

ATTACHMENT 7

RESOLUTION NO. PC-2025-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, TO CONSTRUCT A 1,515 SQUARE FOOT DRIVE-THRU OIL CHANGE FACILITY (TAKE FIVE OIL CHANGE) ON 1.01 GROSS ACRE LOT WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED ON THE SOUTH SIDE OF MAIN STREET, APPROXIMATELY 575 FEET WEST OF NINTH AVENUE (CUP25-00001)

WHEREAS, Durban Development, has filed an application requesting approval of Conditional Use Permit CUP25-00001 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application, as contemplated, proposes to construct a 1,515 square foot drive-thru oil change facility on 1.01 gross acre lot; and

WHEREAS, the Application applies to the property located on the south side of Main Street, approximately 575 feet west of Ninth Avenue and consists of Assessor's Parcel Number 0413-111-45; and

WHEREAS, the subject site is located within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan (MSFCSP) and all surrounding properties share the same zoning designation of Neighborhood Commercial (NC); and

WHEREAS, the subject site is currently vacant. The properties to the north across from Main Street consist of a new multi-tenant commercial building currently under construction and the Hesperia Unified School District offices. The property to the south consists of a legal non-conforming single-family home. To the east is the Pep Boys Auto Service building and to the west is a new Quick Quack Carwash currently under construction; and

WHEREAS, access to the site will be provided via a 40-foot-wide shared driveway approach located along the western property line, which will be shared with Quick Quack Car Wash currently under construction. As part of the development of the project, the applicant will construct street improvements along the project frontage adjacent to Main Street, including curb, gutter and sidewalk. The existing parcel will provide a 10-foot dedication along Main Street to comply with the circulation plan and establish a 60-foot-wide right-of-way from the centerline of the street; and

WHEREAS, the project site will be designed with a circular drive aisle allowing vehicles to enter the service bays from the rear and exit at the front once service is completed. The drive-thru lanes will accommodate stacking for approximately 17 vehicles, providing adequate on-site queuing capacity to prevent vehicles from idling or queuing onto the public right-of-way. The proposed retention basin will be located behind the developed portion of the site, while the remaining rear area will remain undeveloped; and

WHEREAS, pursuant to the Hesperia Municipal Code, the required parking for vehicle service facilities is based on 3 spaces per service bay and 4 spaces per 1,000 square feet of non-service area. The proposed facility includes 3 service bays and approximately 250 square feet of non-service area, resulting in a requirement of 10 parking spaces. The site plan provides 9 standard parking spaces adjacent to the western portion of the developed area and 1 ADA accessible parking space located at the northwest corner of the building, therefore complying with the minimum parking requirement; and

WHEREAS, the building will feature three roll-up service bays designed for vehicle maintenance operations, as well as an office area, restroom, and storage space for used oil tanks and related equipment; and

WHEREAS, the design of the building complies with the architectural guidelines of the MSFCSP. The building features a tower element that provides a visual break within the building's roofline. The tower element will include stone veneer columns and decorative finishes on all sides, enhancing the building's architectural character. The building has a combination of materials and colors including stucco, accent colors, ornamental trim lines, enhanced roll-up doors and a stone veneer finish at the lower section of the building. Overall, the proposed building design contributes to architectural character of the commercial development along the Main Street corridor; and

WHEREAS, an Initial Study/Mitigated Negative Declaration for the proposed project was circulated for a 30-day public review period from October 7, 2025 through November 5, 2025. During the public review period no comments were received. A Mitigated Negative Declaration was prepared, a copy of the document is available at City Hall or on the City's website and the custodian of administrative record is the Planning Department; and

WHEREAS, on November 13, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, 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. Based upon substantial evidence presented to the Planning Commission during the above-referenced November 13, 2025 hearing, including public testimony, and written and oral staff reports, this Commission specifically finds as follows:

- (a) The site is adequate in size and shape to accommodate yards, open spaces, setbacks, walls and fences, parking areas, fire and building code. The proposed project is conditionally permitted within the Neighborhood Commercial (NC) Zone of the MSFCSP and will comply with all applicable provisions of the Development Code. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments. The site is suitable for the type and intensity of the use that is proposed.
- (b) The proposed use would not create significant noise, vibration, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses or properties in the vicinity or be adverse to the public's convenience, health, safety, or general welfare with the implementation of the conditions of approval. The project includes general services for sanitation, water, and public utilities to ensure the public's convenience, health, safety, and general welfare. Furthermore, the proposed use is compatible with surrounding commercial developments and will operate in a manner that maintains orderly circulation, minimizes impacts on adjacent properties and

enhances the aesthetic and functional character of the area. With appropriate landscaping, signage and adherence to operational standards, the project will contribute positively to the surrounding environment while providing a service to the community.

- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Development Code, MSFCSP, General Plan and all applicable codes and ordinances adopted by the City of Hesperia. The project is consistent with the regulations conditionally allowing a drive-thru oil change facility within the Neighborhood Commercial (NC) zone of the MSFCSP. The development is subject to conditions of approval and will comply with the standards for setbacks, landscaping, driveway aisle width, parking requirements, building heights and all other applicable development standards. The project aligns with the General Plan's goals of promoting compatible commercial development, enhancing community aesthetics, ensuring safe and efficient circulation and supporting economic growth within the city.
- (d) The subject site will have adequate access based upon the 40-foot-wide shared driveway approach located along the western property line, which will be shared with Quick Quack Car Wash currently under construction. Additionally, the site will have adequate internal access through a circular drive aisle going through the proposed building that will range between 26 feet to 39 feet wide.

Section 3. The Planning Commission had independently reviewed and analyzed the Mitigated Negative Declaration, and finds that it reflects the independent judgement of the Planning Commission, and that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Pursuant to State CEQA Guidelines Section 15074 and Public Resources Code Section 21081.6 and, the Planning Commission hereby approves the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program. The Planning Commission finds that the mitigation measures are fully enforceable on the Project and shall be binding upon the City and affected parties.

Section 4. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP25-00001, subject to the conditions of approval as shown in Attachment "A".

Section 5. That the Secretary shall certify the adoption of this Resolution.

ADOPTED AND APPROVED on this 13th day of November 2025.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission