



ATTACHMENT 2

DATE: April 11, 2019
TO: Planning Commission
FROM: Chris Borchert, Acting Principal Planner
SUBJECT: Specific Plan Amendment SPLA19-00003
Applicant: Pixior/Simon Bouzaglou; APN: 0405-062-51

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2019-09 recommending that the City Council introduce and place on first reading an ordinance approving SPLA19-00003.

BACKGROUND

Proposal: A Specific Plan Amendment to change approximately 21 gross acres from Regional Commercial to Commercial Industrial Business Park and allow up to 50 percent lot coverage within the Main Street and Freeway Corridor Specific Plan.

Location: The northwest corner of Amargosa Road and the California Aqueduct, south of and adjacent to 10200 Amargosa Road (APN: 0405-062-51)

General Plan and Land Uses: The 21 acre property is 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 north, while the southern and western property line borders the California Aqueduct. Interstate 15 is to the east.

ISSUES/ANALYSIS

Land Use: The applicant is proposing a Specific Plan Amendment to change the property from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP) within the Main Street and Freeway Corridor Specific Plan.

The Economic Development Department has heard from several developers recently that the changes in the retail world due to online shopping would remove this property from consideration due to the distance from the interchange, and stores are not building as many "brick and mortar" locations as previously. The next closest freeway interchange to the north is a farther distance than south to Main Street.

The applicant, Pixior, currently offers distribution warehouse space in the Los Angeles and Inland Empire. They believe the site can support around 400,000 square feet of space, which would be about 43 percent coverage. Therefore, they are also requesting to increase the current Floor Area Ratio from .35 to .50 for the site.

Drainage: The future development will be required to handle the increase in storm water runoff as a result of construction of a project. They will also be required to address drainage coming across the aqueduct at the rear of the property. The applicant will be required to submit a drainage study when they apply for site plan review.

Water and Sewer: The site has 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 has a higher impact to services than Commercial Industrial Business Park.

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 to Commercial Industrial Business Park is appropriate as retail trends are shrinking the amount of needed square footage and close proximity to freeway interchanges is critical. The increase in floor area ratio is also appropriate to allow the site to utilize the most property, while meeting all other code requirements.

FISCAL IMPACT

None.

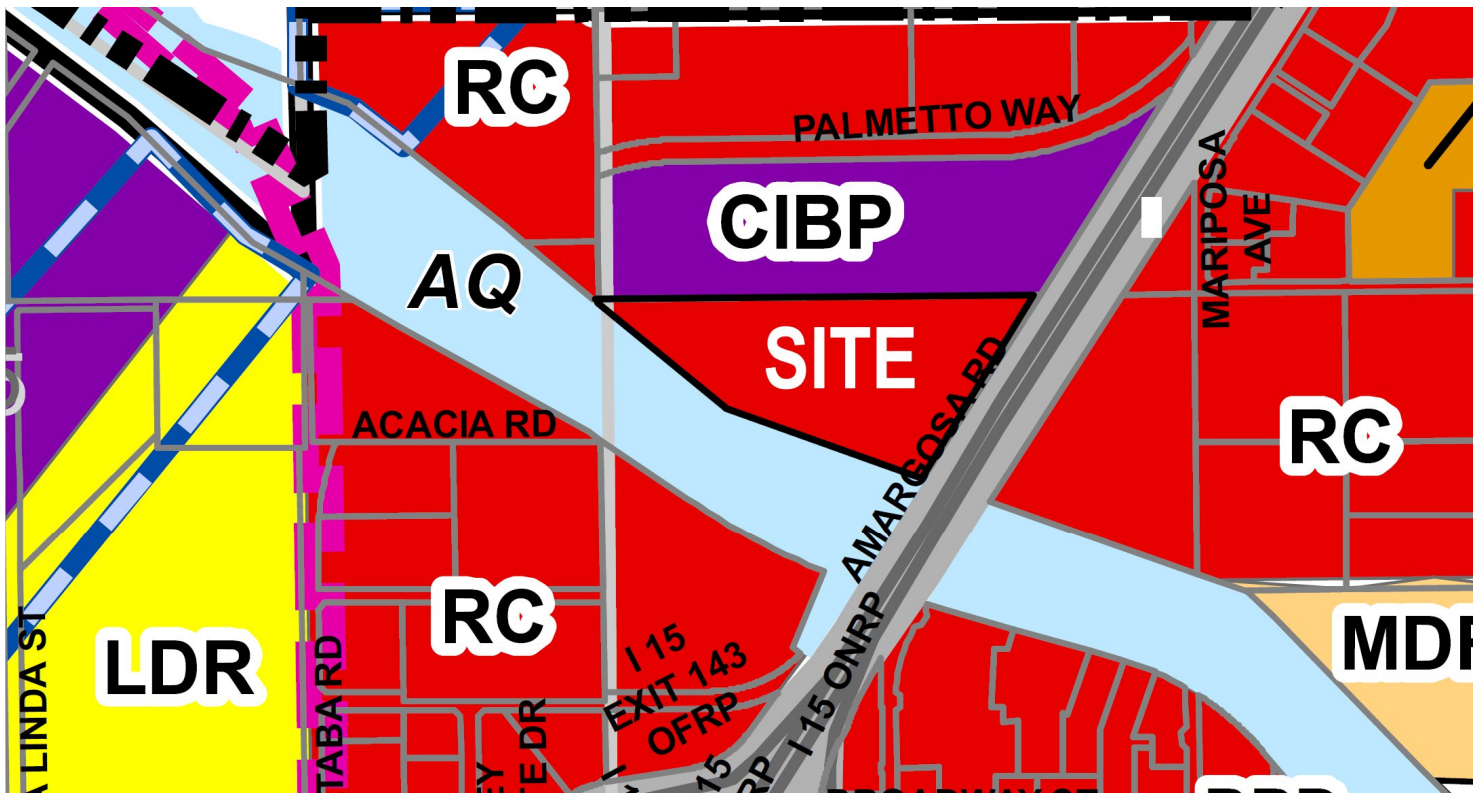
ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

