

City of Hesperia STAFF REPORT



DATE: January 22, 2019

TO: City Council

FROM: Nils Bentsen, City Manager

BY: Mike Blay, Assistant City Manager
Chris Borchert, Acting Principal Planner
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SUBJECT: Development Code Amendment DCA18-00002 amending the regulations pertaining to personal storage in Title 16; Applicant: Topaz Ranchero, LLC; Area affected: City-wide

RECOMMENDED ACTION

It is recommended that the City Council introduce and place on first reading Ordinance No. 2019-03 amending the regulations pertaining to personal storage in Title 16.

BACKGROUND

Personal storage facilities are currently allowed in the Service Commercial (C3), Limited Industrial (I1), and General Industrial (I2) designations, as well as the Commercial/Industrial Business Park (CIBP) and General Industrial (GI) Zones of Main Street and Freeway Corridor Specific Plan. Pursuant to Section 16.16.365(H), a new personal storage facility cannot be permitted within 660 feet of Interstate-15, Highway-395, Bear Valley Road, Main Street or a railway. This distance limitation was established because storage facilities generate little sales tax and the City desired to keep such uses away from prime commercial real estate. The City has traditionally not permitted such facilities in residential and agricultural zones/designations.

Personal storage facilities are not allowed in the Regional Commercial (RC), Auto Sales Commercial (ASC), Office Park (OP), Office Commercial (OC), Pedestrian Commercial (PC), Neighborhood Commercial (NC), and the Mixed Use (MU) Zones of the Main Street and Freeway Corridor Specific Plan (Specific Plan).

In Section 16.16.060 (Uses provided for in any zone or land use district) certain uses are allowed in any zone subject to approval of a site plan review or a conditional use permit. Such uses include schools and churches. The proposed amendment adds personal storage to the list of uses allowed in any zone subject to a conditional use permit (CUP). Storage facilities will continue to be not permitted in areas where the Specific Plan prohibits such uses and where prohibited pursuant to Section 16.16.365(H).

On November 8, 2018, the Planning Commission (4-0-1) forwarded this item to the City Council with a recommendation for approval. One Commissioner was absent. During the discussion, Commissioners acknowledged that the amendment opened up areas by which personal storage would be permitted, but does not give free range because the Commission would still need to determine the use is appropriate in a given neighborhood through the CUP process. There were no other comments received during the public comment period or public hearing.

ISSUES/ANALYSIS

The applicant, Topaz Ranchero, LLC, requests a development code amendment to allow personal storage facilities on their property, which is currently designated as Public (P). In addition, there have been other requests to establish storage facilities in different zones from which they are not currently permitted. By amending Section 16.16.060 (Uses provided for in any zone or land use district), it will open up zones from where personal storage facilities can be permitted. Storage facilities would be allowed in the Convenience Commercial (C1), General Commercial (C2) and Public (P) zones, as well as the Public/Institutional Overlay (PIO) zone of the Main Street and Freeway Corridor Specific Plan. In any residential zone, personal storage facilities would be allowed if proposed on a lot size of 2 1/2 acres or larger, unless the facility is proposed as part of a subdivision. This minimum lot size for residential zones would limit placing such facilities in the majority of established residential neighborhoods. Personal storage facilities will not be permitted in the Medium Density Residential (MDR) zone, unless part of a collateral component of a multi-family residential project. Requiring a CUP will make the process a discretionary action, so the Planning Commission would still have to determine the use is appropriate in the neighborhood and has proper access.

The distance limitation that new personal storage can be from Interstate-15, Highway-395, Bear Valley Road, Main Street or a railway will remain in place. Staff agrees with the policy that prime land should be reserved for retailers that will generate sales tax, but can be allowed in areas outside prime commercial areas. Storage facilities are low impact uses, and do not create a lot of noise, odors, and traffic. "Mini storage" facility, as it is currently referenced in the code, will change to a "personal storage" facility, and a definition has been added.

Environmental: Approval of the Development Code Amendment is exempt from the requirements of the California Environmental Quality Act per Section 15061(b)(3), where it can be seen with certainty that there is no significant effect on the environment.

Conclusion: The Development Code Amendment complies with the General Plan. Making personal storage facilities subject to a conditional use permit will provide the City the opportunity of determining whether such use is appropriate in a particular neighborhood with proper access.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Ordinance No. 2019-03
2. Exhibit "A"