

# City of Hesperia

## STAFF REPORT



**DATE:** April 16, 2019

**TO:** Mayor and Council Members

**FROM:** Nils Bentsen, City Manager **ITEM CONTINUED FROM 4/16/2019**

**BY:** Chris Borchert, Acting Principal Planner  
Ryan Leonard, Senior Planner

**SUBJECT:** Specific Plan Amendment SPLA19-00003; Applicant: Pixior; Area affected: Main Street and Freeway Corridor Specific Plan

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### RECOMMENDED ACTION

The Planning Commission recommends that the City Council introduce and place on first reading Ordinance No. 2019-07 approving Specific Plan Amendment SPLA19-00003 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. The changing retail commercial landscape from fewer “brick and mortar” locations to e-commerce is resulting in the need for less commercial frontage, focused on easy accessibility to Interstate 15.

### PROJECT SUMMARY

**Proposal:** 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. The changing retail commercial landscape from fewer “brick and mortar” locations to e-commerce is resulting in the need for less commercial frontage, focused on easy accessibility to Interstate 15.

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

**Planning Commission Review:** The Planning Commission will be reviewing this proposal on April 10<sup>th</sup>, 2019 and the results of that review and vote will be given to the Council at the hearing, since the agenda is completed prior to that date.

**Conclusion:** Staff supports the Specific Plan Amendment because of the change in retail commercial trends, and because the adjacent parcel to the north is zoned CIBP with a distribution facility.

### ATTACHMENTS

1. Ordinance No. 2019-07, with Exhibit “A”
2. Planning Commission Staff Report with attachments.