1. General Plan Map
2. Aerial Photo
3. Resolution No. PC-2019-09 with Exhibit "A"

ATTACHMENT 1



APPLICANT:
PIXIOR: SIMON BOUZAGLOU

FILE NO:
SPLA19-00003

LOCATION:
NORTHWEST CORNER OF AMARGOSA ROAD AND THE CALIFORNIA
AQUEDUCT, SOUTH OF 10200 AMARGOSA ROAD

APN : 0405-062-51

PROPOSAL:
CHANGE APPROXIMATELY 21 GROSS ACRES FROM REGIONAL COMMERCIAL TO
COMMERCIAL INDUSTRIAL BUSINESS PARK AND ALLOW UP TO 50 PERCENT LOT
COVERAGE WITHIN THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN



GENERAL PLAN MAP

ATTACHMENT 2



APPLICANT:
PIXIOR: SIMON BOUZAGLOU

FILE NO:
SPLA19-00003

LOCATION:
NORTHWEST CORNER OF AMARGOSA ROAD AND THE CALIFORNIA
AQUEDUCT, SOUTH OF 10200 MARIPOSA ROAD

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COVERAGE WITHIN THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN



AERIAL PHOTO

ATTACHMENT 4

RESOLUTION NO. PC-2019-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A SPECIFIC PLAN AMENDMENT TO CHANGE APPROXIMATELY 21 ACRES WITHIN THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN FROM REGIONAL COMMERCIAL (RC) TO COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) AND ALLOW A FLOOR AREA RATIO OF .5 FOR FUTURE DEVELOPMENT (SPLA19-00003)

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, Pixior representative Simon Bouzaglou has filed an application requesting approval of SPLA19-00003 described herein (hereinafter referred to as the "Application") for assessor's parcel 0405-062-51; and

WHEREAS, the application proposes to change approximately 21 acres within the Main Street and Freeway Corridor Specific Plan from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP); and

WHEREAS, the property was previously zoned CIBP prior to its change to RC when the belief at that time was that it was viable commercial property, however, current retail development trends and with the online shopping demand removing the need for "brick and mortar" commercial, the need for commercial this far from existing and proposed interchanges is very low; and

WHEREAS, due to their nature, industrial distribution and warehousing buildings typically exceed the CIBP zoning floor area ratio of .35, and the increase to .5 is acceptable to allow the city to compete with neighboring cities and attract new development; and

WHEREAS, 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 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 by the General Plan, Regional Commercial uses are more intensive than Commercial Industrial type uses; and

WHEREAS, on April 11, 2019, 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. The site of the proposed Amendment is suitable for the land uses allowed in the Commercial Industrial Business Park zoning classification, and adequate space exists which can meet the standards for setbacks, height, lot coverage, parking and circulation within the proposed Specific Plan designation.

Section 3. The proposed change in zone will not have a significant adverse impact on surrounding properties or the community in general, because the property is south of and adjacent to CIBP to the north, has the California Aqueduct as an southern and western border, and Interstate 15 as an eastern border.

Section 4. 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. The subject site is capable of utilizing existing supporting infrastructure and municipal services, as directed by the City's adopted General Plan.

Section 5. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Specific Plan Amendment SPLA19-00003, to change approximately 21 acres within the Main Street and Freeway Corridor Specific Plan from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP) as shown on Exhibit "A."

Section 6. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 11th day of April 2019.

Tom Murphy, Chair, Planning Commission

ATTEST:

Cecilia Alonzo, Secretary, Planning Commission