



ATTACHMENT 2

**DATE:** November 14, 2019  
**TO:** Planning Commission  
**FROM:** Chris Borchert, Principal Planner  
**BY:** Ryan Leonard, Senior Planner  
**SUBJECT:** Specific Plan Amendment SPLA19-00005; Applicant: City of Hesperia; APNs: 3064-581-01 thru 05, 3064-621-01 & 3064-631-01

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**RECOMMENDED ACTION**

It is recommended that the Planning Commission adopt Resolution No. PC-2019-25 recommending that the City Council introduce and place on first reading an ordinance approving SPLA19-00005.

**BACKGROUND**

**Proposal:** Staff has initiated a Specific Plan Amendment to change approximately 105 gross acres within the Main Street and Freeway Corridor Specific Plan from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP) (Attachment 1). The CIBP zone would permit service commercial, manufacturing, warehousing, and light industrial uses, mainly conducted in enclosed buildings.

**Location:** Generally located north of Poplar Street, south of Sultana Street, between Highway 395 and Interstate 15; and at the southeast corner of Poplar Street and Mesa Linda Street (APNs: 3064-581-01 thru 05, 3064-621-01 & 3064-631-01)

**General Plan and Land Uses:** The project consists of seven (7) vacant parcels that total approximately 105 gross acres. The subject parcels are 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 Stepping Stone Industrial Park is located to the south on the opposite side of Poplar Street. The properties to the north are vacant. Highway 395 is to the west and Interstate 15 is to the east.

**ISSUES/ANALYSIS**

**Land Use:** Over the past few months several developers have approached the City and expressed interest in developing the subject parcels. The development proposals range from light industrial uses, manufacturing uses and warehouse distribution centers. Because these types of uses are restricted in the Regional Commercial (RC) zone, staff has informed the prospective developers that a change of zone would be required for a development application to proceed.

Although the City originally planned for the subject parcels to be developed with commercial uses, very little interest has ever been expressed from commercial developers. Furthermore, within the past few years the retail industry has undergone a major shift as traditional brick and mortar retail

uses face stiffening competition from online-only stores. Given that the subject parcels are not located in close proximity to a freeway interchange, and retailers are not building as many “brick and mortar” locations as previously, it is unlikely that the subject parcels would ever be developed with regional-serving commercial uses. For these reasons staff supports the proposed Specific Plan Amendment.

**Drainage:** Any future development will be required to handle the increase in storm water runoff as a result of construction of a project. Future applicants will be required to submit a drainage study when they apply for a site plan review.

**Water and Sewer:** The subject parcels have 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 future applications 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. Furthermore, changing the zoning of the area to Commercial Industrial Business Park (CIBP) will further the City’s goal to attract investment and jobs to the City.

## **FISCAL IMPACT**

None.

