

# City of Hesperia

## STAFF REPORT



**DATE:** December 17, 2019

**TO:** Mayor and Council Members

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

**BY:** Chris Borchert, Principal Planner  
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

The Planning Commission recommends that the City Council introduce and place on first reading Ordinance No. 2019-17 approving 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) Zoning.

### PROJECT SUMMARY

**Proposal:** Staff has initiated a Specific Plan Amendment to change approximately 105 gross acres from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP). Over 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. The changing retail-commercial landscape has resulted in an increased demand for e-commerce locations that have easy access to Interstate 15.

**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)

**Planning Commission Review:** On November 14, 2019 the Planning Commission voted 4-0 (Commissioner Caldwell was absent) to forward this item to the City Council with a recommendation for approval.

**Conclusion:** The change from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP) is appropriate as retail trends are shrinking the amount of needed square footage and close proximity to a freeway interchange 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.

### ATTACHMENT(S)

1. Ordinance No. 2019-17, with Exhibit "A"
2. Planning Commission Staff Report with attachments