

City of Hesperia

STAFF REPORT



DATE: April 16, 2019

TO: Mayor and Council Members

FROM: Nils Bentsen, City Manager **SECOND READING AND ADOPTION**

BY: Mike Blay, Assistant City Manager
Chris Borchert, Acting Principal Planner
Ryan Leonard, Senior Planner

SUBJECT: Specific Plan Amendment SPLA19-00002; Applicant: City of Hesperia; Area affected: Main Street and Freeway Corridor Specific Plan

RECOMMENDED ACTION

The Planning Commission recommends that the City Council introduce and place on first reading Ordinance No. 2019-06 approving Specific Plan Amendment SPLA19-00002 to change approximately 109 gross acres within the Main Street and Freeway Corridor Specific Plan (MSFCSP) from Pedestrian Commercial (PC) to Neighborhood Commercial (NC); to remove all development standards that prohibit parking in the street side setback for all commercial and industrial zoned properties within the MSFCSP; and to increase the floor area ratio in the Neighborhood Commercial zone from 0.23 to 0.35.

PROJECT SUMMARY

Proposal: To change approximately 109 gross acres within the Main Street and Freeway Corridor Specific Plan (MSFCSP) from Pedestrian Commercial (PC) to Neighborhood Commercial (NC); to remove all development standards that prohibit parking in the street side setback for all commercial and industrial zoned properties within the MSFCSP; and to increase the floor area ratio in the Neighborhood Commercial zone from 0.23 to 0.35.

Location: The Pedestrian Commercial (PC) zone totals approximately 109 acres and is comprised of approximately 169 parcels. The Pedestrian Commercial zone is generally bounded by Smoke Tree Street to the north, Eleventh Ave to the west, Orange Street and Walnut Ave to the south, and Fifth Street to the east. In addition, SPLA19-00002 would modify certain parking standards for all commercial and industrial zoned properties within the MSFCSP and would increase the floor area ratio in the Neighborhood Commercial zone.

Planning Commission Review: On March 14, 2019, the Planning Commission forwarded this item to the City Council with a recommendation for approval by a 4-0 vote (Commissioner Justice was absent). During the public hearing two residents spoke in favor of the project. There were no comments in opposition to the project.

Conclusion: Staff supports the Specific Plan Amendment because it will allow for a wider variety of commercial uses and development opportunity, and will resolve inconsistencies with certain development standards that have been problematic for staff to implement.

ATTACHMENTS

1. Ordinance No. 2019-06
2. Exhibit "A"
3. Planning Commission Staff Report with attachments.