

# City of Hesperia

## STAFF REPORT



**DATE:** January 27, 2022

**TO:** Planning Commission

**FROM:** Ryan Leonard, Senior Planner  
Mike Hearn, Deputy Director of Community Development

**SUBJECT:** Specific Plan Amendment SPLA21-00002; Applicant: RSC Hesperia, LLC & City of Hesperia; APNs: 3064-461-04, 06, 0405-072-37, 52 thru 55

---

### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2022-01 recommending that the City Council introduce and place on first reading an ordinance approving SPLA21-00002.

### BACKGROUND

**Proposal:** RSC Hesperia, LLC has submitted an application requesting a Specific Plan Amendment to change approximately 31 gross acres (APNs 0405-072-52 thru 55) within the Main Street and Freeway Corridor Specific Plan from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP) (Attachments 1 and 2).

Staff has expanded the application to include an additional 28 gross acres (APNs 3064-461-04, 06, & 0405-072-37 & 54). Staff is recommending that APN No. 3064-461-04 located to the west of Palmetto Way and APN No. 0405-072-37 located at the corner of Avenal Street and Amargosa Road be changed from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP). In addition, the Victorville Water District owns two parcels (APNs 3064-461-06 and 0405-072-54) which are developed with a water tank and a water treatment plant. Staff is recommending that these two parcels be changed from Regional Commercial (RC) to Public/Institutional Overlay (PIO). The Public/Institutional Overlay (PIO) zoning is appropriate as it is intended for public facilities such as water facilities, and it will not conflict with the proposed surrounding zoning.

**Location:** Generally located west of Amargosa Road, north of the California Aqueduct, and to the north and west of Palmetto Way (APNs: 3064-461-04, 06, 0405-072-37, 52 thru 55).

**General Plan and Land Uses:** The project consists of seven parcels that total approximately 59 gross acres. Five (5) of the parcels are vacant, however APN No. 0405-072-37 which is located at the corner of Avenal Street and Amargosa Road contains a billboard. Two (2) of the parcels are developed with water facilities owned by the Victorville Water District. The subject parcels are all currently zoned Regional Commercial (RC) within the Main Street and Freeway Corridor Specific Plan (Specific Plan). The surrounding land is designated as noted on Attachment 1. The existing distribution building for MGA Entertainment (originally Heilig-Meyers) is located to the immediate south. The California Aqueduct is located immediately to the southwest. The City boundary is located immediately to the west and to the north.

## **ISSUES/ANALYSIS**

**General Plan and Land Uses:** Over the past year there has been an increased demand for industrial land that can accommodate large warehouse distribution facilities. The applicant, RSC Hesperia, LLC recently approached the City and indicated that they would like to develop the subject parcels with a warehouse distribution center. As these types of uses are restricted in the Regional Commercial (RC) zone, staff informed the applicant that a change of zone would be required for a development application to proceed.

Although the City originally planned for the subject parcels to be developed with commercial uses, very little interest has ever been expressed from commercial developers. Furthermore, within the past few years the retail industry has undergone a major shift as traditional brick and mortar retail uses face stiffening competition from online-only stores. Given that the subject parcels are not located in close proximity to a freeway interchange, and retailers are not building as many “brick and mortar” locations as previously, it is unlikely that the subject parcels would ever be developed with regional-serving commercial uses. For these reasons staff supports the proposed Specific Plan Amendment.

**Drainage:** Any future development will be required to handle the increase in storm water runoff as a result of construction of a project. Future applicants will be required to submit a drainage study when they apply for a site plan review.

**Water and Sewer:** The subject parcels have the ability to connect to existing water and sewer lines.

**Environmental:** The project 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 is also exempt from the requirements of the California Environmental Quality Act by Section 16.12.415(B)(10) of the City's CEQA Guidelines, as Specific Plan Amendments are exempt if they do not propose to increase the density or intensity allowed in the General Plan. Regional Commercial (RC) has a higher impact to services than Commercial Industrial Business Park (CIBP).

**Conclusion:** The proposed Specific Plan Amendment will allow the applicant to move forward with building and site design for this location. The change from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP) is appropriate as retail trends are shrinking the amount of needed square footage and close proximity to freeway interchanges is critical. Furthermore, changing the zoning of the area to Commercial Industrial Business Park (CIBP) will further the City's goal to attract investment and jobs to the City.

## **FISCAL IMPACT**

None.

## **ALTERNATIVE(S)**

Provide alternative direction to staff.

## **ATTACHMENT(S)**

1. General Plan Map
2. Aerial Photo
3. Resolution No. PC-2022-01