



Land Use Services Department

Glen Helen Specific Plan Amendment

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Land Use Services Department
September 9, 2025



Requesting to rezone the following two sub-areas within the Glen Helen Specific Plan totaling 142.3 acres:

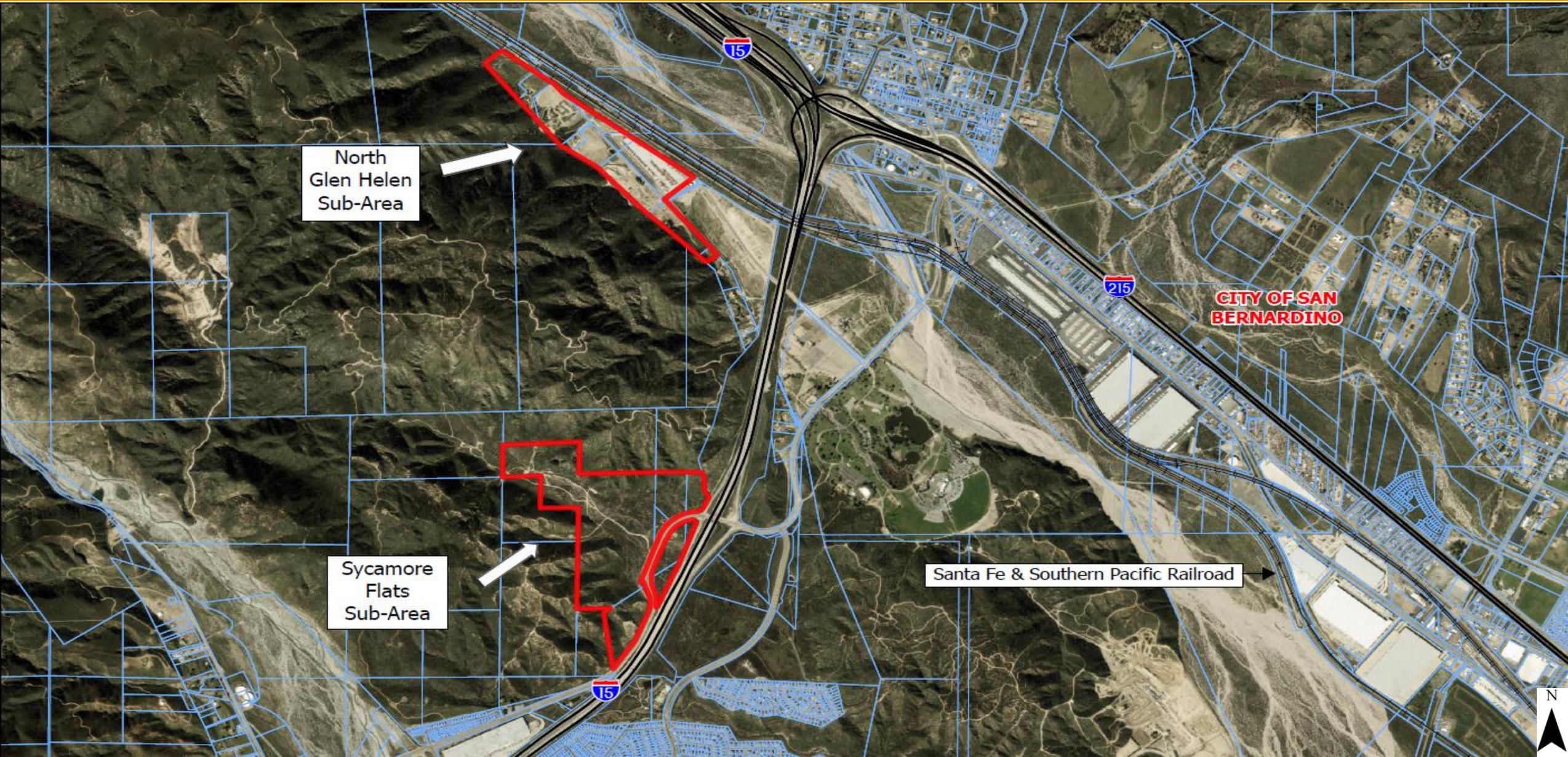
- **North Glen Helen Planning Sub-area:**
Rezone Destination Recreation to Corridor Industrial.

- **Sycamore Flats Planning Sub-area:**
 - Rezone Single-Family Residential to Corridor Industrial Overlay.
 - Rezone Commercial/Traveler Services High Density Overlay to Corridor Industrial.
 - Delete the High-Density Overlay zone.

The purpose of the amendment request is as follows:

- Align zoning designations with existing and planned land uses.
- Support long-term land-use stability.
- Allow existing Planning Temporary Use Permits (PTUPs) to be entitled through discretionary review of a Minor Use Permit process, subject to the California Environmental Quality Act and consistent with the Glen Helen Specific Plan.
- Promote economic development and employment opportunities.
- Allow flexibility for development based on current market conditions.
- Create parameters for approval of storage container stacking.

