

City of Hesperia STAFF REPORT



DATE: April 9, 2026
TO: Planning Commission
FROM: Orlando Acevedo, Director of Development Services
BY: Ryan Leonard, Principal Planner
SUBJECT: Conditional Use Permit CUP25-00009; Applicant: Jeff Randall; APN: 0414-011-08

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2026-06, approving CUP25-00009.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow the construction and operation of an automotive body shop consisting of two buildings totaling approximately 6,644 square feet, including a 476-square-foot office and six service bays, on an approximately 0.7 gross acre site (Attachment 1).

Location: The project is located on the south side of Bear Valley Road, approximately 430 feet west of Ninth Avenue.

Current General Plan, Zoning and Land Uses: The site is within the General Commercial (C2) zone (Attachment 2). The properties to the north on the opposite side of Bear Valley Road are located outside the City limits and are developed with multi-family residential units, light office uses, and a daycare facility. The property to the west is developed with a multi-tenant commercial building occupied by light automotive repair uses and is also zoned C2. The property to the east is developed with a heavy automotive repair facility (Caliber Collision) and is zoned C2. The property to the south is zoned Multi-Family Residential (R3), is currently vacant, and is bordered on both sides by existing multi-family residential developments (Attachment 3).

ISSUES/ANALYSIS

Conditional Use Permit: The proposed project consists of the development of an automotive body shop that will include two separate buildings totaling approximately 6,644 square feet. The first building will be approximately 1,723 square feet and will include a 476-square-foot office/customer service area and a 1,247-square-foot service bay area that is intended to be used for detailing. The second building will be approximately 4,921 square feet and will include five service bays for heavy vehicle repair (i.e. body shop). The City's Development Code requires approval of a Conditional Use Permit for vehicle repair facilities located in the General Commercial (C2) zone.

Conformance with Development Standards: The project complies with all applicable development standards, including building setbacks, landscaping, and parking.

The project will be set back approximately 53 feet from Bear Valley Road, and an approximately eight-foot-wide landscape planter will be provided along the project frontage. Both buildings are proposed to be located approximately one foot from the western property line. While the Development Code allows a zero-foot setback along an interior side property line, such a condition will require the construction of an approved fire-rated wall along the western property line.

Additionally, the buildings are set back approximately 33 feet from the rear property line to provide separation from the residentially zoned properties to the south. A six-foot-wide landscape planter is proposed along the southern property line to further buffer the site from adjacent residential uses. The project also exceeds the minimum landscaping requirement, providing approximately 2,463 square feet of landscaped area, representing approximately 8.3 percent of the site, where 5 percent is required.

Access to the site will be provided from a shared driveway approach located off Bear Valley Road. An internal access drive will provide shared circulation between the project site and the existing Caliber Collision facility located immediately to the east of the site. The applicant has indicated that Caliber Collision is anticipated to occupy the proposed buildings upon completion, which would allow the business to operate both sites simultaneously. However, the project site is proposed to remain a separate, stand-alone parcel and will be physically separated from the adjacent property to the east.

A six-foot-high concrete masonry wall is proposed along the south and west property lines to provide screening and ensure compatibility with the adjacent residentially zoned properties to the south. Because the project site will not be merged with the existing Caliber Collision Center to the east, a six-foot-high tubular steel fence is proposed along the eastern property line to provide a clear physical separation between the two sites while still allowing for visibility and shared access between the properties.

The project requires a minimum of 20 parking spaces, based on a ratio of three spaces per service bay, plus four spaces per 1,000 square feet of office area. The project proposes a total of 20 parking spaces to serve employees and customers. A rolling gate is proposed between Buildings 1 and 2, extending across the drive aisle to the eastern property line. The gate is intended to screen the five service bays within Building 2, as well as any incidental vehicle storage associated with repair activities. As proposed, eleven parking spaces are located in front of the gate, with an additional nine spaces located behind the gate. Overall, the project meets the minimum parking requirement.

Architecture: The architecture of the proposed buildings complies with the architectural requirements of the Development Code (Attachment 4). The project has been designed to be consistent with and complementary to the existing Caliber Collision Center building located to the east, utilizing similar materials, colors, and architectural elements to ensure visual continuity between the two sites. The proposed buildings feature a stucco exterior finish consistent with the established architectural theme.

Building 1, which fronts Bear Valley Road, incorporates enhanced architectural detailing, including a stacked stone wainscot that wraps around the front and portions of the side elevations, providing visual interest and pedestrian-scale articulation. The building façade also includes prominent window glazing along the Bear Valley Road frontage to enhance the overall street presence. A tile roof canopy is provided over the primary entrance. As a condition of approval, decorative

awnings will be required over the windows along the Bear Valley Road façade to provide additional architectural interest and ensure consistency with Development Code standards.

Due to the one-foot setback along the western property line, a block wall extending above the roofline is required by the Fire Code to serve as a fire-rated wall separating the site from the adjacent development. While the presence of the fire wall is not aesthetically desirable, it will be largely concealed by the adjacent development, which consists of a concrete masonry unit (CMU) block building that is taller than the proposed buildings

Building 2 is located to the rear of the site and is designed to function primarily as a service building. Due to its location behind Building 1, visibility from the public right-of-way will be limited. The building will be further screened by a combination of on-site features, including a rolling gate, perimeter fencing, and adjacent developments to the east and west. The project also provides sufficient landscape coverage. The minimum required landscape coverage is 5% of the developed site; the project provides 2,463 square feet (8.3%) of total landscape coverage.

Drainage: Any additional runoff created on-site will be detained in an approved storm drain storage system. An underground drainage system is proposed underneath the parking lot along the northern boundary of the site 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 connect to an existing 12-inch water line located in the dedicated alley behind the site and to an existing 12-inch sewer line located along Bear Valley Road. The proposed development is allowed to use an approved on-site septic 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. The site does not contain any Joshua Trees and 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 proposed project is consistent with the policies and goals of the City's General Plan and complies with the applicable provisions and intent of the Development Code. The project is compatible with surrounding land uses, as adjacent properties are developed with vehicle repair and other automotive-related services. As such, the proposed use is appropriate for the site and is not expected to adversely impact the surrounding area.

FISCAL IMPACT

None.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan/Specific Plan Zoning

3. Aerial photo
4. Elevations
5. Resolution No. PC-2026-06, with list of conditions