

City of Hesperia

STAFF REPORT



DATE: October 5, 2021

TO: Mayor and Council Members

FROM: Nils Bentsen, City Manager

BY: Chris Borchert, Principal Planner
Edgar Gonzalez, Associate Planner

SUBJECT: Specific Plan Amendment SPLA21-00003; Applicant: SRD Design Studio, Inc; APNs: 3064-551-04, -07 and portions of 3064-551-03, -06 & -08

RECOMMENDED ACTION

The Planning Commission recommends that the City Council introduce and place on first reading Ordinance No. 2021-09 approving Specific Plan Amendment SPLA21-00003 to change approximately 40 gross acres of land within the Main Street and Freeway Corridor Specific Plan from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP).

PROJECT SUMMARY

Proposal: SRD Design Studio, Inc, submitted an application requesting a Specific Plan Amendment to change approximately 40 gross acres of land 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 retail uses face stiffening competition from online-only stores. 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. Given that the subject parcels are not located in close proximity to a freeway interchange, it is unlikely that the subject parcels would ever be developed with regional-serving commercial uses.

Location: Generally located on the west side of Highway 395, east of the wash and approximately 600 feet north of Aspen Street (APNs: 3064-551-04, -07 and portions of 3064-551-03, -06 & -08).

Planning Commission Review: On September 9, 2021, the Planning Commission voted 5-0 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. 2021-09, with Exhibit "A"
2. Planning Commission Staff Report with attachments