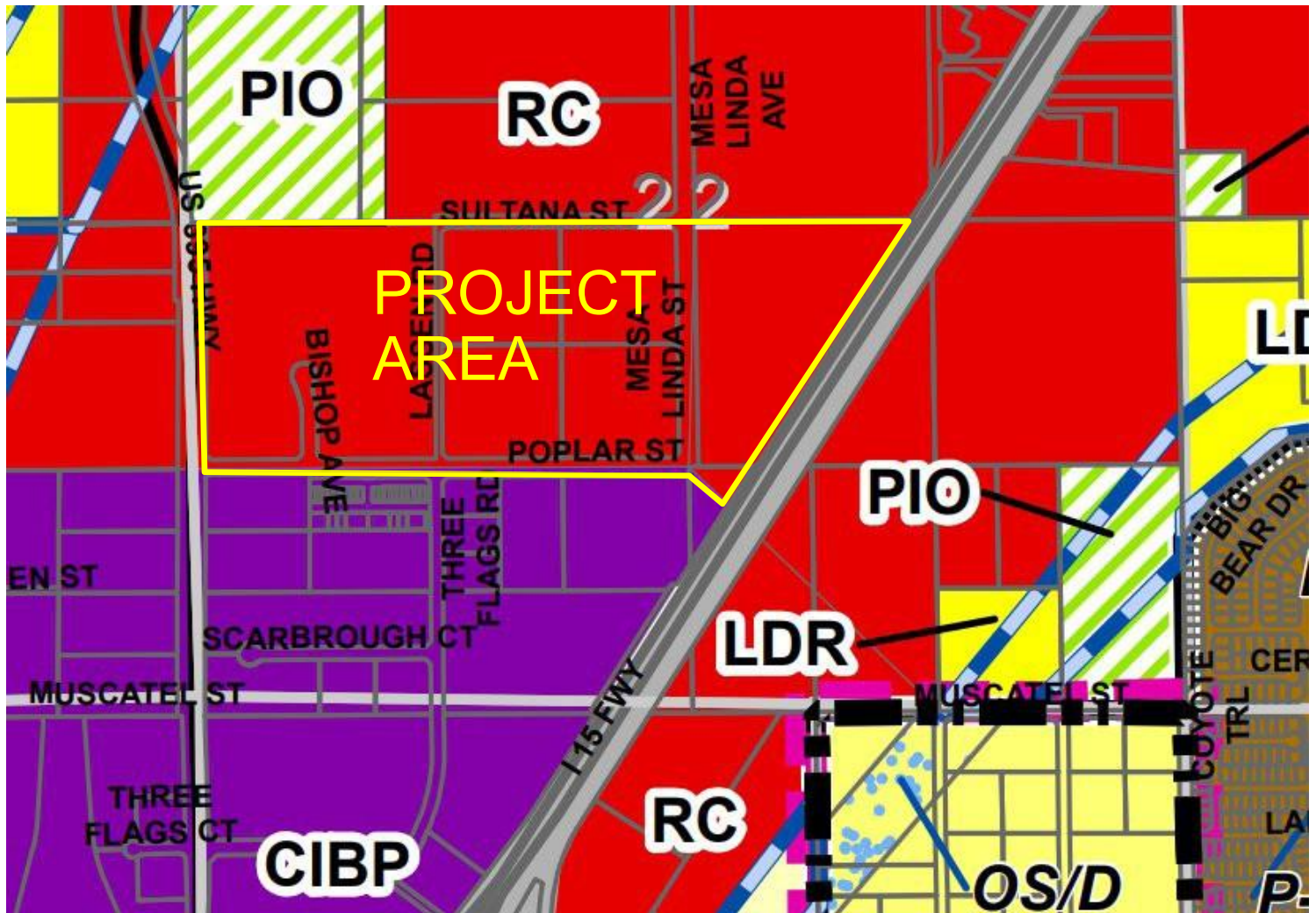
## **ALTERNATIVE(S)**

Provide alternative direction to staff.

## **ATTACHMENT(S)**

1. General Plan Map
2. Aerial Photo
3. Exhibit "A"
4. Resolution No. PC-2019-25

# ATTACHMENT 1- General Plan Map



**APPLICANT:**  
CITY OF HESPERIA

**FILE NO:**  
SPLA19-00005

**LOCATION:**  
NORTH OF POPLAR STREET, SOUTH OF SULTANA STREET, BETWEEN HIGHWAY 395 AND INTERSTATE 15; AND AT THE SOUTHEAST CORNER OF POPLAR STREET AND MESA LINDA STREET

**APNs :** 3064-581-01 thru 05,  
3064-621-01 & 3064-631-01

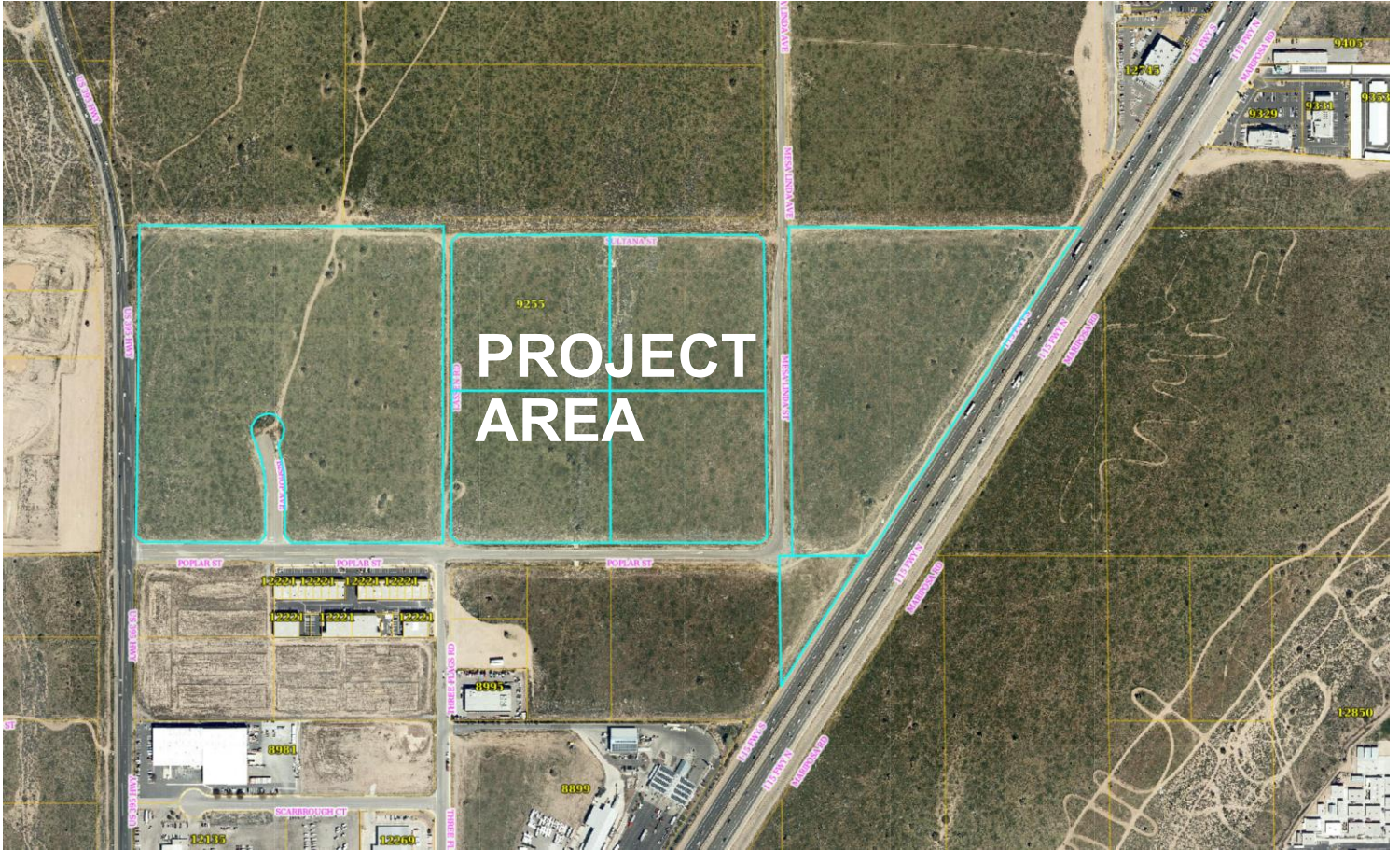
**PROPOSAL:**  
CHANGE APPROXIMATELY 105 GROSS ACRES FROM REGIONAL COMMERCIAL TO COMMERCIAL INDUSTRIAL BUSINESS PARK



## GENERAL PLAN MAP



## ATTACHMENT 2- Aerial Photo



**APPLICANT:**  
CITY OF HESPERIA

**FILE NO:**  
SPLA19-00005

**LOCATION:**  
NORTH OF POPLAR STREET, SOUTH OF SULTANA STREET, BETWEEN  
HIGHWAY 395 AND INTERSTATE 15; AND AT THE SOUTHEAST CORNER  
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3064-621-01 & 3064-631-01**

