

City of Hesperia

STAFF REPORT



DATE: September 11, 2025

TO: Planning Commission

FROM: Nathan R. Freeman, Director of Development Services

BY: Ryan Leonard, Principal Planner
Leilani Henry, Associate Planner

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

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-11 recommending that the City Council introduce and place on first reading an ordinance approving Specific Plan Amendment SPLA25-00004.

BACKGROUND

Proposal: 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 increase 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 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:

The MSFCSP currently allows the following for CIBP: The maximum building height shall be 60 feet, with 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 the Interstate 15, building height is limited to 60 feet at the front setback line, thereafter, 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 height in other zones within the MSFCSP, Hesperia Municipal Codes, 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 (45 feet within 100 feet from Residential)
Neighborhood, Office and Auto Sales Commercial	45
Office Park	75 (45 feet within 100 feet from Residential)
Very low, Low, Medium and High Density Residential	35 (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
Commercial zones (1, 2, & 3)	35
Industrial	50

San Bernardino County	
Rural Living and Single Residential	35

Justification:

Over the past several years, the City has experienced an increase in industrial development 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 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.

Conclusion:

The proposed Specific Plan Amendment will establish clear and consistent building height standards within the CIBP zone of the Main Street and Freeway Corridor Specific Plan. By eliminating the current height exception and setting a reasonable maximum of 65 feet, the 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 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

None.

ALTERNATIVE(S)

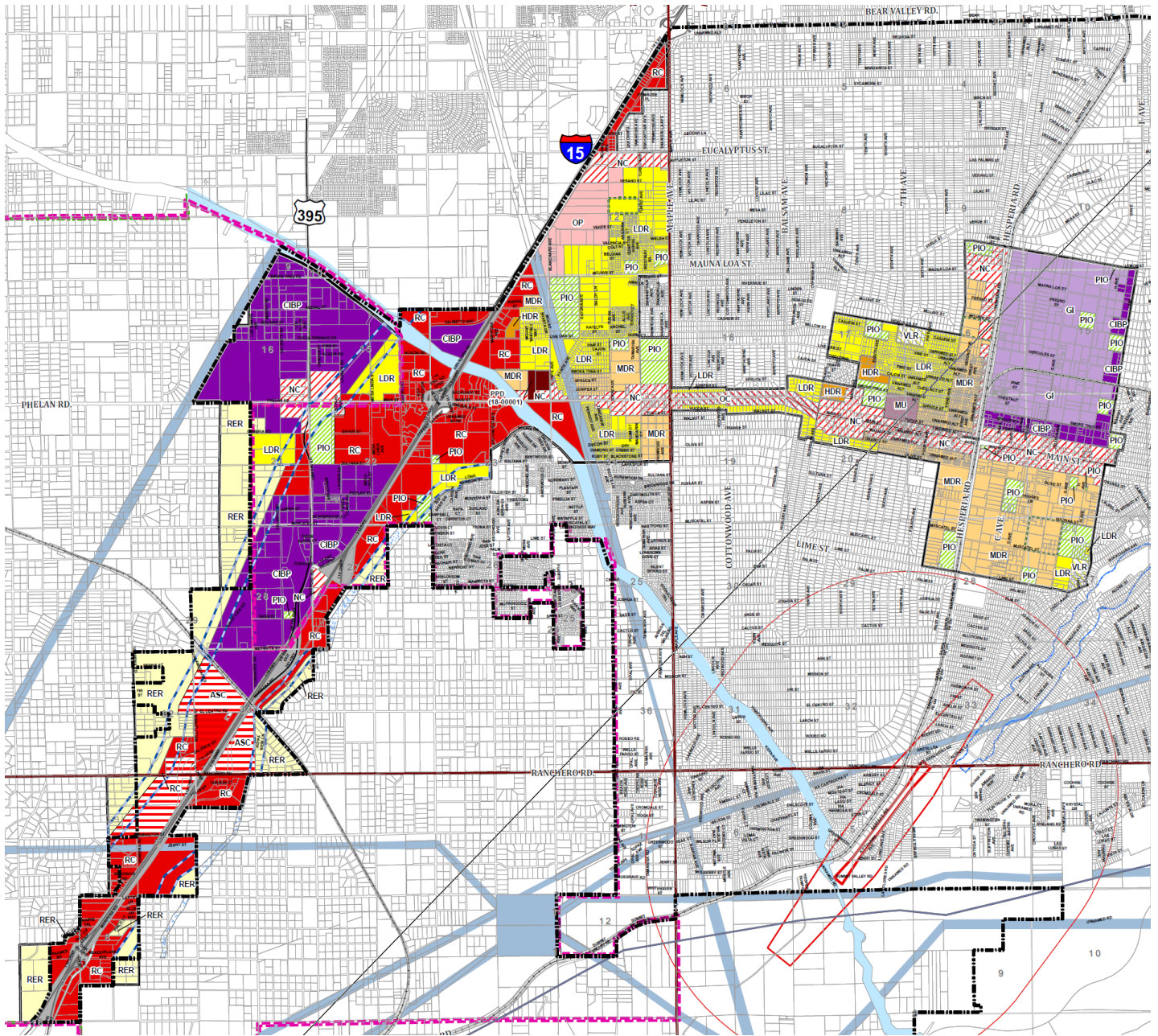
1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Main Street and Freeway Corridor Specific Plan Land Uses Map
2. Resolution No. PC-2025-11
3. Exhibit "A"