Project Vicinity Map



Corridor Industrial - Proposed

- Site is 81.5 acres and adjacent to BNSF railroad and north of Glen Helen Parkway.
- Current Zoning: Destination Recreation.
- Allow broader choice of permitted uses under Corridor Industrial designation and option to entitle industrial uses.

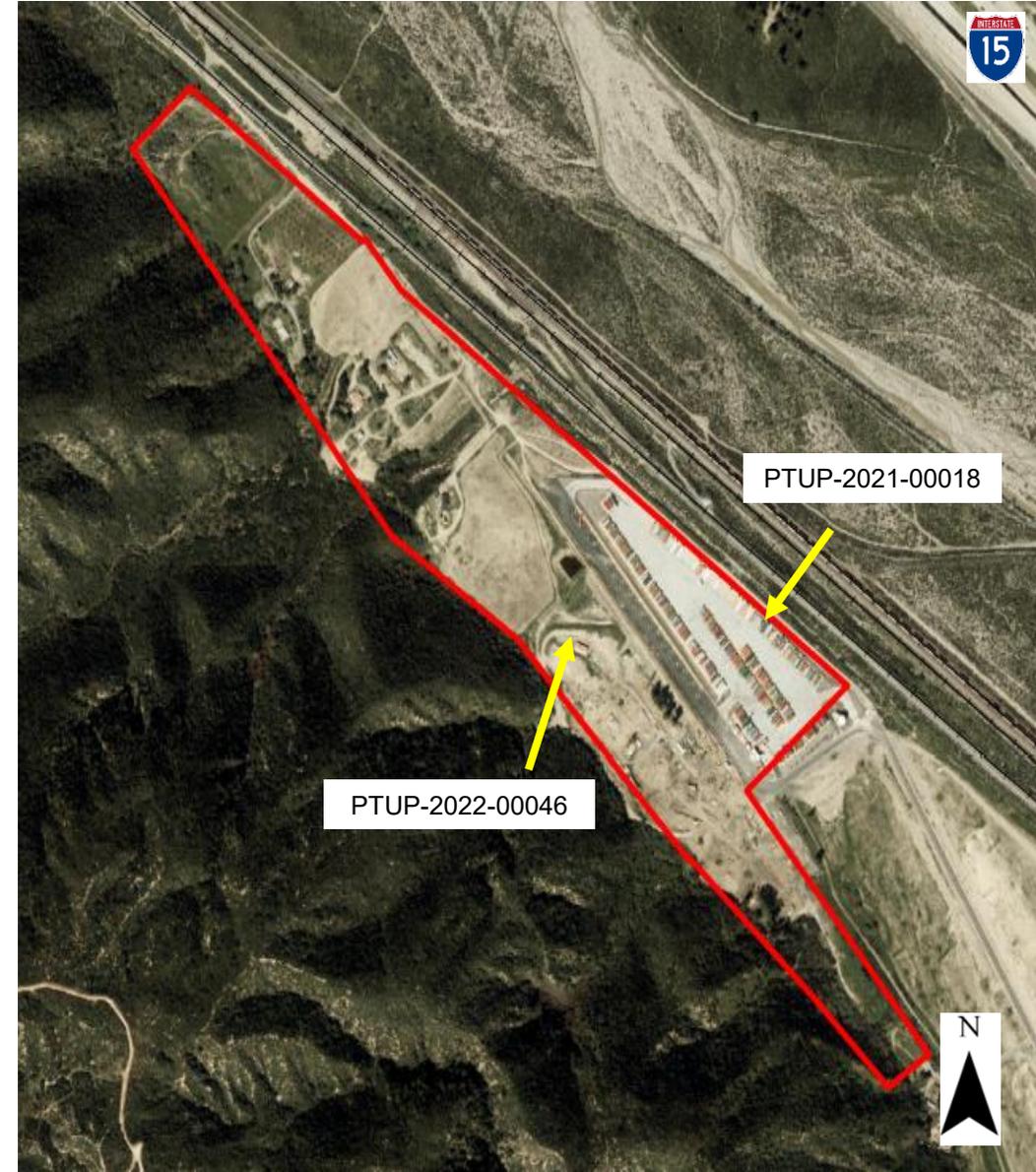
Existing Temporary Uses

PTUP-2021-00018:

- 18.31-acre truck terminal facility.
- Approved June 20, 2021.
- Valid for 10-years, six years remaining.

PTUP-2022-00046:

- 31.64-acre truck terminal facility.
- Approved August 18, 2023.
- Valid for 10-years, nine years remaining.