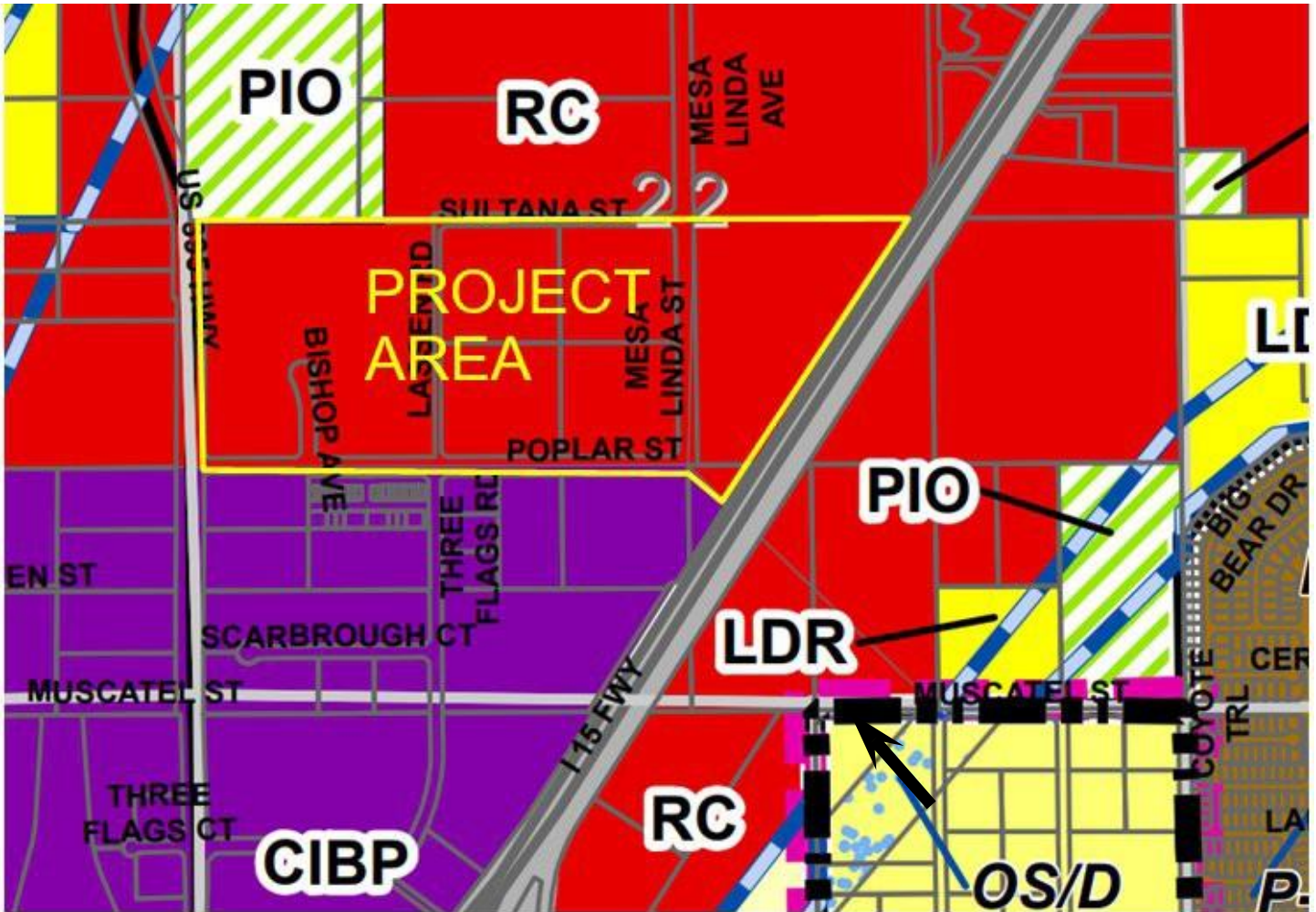
**PROPOSAL:**  
CHANGE APPROXIMATELY 105 GROSS ACRES FROM REGIONAL COMMERCIAL TO  
COMMERCIAL INDUSTRIAL BUSINESS PARK



## AERIAL PHOTO



## Attachment 3-Exhibit "A"



SPLA19-00005

A SPECIFIC PLAN AMENDMENT to CHANGE APPROXIMATELY 105 GROSS ACRES FROM REGIONAL COMMERCIAL (RC) TO COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP)

**RESOLUTION NO. PC-2019-25**

**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 105 GROSS ACRES WITHIN THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN FROM REGIONAL COMMERCIAL (RC) TO COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) (SPLA19-00005)**

**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**, the City of Hesperia has initiated an application for SPLA19-00005 described herein (hereinafter referred to as the "Application") for assessor's parcels 3064-581-01 thru 05, 3064-621-01 & 3064-631-01; and

**WHEREAS**, the application proposes to change approximately 105 gross acres within the Main Street and Freeway Corridor Specific Plan from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP); and

**WHEREAS**, there has been very little interest from developers to develop the property with commercial uses due to: 1) a shift in the retail industry as traditional brick and mortar retail uses face stiffening competition from online-only stores, and 2) the subject parcels are not located in close proximity to a freeway interchange; and

**WHEREAS**, it is unlikely the subject parcels would ever be developed with regional-serving commercial uses and are more likely to be developed with a mix of manufacturing, warehousing and light industrial uses that would otherwise be allowed in the Commercial Industrial Business Park (CIBP) zone; 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 November 14, 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 subject parcels of the proposed Amendment are 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 north of and adjacent to CIBP to the south, has Highway 395 as a 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 parcels are 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 SPLA19-00005, to change approximately 105 gross 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 14<sup>th</sup> day of November 2019.

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Cody Leis, Chair, Planning Commission

ATTEST:

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Amanda Malone, Secretary, Planning Commission