and occupied by 2027-2028 tentatively

- Commercial Pad "A" for approximately 14,820 square feet of single-story retail space
- Parking requirements: 4 spaces/1,000 SF of area
 $14,820/1,000=14.82 \times 4 =60$ spaces
- Parking provided =84 spaces

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A. Commercial Land Uses

The project is located within the Main Street and Freeway Corridor Specific Plan and allowing for the following uses:

Assisted Living Facility

The restaurant within the assisted living facility is approved for on-site beer and wine sales as approved through CUP18-00007.

NC – Neighborhood Commercial

This zone is intended to provide opportunities for immediate day-to-day convenience shopping and services for the residents of the immediate neighborhood.

Proposed uses for bakeries, florist or gift shops, barber shops or beauty parlors, laundry and dry-cleaning establishments, Senior Service placement agencies, ATM, 7-Eleven store, restaurants, etc. And all other uses allowed under the Neighborhood commercial zone.

C2 – General Commercial

This zone is intended to provide opportunities for the full range of retail and service businesses accessible from all area of the city and surrounding communities for the purchase of primary shopper's goods.

Desired uses for the medical clinics, drugstores such as CVS, Rite Aid and Walgreen, discount stores such as Dollar Tree or Dollar Max. *A request for off-site sale of beer, wine and liquor is required to go through the Conditional Use Permit process for approval.*

C3 – Service commercial

This zone is intended to be primarily supportive to the commercial oriented consumer, business to business retail and wholesale sales and services, and to provide convenient services for those people employed in the immediate area.

Proposed uses for retail/professional offices, training schools and various type of businesses permitted under the Service commercial zoning.

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Prohibited Uses

Any issue not specifically covered in the PD document shall be subject to the Main Street and Freeway Corridor Specific Plan and applicable portions of the Hesperia Municipal Code, or subject to interpretation by the Development Services Director or his/her designee if not specifically covered in the City's existing regulations.

This Planned Development does not allow the following uses for the Commercial Pads:

- ☐ VAPE or smoke shops and similar retail uses
- ☐ Automotive Repair
- ☐ Nightclub
- ☐ Equipment Sales
- ☐ Adult oriented businesses and similar uses
- ☐ Cash Checking and Advance and similar uses
- ☐ Tattoo Parlor and similar uses
- ☐ Pawnshops and similar uses
- ☐ Gold Sales and Exchange and similar use
- ☐ Liquor stores and small scale conveniences stores selling alcohol

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B. Parking Information:

- Off-Site based "Private Transportation Services" will be available to meet the residents' needs;
- On-site grooming, medical, retail and dining services are proposed;
- Any changes to the proposed uses will be subject to additional review for compliance and legal entitlement processes with City, including Off-Street parking and other requirements;
- The combination of on-site uses minimizes vehicular transportation needs;
- The combination of on-site uses provides a major concept of in-lieu amenities for the integrated design of this project;
- 96 garages are designed for ease of parking in the Apartment complex.
- All Parking and Driveways shall have a "Reciprocal Access and Parking Easement," as delineated on the Site Plan under "Information" Note; and
- The project does not propose a Bus Stop in front of this site due to the limited frontage and lack of larger commercial retail uses. NOTE: Kevin Kane, G.M. of the Victor Valley Transit Agency (VVTa) was contacted regarding this issue.

1. Wing D in Assisted Living Building

a. Restaurant, Kitchen, and Dining Rooms

Restaurant services will be limited to use by on-site residents, inclusive of family and friends. This use does not require additional off-street parking because these services are for internal use only and will not be made available to the public.

b. Multipurpose Rooms

Any activities in the Multipurpose Rooms will be limited to use by on-site residents, inclusive of family and friends. This use does not require additional off-street parking because these services are for internal use only and will not be made available to the public.

2. Clubhouse

All activities in the Clubhouse will be limited to on-site senior residents or adult clients, inclusive of family and friends. This use does not require additional off-street parking because these services are for internal use only and will not be made available to the public.

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3. Recreational Area

All activities in the Recreational Area will be limited to on-site senior residents or adult clients, inclusive of family and friends. This use does not require additional off-street parking because these services are for internal use only and will not be made available to the public.

4. Loading Zones

There are 2 designated Loading Zones (1 each for institutional uses at the Assisted Living Buildings) as requested by City Staff. Additionally, a ten (10) minute limited parking zone is provided.

Parking Summary Chart

Table 4			
USE	Required Resident/Client Parking	Required Staff Parking	Total Parking Provided
Apartments	248	Not Applicable	248
Assisted Living Facility	59	15	162
Retail Building "A"	60		84
Retail Building "B"	54		112
Sub-Total Required	421	15	436
		Total Spaces Provided	606

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ADA Parking Summary Chart

Table 5						
USE	Parking Spaces Required	ADA Parking	Van Accessible Parking	Total ADA Required Parking	ADA Parking Provided Std. Van	Requirement Met
Apartments	248	6	1	7	5 5	Yes
Assisted Living Facility	103	5	1	6	8 8	Yes
Retail Building "A"	60	2	1	3	2 2	Yes
"B"	54	2	1	3	2 2	Yes
Total	443	15	4	19	17 17	Yes

Notes:

- ☐ Van Accessible ADA Parking requirements are a minimum of 1 and 1 for every 6 ADA parking spaces, or portion thereof. Retail Buildings requiring less than 25 spaces are required to have at least 1 ADA Van Accessible space.
- ☐ City staff requested one ADA Van-Accessible parking space for each primary use, a minimum of 18 van-accessible parking spaces will be provided, as shown on Table 6.