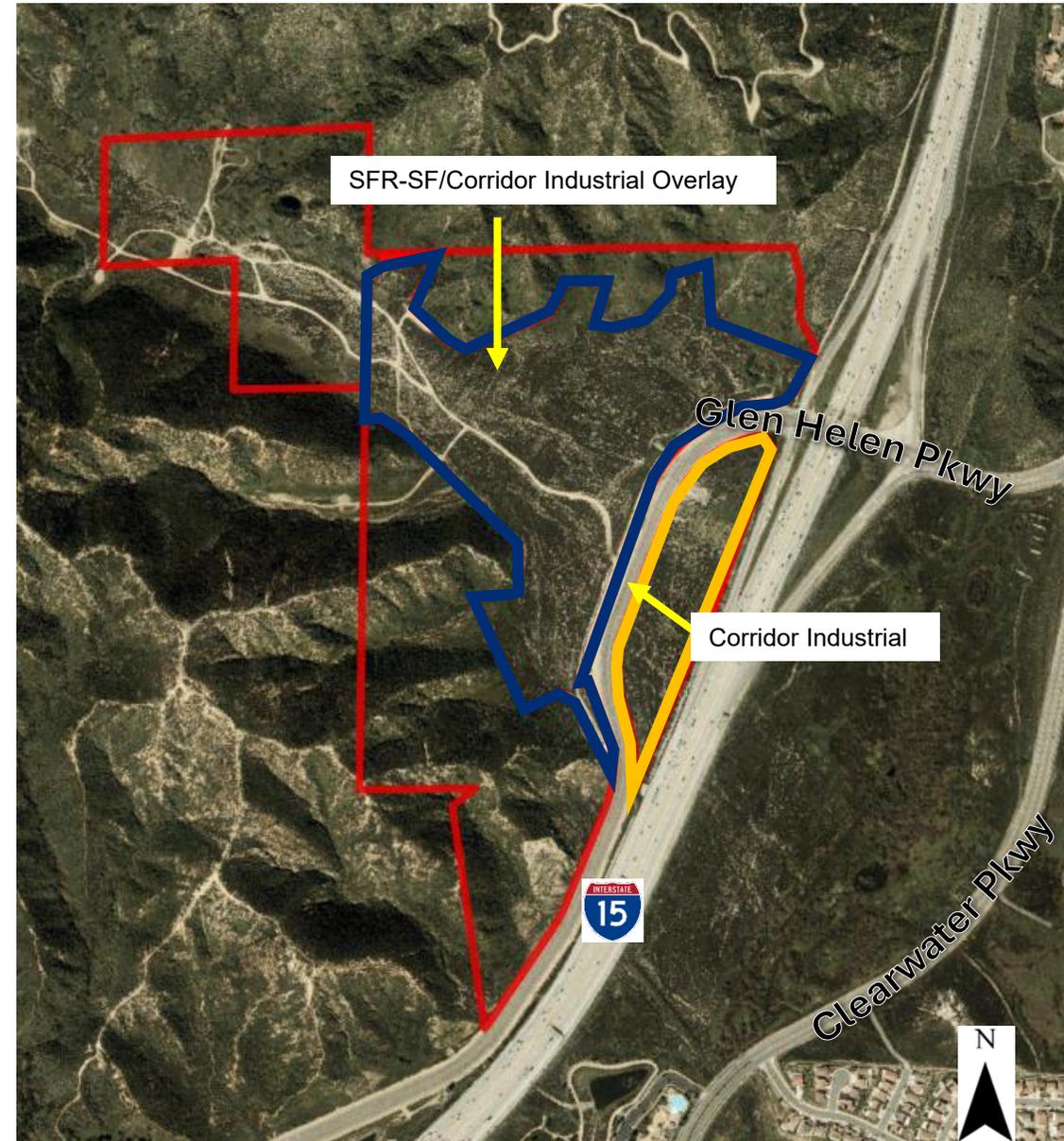
Sycamore Flats - Corridor Industrial Overlay- 60.8 Acres

Corridor Industrial Overlay – Proposed:

- Site is 48.7 acres adjacent to Glen Helen Parkway.
- Current Zoning: Single Family Residential-Sycamore Flats.
- Allow broader choice of permitted uses under Corridor Industrial designation and option to entitle industrial uses should market conditions support industrial uses; **OR** allow option to entitle residential uses should market conditions support single-family uses.

Corridor Industrial – Proposed:

- Site is 12.1 acres adjacent to I-15 Freeway.
- Current Zoning: Commercial/Traveler Services (High Density-Overlay).
- Designated for 25-35 dwelling units per acre.
- Irregularly shaped site forces custom design of multi-family wrap building layouts; creates complex design for fire access roads, off-street parking, stormwater management and utilities.



The Addendum to the Glen Helen Specific Plan addressed:

- Air quality:
Will not exceed the approved Glen Helen Specific Plan Mobile Source Emissions.
- Noise:
Will not result in a substantial increase in ambient operational noise levels in the vicinity of the Project.
- Trip Generation:
Trip generation upon buildout results in a reduction of approximately 11,687 trips (6,031 Passenger Car Equivalent trips) per day.
 - **76,556** trips **without** the proposed project upon buildout.
 - **64,869** trips **with** the proposed project upon buildout.

The Planning Commission held a hearing on May 22, 2025. There were seven comments in opposition to the Glen Helen Specific Plan (GHSP) related to:

- Devore Sub-area Traffic Congestion
- Trails
- Water Supply
- Dark Skies

The Planning Commission recommended approval of the proposed amendments to the GHSP by a 4-0-1 vote with one Commissioner absent.



Thank you!