

City of Hesperia

STAFF REPORT



DATE: August 11, 2022

TO: Planning Commission

FROM: Rachel Molina, Assistant City Manager

BY: Ryan Leonard, Senior Planner

SUBJECT: Conditional Use Permit CUP22-00006; Applicant: Industrial Builders; APN: 3064-591-14

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2022-12, approving CUP22-00006 and TPM21-00005.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow the development of a self-storage and RV storage facility. The proposed project would include the construction of a two-story building that will consist of a 1,673 square foot office on the first floor, and a 1,632 square foot manager's residence on the second floor. A total of 457 storage units would be provided, totaling 91,047 square feet. The RV storage would consist of 63 covered and 10 non-covered spaces. The project is located on approximately 7.3 acres of an existing 15.6 acre site (Attachment 1). A tentative parcel map has also been filed to create a new 7.3 acre parcel.

Current General Plan, Zoning and Land Uses: The site (8899 Three Flags Avenue) is within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan. The surrounding land is all designated as Commercial Industrial Business Park as noted on Attachment 2. The 15.6 acre site is developed with the Little Sister's Truck Wash, an RV supply center, a truck and RV oil change center, and an RV storage lot. Approximately 7.3 acres of the 15.6 site is vacant. Light industrial/warehouse facilities exist to the north and west. The property to the south consists of truck parking and retail uses. The I-15 freeway is located immediately to the east of the site (Attachment 3).

ISSUES/ANALYSIS

The project conforms to the policies of the City's General Plan as is consistent with the standards in the Specific Plan. Project specifics are analyzed below:

Land Use: The proposed project consists of the development of a self-storage and RV storage facility. A total of 457 storage units would be provided totaling 91,047 square feet. The storage buildings would be located around the perimeter of the site and would range in size from 10 feet by 10 feet, to 10 feet by 20 feet. The RV storage is proposed to be concentrated in the center of the site and would consist of both covered and non-covered spaces. A total of 63 covered and 10 non-covered spaces would be provided.

Development of the site also includes the construction of a two-story building that will consist of a 1,673 square foot office on the first floor, and a 1,632 square foot manager's residence on the second floor. The first-floor office would contain a sales and rental office, public restrooms, and a storage area. The manager's residence would consist of a two-bedroom, two-bathroom unit.

Access to the site would be provided by two separate driveway approaches located off Three Flags Ave. The project requires a minimum of 6 parking spaces based on current regulations. As proposed, the project provides 11 conventional parking spaces.

The architecture of the proposed self-storage facility complies with the architectural requirements of the Specific Plan (Attachment 4). The enclosed storage units that are adjacent to Three Flags Avenue are designed as concrete tilt-up buildings that feature stacked stone columns, decorative trellises and multiple expansion joints. A complementary dark bronze metal roof is planned over each of the buildings. Overall, the concrete tilt-up buildings exhibit a clean corporate look and adequacy screen the site from public view. The project also provides a surplus of landscaping. The minimum required landscape coverage is 5% of the total site; the project provides 40,230 square feet (12%) of total landscape coverage.

Tentative Parcel Map: The 15.6 acre site is currently developed with the Little Sister's Truck Wash, an RV supply center, an oil change center, and an RV storage lot. Approximately 7.3 acres of the 15.6 site is vacant. The parcel map will create a new 7.3 acre parcel from the existing 15.6 acre site. The tentative parcel map is consistent with the site design and is in accordance with the Development Code and the Subdivision Map Act.

Drainage: Runoff created on-site will be conveyed by proposed concrete gutters and will discharge into a proposed infiltration basin at the eastern end of the site. The infiltration system will be sized to handle the additional storm water due to the additional impervious area created by the buildings and parking lot.

Water and Sewer: The development will connect to an existing 8-inch sewer and a 12-inch water line located in Lassen Road.

Environmental: Approval of this development requires adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA). The IS/MND prepared for the project (Attachment 5) concluded that the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

A biological assessment and protected plant plan were prepared for the project. The biological report shows that the site does not contain habitat for the desert tortoise nor any other threatened or endangered species. However, a pre-construction survey for the burrowing owl will be conducted prior to issuance of a grading permit. A protected plant plan was also submitted, which found 11 Joshua Trees on the site, 1 of which is deemed to be transplantable. California Department of Fish and Wildlife will need to approve an Incidental Take Permit for Joshua Trees on the site to reduce impacts to Biological Resources to less than significant.

The environmental analysis also concluded that the proposed project would not result in any impacts to known archaeological resources or tribal cultural resources. However, there is a potential for project-related construction to impact unknown or previously unrecorded archaeological resources. For this reason, mitigation measures are proposed in the event that cultural resources are inadvertently encountered during excavation activities. If cultural resources

are found during grading, then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law.

The mitigated negative declaration was circulated for public review from March 1, 2022 thru April 1, 2022. During the public review period one comment letter was received from California Department of Fish and Wildlife who requested that the proposed mitigation measures in the IS/MND be revised to ensure that potential project impacts remain less than significant. These revised mitigation measures are incorporated in the conditions of approval and the Mitigation Monitoring and Reporting Program.

FISCAL IMPACT

None.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan/Specific Plan Zoning
3. Aerial photo
4. Elevations
5. Negative Declaration ND22-01 and its initial study
6. Resolution No. PC-2022-12, with list of conditions