

City of Hesperia STAFF REPORT



DATE: October 21, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager **SECOND READING AND ADOPTION**

BY: Nathan Freeman, Director of Development Services
Ryan Leonard, Principal Planner
Leilani Henry, Associate Planner

SUBJECT: Specific Plan Amendment SPLA25-00004; Applicant: City of Hesperia; Area affected: City-wide

RECOMMENDED ACTION

The Planning Commission recommends that the City Council introduce and place on first reading Ordinance No. 2025-04 approving Specific Plan Amendment SPLA25-00004.

BACKGROUND

The proposed Specific Plan Amendment will remove the existing exception to the maximum allowable building height within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan (MSFCSP). Specifically, this exception allows building height increases at a rate of 1 foot in height for every additional 3-foot increase in the front yard setback, up to a maximum building height of 150 feet for properties located west of Interstate 15.

In addition, the amendment will increase the standard maximum building height from 60 feet to 65 feet for all properties located within the CIBP zone of the MSFCSP.

The purpose of this amendment is to ensure building height regulations are consistent with City goals, adjacent land uses, and community character, while maintaining adequate functionality for modern industrial operations.

ISSUES/ANALYSIS

Current Maximum Building Height Standards: Within the CIBP zone of the MSFCSP, the maximum building height is generally limited to 60 feet, subject to the following exceptions:

- 1) The building height shall be limited to 45 feet within the portion of the lot that falls within 100 feet of an adjacent residential zone.
- 2) For properties that are located west of Interstate 15, building height is limited to 60 feet at the front setback line, thereafter, the height may be increased at the rate of 1 foot in height for every additional 3-foot increase in the front yard setback, up to a maximum building height of 150 feet.

In comparison, maximum building heights in other zones within the MSFCSP, Hesperia Municipal Code, and unincorporated San Bernardino County are as listed in the following charts.

Main Street and Freeway Corridor Specific Plan Maximum Allowed Building Height	
Regional Commercial	65 feet (45 feet within 100 feet from Residential)
Neighborhood Commercial, Office Commercial and Auto Sales Commercial	45 feet
Office Park	75 feet (45 feet within 100 feet from Residential)
Very low, Low, Medium, and High Density Residential	35 feet (10-foot increase with an additional 10-foot setback in HDR)

Maximum Building Height Per the Hesperia Municipal Code	
Residential and Agricultural Zones	30 – 35 feet
Commercial zones (1, 2, & 3)	35 feet
Industrial	50 feet

Unincorporated San Bernardino County	
Rural Residential and Single Family Residential ¹	35 feet

¹ Rural Residential and Single-Family Residential zones within Unincorporated San Bernardino County are located adjacent to properties zoned CIBP within the City.

Justification: Over the past several years, the City has experienced a substantial increase in industrial project applications within the CIBP zone, located on the west side of Interstate 15. Staff reviewed these projects and found that the maximum building height proposed in recent years was 51 feet, with an overall average of approximately 47 feet. The proposed Specific Plan Amendment is intended to maintain consistency within the CIBP zone and prevent the potential development of a building significantly taller, up to three times higher, than existing and anticipated future developments.

Environmental: Approval of the Development Code Amendment and Specific Plan Amendment is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3), as it can be seen with certainty that there is no significant effect on the environment. The proposed Development Code Amendment and Specific Plan Amendment are also exempt under Section 16.12.415(B)(10) of the City's CEQA Guidelines, as they do not propose to increase the density or intensity allowed by the General Plan.

Planning Commission Review: On September 11, 2025, the Planning Commission voted 4-0 (with Chair Roger Abreo absent) to forward this item to the City Council with a recommendation for approval. During the Planning Commission hearing, no one spoke in favor or opposition to the subject Specific Plan Amendment.

Conclusion: The proposed Specific Plan Amendment will establish clear and consistent building height standards within the CIBP zone. By eliminating the current height exception and setting a reasonable maximum height of 65 feet, the Specific Plan Amendment ensures compatibility with surrounding land uses, preserves the intended character of the area, and prevents future developments from significantly exceeding the scale of existing and anticipated projects. The proposed amendment aligns with the City's goals for balanced growth while maintaining the flexibility necessary to support industrial operations.

CITY GOAL SUPPORTED BY THIS ITEM

Future Development - Facilitate balanced growth to ensure cohesive community development and pursue economic development.

FISCAL IMPACT

There is no fiscal impact to the General Fund associated with this report.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Ordinance No. 2025-04
2. Exhibit "A"
3. Planning Commission Staff Report with attachments