

Attachment 2



DATE: September 9, 2021
TO: Planning Commission
FROM: Chris Borchert, Principal Planner
BY: Edgar Gonzalez, Associate Planner
SUBJECT: Specific Plan Amendment SPLA21-00003; Applicant: SRD Design Studio, Inc; APNs: 3064-551-04 through 07 and portions of 3064-551-03, -06 & -08

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2021-15 recommending that the City Council introduce and place on first reading an ordinance approving SPLA21-00003.

BACKGROUND

Proposal: SRD Design Studio, Inc, submitted an application requesting a Specific Plan Amendment to change approximately 40 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 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).

General Plan and Land Uses: The project consists of five vacant parcels that total approximately 40 gross acres. The subject parcels are currently zoned Regional Commercial (RC) and Rural Estate Residential (RER) within the Main Street and Freeway Corridor Specific Plan (Specific Plan). The surrounding land is designated as noted on Attachment 1. All surrounding properties consist of vacant land.

ISSUES/ANALYSIS

Land Use: The subject parcels are within the previous Competitive Edge racetrack, which was closed approximately three years ago, due to lack of business activity. The City of Hesperia recently offered the property for sale and received multiple bids in which several expressed interest in developing the subject parcels as industrial, specifically for warehouse distribution centers. As these types of uses are restricted in Regional Commercial (RC) zone, staff is recommending changing the zone from commercial to industrial to be consistent with adjacent zones in the area by allowing industrial uses.

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 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 closing some of their stores, it is unlikely that the subject parcels would ever be developed with regional-serving commercial uses.

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 an existing water line and will be required to extend the existing sewer line for connection.

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 (RC) to Commercial Industrial Business Park (CIBP) 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.

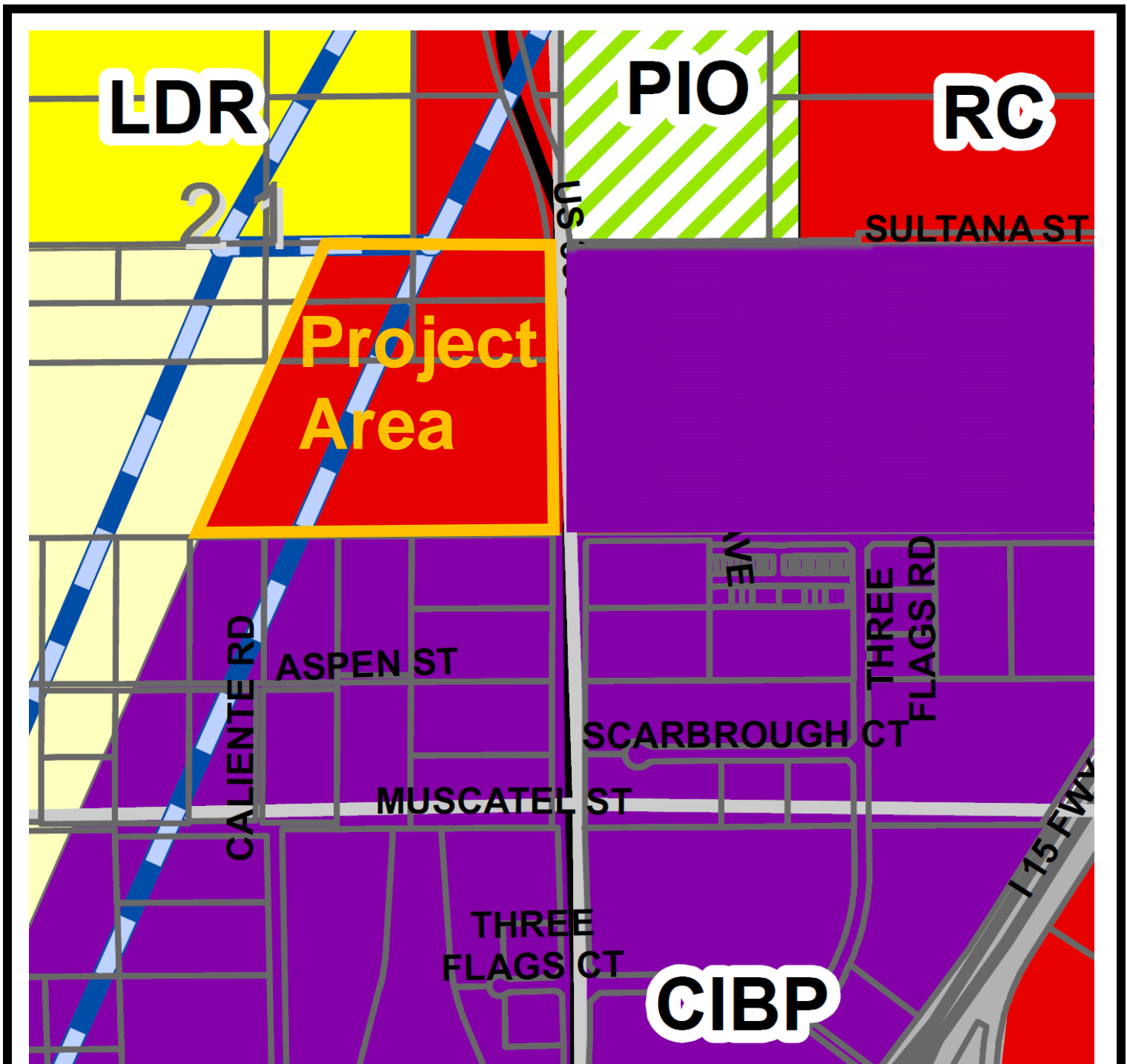
ALTERNATIVE(S)

Provide alternative direction to staff.

ATTACHMENT(S)

1. General Plan Map
2. Aerial Photo
3. Resolution No. PC-2021-15

ATTACHMENT 1



APPLICANT(S): SRD DESIGN STUDIO, INC

FILE NO(S): SPLA21-00003

LOCATION: WEST OF HIGHWAY 395, EAST OF THE WASH AND APPROXIMATELY 600 FEET NORTH OF ASPEN STREET

APN(S): 3064-551-04, -07 AND PORTIONS OF 3064-551-03, -06 & -08

PROPOSAL: CONSIDERATION OF SPECIFIC PLAN AMENDMENT (SPLA21-00003) TO CHANGE APPROXIMATELY 40 GROSS ACRES WITHIN THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN FROM REGIONAL COMMERCIAL (RC) TO COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP)



GENERAL PLAN & ZONING MAP

ATTACHMENT 2



APPLICANT: SRD DESIGN STUDIO, INC

FILE NO: SPLA21-00003

LOCATION: WEST OF HIGHWAY 395, EAST OF THE WASH AND APPROXIMATELY 600 FEET NORTH OF ASPEN STREET

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AERIAL PHOTO

ATTACHMENT 3

RESOLUTION NO. PC-2021-15

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 40 GROSS ACRES WITHIN THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN FROM REGIONAL COMMERCIAL (RC) TO COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) (SPLA21-00003)

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 applicant has submitted an application for SPLA21-00003 described herein (hereinafter referred to as the "Application") for assessor's parcels 3064-551-04, 07, and portions of 3064-551-03, 06 & 08; and

WHEREAS, the application proposes to change approximately 40 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 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 September 9, 2021, 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, floor area ratio, 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, as the property is south and east of an existing CIBP zone, has the wash as a western border and Highway 395 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 SPLA21-0003, to change approximately 40 gross acres within the Main Street and Freeway Corridor Specific Plan from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP) as shown on Attachment 1.

Section 6. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 9th day of September 2021.

Cody Leis, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission