

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA ADOPTING A SPECIFIC PLAN AMENDMENT TO REMOVE THE EXISTING EXCEPTION TO THE MAXIMUM ALLOWABLE BUILDING HEIGHT AND INCREASE MAXIMUM ALLOWABLE BUILDING HEIGHT LIMITATIONS WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN (SPLA25-00004)

WHEREAS, on January 5, 1998, the City Council of the City of Hesperia adopted Ordinance No. 250, thereby adopting the Hesperia Municipal Code; and

WHEREAS, on September 2, 2008, the City Council of the City of Hesperia adopted Ordinance No. 2008-12, thereby adopting the Main Street and Freeway Corridor Specific Plan; and

WHEREAS, the City of Hesperia has initiated an application for Specific Plan Amendment SPLA25-00004 described herein (hereinafter referred to as the "Application"); and

WHEREAS, the application proposes to remove the existing exception that allows increased building height based on front yard setback increases for properties located west of Interstate 15, which currently permits building heights of up to 150 feet; within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan; and increase the maximum building height from 60 feet to 65 feet while maintaining the existing requirement that building height be limited to 45 feet within the portion of a lot located within 100 feet of an adjacent residential zone; and

WHEREAS, the amendment will establish clear, consistent, and reasonable building height standards within the CIBP zone, ensuring compatibility with surrounding land uses, preserving the intended character of the community, and preventing development of significantly taller buildings that would exceed the scale of existing and anticipated projects; and

WHEREAS, the City finds it necessary to amend the development standards within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan to remove the building height exemption and increase maximum allowable building height limitations; and

WHEREAS, the City Council finds that approval of Specific Plan Amendment SPLA25-00004 is consistent with the City's General Plan, promotes orderly development, and serves the public health, safety, and welfare; and

WHEREAS, the proposed Specific Plan Amendment is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3), where it can be seen with certainty that there is no significant effect on the environment. The proposed Specific Plan Amendment does not include any new development. As future development is proposed on parcels that are larger than 5 acres, they will be reviewed independently for CEQA compliance. In addition, the proposed Specific Plan Amendment would not introduce any new significant environmental impacts that were not previously analyzed in the General Plan Environmental Impact Report; and

WHEREAS, on September 11, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed amendment and concluded said hearing on that date; and

WHEREAS, on October 21, 2025, the City Council of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed amendment and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HESPERIA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby specifically finds that all of the facts set forth in this Ordinance are true and correct.

Section 2. Based upon substantial evidence presented to the City Council, including written and oral staff reports, the City Council specifically finds that the proposed Ordinance is consistent with the goals and objectives of the adopted General Plan as it will enhance the quality of life by providing a visually pleasing environment and promote the public health, safety, and welfare.

Section 3. The proposed Specific Plan Amendment is necessary because the existing regulations within the MSFCSP allow building heights in the CIBP zone that may result in visual, compatibility, and land use conflicts with surrounding residential neighborhoods and other adjacent land uses. Taller buildings can create adverse impacts related to scale, massing, privacy, and shading that are not compatible with the community character envisioned for the area. The proposed Specific Plan Amendment, by reducing the maximum allowable building height, will ensure that new development within the CIBP zone is designed at an appropriate scale and intensity, thereby maintaining compatibility with surrounding residential neighborhoods and preserving the visual quality of the corridor. These development standards are necessary to protect public health, safety, and general welfare by minimizing land use conflicts, reducing visual dominance of larger structures, and ensuring a more consistent and balanced built environment.

Section 4. Based on the findings and conclusions set forth in this Ordinance, this Council hereby adopts Specific Plan Amendment SPLA25-00004, to remove the existing exception that allows increased building height based on front yard setback increases for properties located west of Interstate 15, which currently permits building heights of up to 150 feet; within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan; and increase the maximum building height from 60 feet to 65 feet while maintaining the existing requirement that building height be limited to 45 feet within the portion of a lot located within 100 feet of an adjacent residential zone as shown on Exhibit "A."

Section 5. This Ordinance shall take effect thirty (30) days from the date of adoption.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted in three (3) public places within the City of Hesperia pursuant to the provisions of Resolution No. 2007-101.

ADOPTED AND APPROVED on this 4th day of November 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk