

City of Hesperia

STAFF REPORT



DATE: September 10, 2020
TO: Planning Commission
FROM: Chris Borchert, Principal Planner
BY: Ryan Leonard, Senior Planner
SUBJECT: Site Plan Review SPR19-00011 and Variance VAR20-00002; Applicant: Poche Partners, LLC.; APNs: 0399-132-01, 04, 28, & 30

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution Nos. PC-2020-13 and PC-2020-14, approving Site Plan Review SPR19-00011 and Variance VAR20-00002.

BACKGROUND

Proposal: A Site Plan Review has been filed to construct a 2,251 square foot drive-thru restaurant on approximately 1.9 gross acres (Attachment 1). In addition, a Variance has also been filed to reduce the minimum required width of the drive-thru aisle, and to reduce the minimum required width of the landscape planter adjacent to the street.

Location: On the southwest corner of Bear Valley Road and I Avenue.

Current General Plan, Zoning and Land Uses: The site is within the Service Commercial (C3) zone. The surrounding land is designated as noted on Attachment 2. The property to the north on the opposite side of Bear Valley Road is located outside the City limits but consists of vacant land. The property to the east on the opposite side of I Avenue is vacant but it is being planned to be developed as a gas station and drive-thru restaurant by the applicant (under separate application). The properties to the west consists of commercial uses. I Avenue borders the southern boundary of the site (Attachment 3).

ISSUES/ANALYSIS

Site Plan Review: The project consists of the development of a 2,251 square foot drive-thru restaurant with associated parking and site improvements. Access to the site is proposed from a driveway approach off of Bear Valley Road and a driveway approach off of I Avenue. An existing drive approach located in front of the site on I Avenue will be eliminated and reciprocal access through the site will be provided to the adjacent site to the west.

The project complies with the minimum building requirements and number of required parking spaces. The parking ordinance requires a minimum of 23 parking spaces based upon 10 spaces per 1,000 square feet of gross floor area for the restaurant. As proposed the project provides 23 parking spaces.

The building design complies with the architectural guidelines of the Development Code. The front façade of the building utilizes horizontal faux wood siding in combination with stucco accent walls. A decorative cylinder shaped design is utilized to screen the electrical room which

provides architectural interest. The building also incorporates changes in wall and roof planes, and includes other architectural features such as steel awnings, and vibrant accent colors (Attachment 4).

Variance: The Development Code contains specific development standards for drive-thru restaurants. Among other things, the development code requires a minimum width of 12 feet for drive-thru lanes along the straight sections, and 13 feet along curves. The applicant is requesting approval of a variance to reduce the minimum required width of the drive-thru lane to 10 feet along the straight sections. The project satisfies the minimum width requirement at the curve where they are proposing a 15-foot-wide section.

The Development Code also contains specific standards related to landscape planters. The Landscape Ordinance requires commercial projects to provide landscape planters that are a minimum width of 8 feet adjacent to the front and street side yard property lines. The applicant is also requesting approval of a variance to reduce the minimum required width of the landscape planter adjacent to Bear Valley Road and I Avenue.

As proposed, the project provides a landscape planter that is approximately 4 feet in width adjacent to Bear Valley Road. Along I Avenue, the project proposes a landscape planter that gradually gets narrower as it gets closer to Bear Valley Road. As a result, the landscape planter along I Avenue satisfies the minimum width requirement where it is located in front of the drive-thru entrance. However, at its narrowest point the landscape planter is approximately 4 feet in width where it is located in front of the curve of the drive-thru aisle.

Even if the width of the landscape planters are reduced, the project still provides a surplus of landscaping. The minimum required landscape coverage is 5% of the developed site; the project provides 8,543 square feet (27%) of total landscape coverage.

Enough of a unique circumstance related to the property exists to support approval of the variance. The project is proposed on an irregularly shaped parcel that was formed as a result of I Avenue being realigned, Outer Bear Valley Road being abandoned, and the City relinquishing portions of the right-of-way. As a result, the parcel gets significantly more narrow as you move east across the site. The site varies in depth from approximately 150 feet at its longest point to approximately 65 feet at its narrowest. Therefore, there are site constraints that prevent the project from meeting certain development standards.

Tentative Parcel Map (TPM20-00003; PM No. 20252): The applicant is processing a tentative parcel map to create two parcels from 8 existing parcels as well as to vacate and relinquish approximately 0.95 acres of existing right-of-way. TPM20-00003 is being processed in conjunction with a separate application (CUP19-00009) and is not a part of this approval. However, TPM20-00003 will create the 1.9 gross acre parcel that the project will be located on. The parcel is planned to be derived from existing right-of-way that is to be vacated. The right-of-way is able to be vacated because I Avenue was once planned as a straight street segment that would have bisected the site and terminated at Bear Valley Road. However, I Avenue was realigned to its present location. In addition, Outer Bear Valley Road was once planned to go through the site but it has since been abandoned.

Drainage: Any additional runoff created on-site will be detained in an approved storm drain storage system. An underground drainage system is proposed to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the project upon properties downstream is not considered significant.

Water and Sewer: The development will be connected to the existing 12-inch water line in Bear Valley Road. There is no City sewer available. The project will construct an on-site septic waste system.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls.

Conclusion: The project conforms to the policies of the City's General Plan and meets the development standards of the Municipal Code with adoption of Variance VAR20-00002. Furthermore, the project is a permitted use in the C3 zone and is consistent with the development of surrounding properties.

FISCAL IMPACT

None.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan
3. Aerial photo
4. Color elevations
5. Resolution No. PC-2020-13, with list of conditions (CUP)
6. Resolution No. PC-2020-14 (VAR)