ATTACHMENT 1

MSECSP LAND USE MAP



APPLICANT(S):
CITY OF HESPERIA

FILE NO(S):
SPLA25-00004

LOCATION:
CITY-WIDE

APN(S):
CITY-WIDE

PROPOSAL:

CONSIDERATION OF A SPECIFIC PLAN AMENDMENT TO REMOVE EXISTING PROVISION ALLOWING BUILDING HEIGHT TO INCREASE UP TO 150 FEET BASED ON ADDITIONAL FRONT YARD SETBACK FOR PROPERTIES LOCATED WEST OF INTERSTATE 15; AND INCREASING THE MAXIMUM BUILDING HEIGHT FROM 60 FEET TO 65 FEET WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



ATTACHMENT 2

RESOLUTION NO. PC-2025-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA RECOMMENDING THAT THE CITY COUNCIL INTRODUCE AND PLACE ON FIRST READING AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT SPLA25-00004 TO AMEND THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN REGARDING MAXIMUM BUILDING HEIGHT STANDARDS WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK ZONE (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 applicant, the City of Hesperia, proposes Specific Plan Amendment SPLA25-00004 to revise building height regulations within the Commercial Industrial Business Park (CIBP) zone by (1) eliminating the existing height exception that allows building heights up to 150 feet west of Interstate 15 based on additional front yard setback, and (2) increasing the standard maximum building height from 60 feet to 65 feet; and

WHEREAS, the purpose of this amendment is to establish consistent building height regulations, ensure compatibility with surrounding land uses, maintain community character, and allow adequate functionality for industrial operations; 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, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Commission, including written and oral staff reports, the Commission specifically finds that the proposed Ordinance is consistent with the goals and objectives of the adopted General Plan.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Specific Plan Amendment SPLA25-00004, to amend the development standards within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan by removing the existing provision allowing building height to increase up to 150 feet based on additional front yard setback for properties located west of Interstate 15; and increasing the maximum building height within the CIBP zone from 60 feet to 65 feet.as shown on Exhibit "A."

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 11th day of September 2025.



Roger Abreo, Chair, Planning Commission
Sylvie Stearns Vice
Chair

ATTEST:



Maricruz Montes, Secretary, Planning Commission

“EXHIBIT “A”

SPLA25-00004

The following are modifications to Chapters 9 section G Commercial Industrial Business Park Zone of the Main Street and Freeway Corridor Specific Plan (additions are in underlined red text and deletions are shown with ~~red and strikethrough~~):

4. Development Standards

4.3 Maximum Building Height

The maximum building height shall be ~~60~~ 65 feet, with 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 the Interstate 15, building height is limited to 60 feet at the front setback line, thereafter, 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.~~