

ATTACHMENT 9

RESOLUTION NO. PC-2025-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, ESTABLISHING AN OUTDOOR SEMI-TRUCK PARKING AND MAINTENANCE FACILITY ON THE FORMER 84 LUMBER SITE THAT CONTAINS THREE EXISTING BUILDINGS AND FOUR EXISTING METAL CANOPIES ON 8.6 ACRES. IN CONJUNCTION WITH A VARIANCE TO MODIFY THE REQUIRED MATERIALS FOR SCREEN WALLS AND TO WAIVE THE REQUIREMENT TO FULLY SCREEN SEMI-TRUCKS ALONG HERCULES STREET WITHIN THE GENERAL INDUSTRIAL (GI) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED AT THE SOUTHEAST CORNER OF HERCULES STREET AND "C" AVENUE (CUP23-00010 & VAR25-00002)

WHEREAS, United Holding Group, LLC, has filed an application requesting approval of Conditional Use Permit CUP23-00010 in conjunction with Variance VAR25-00002 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application, as contemplated, proposes to establish an outdoor semi-truck parking and maintenance facility on the former 84 Lumber site that contains three existing buildings and four existing metal canopies on 8.6 acres of land in conjunction with a Variance to modify the required materials for screen walls and to waive the requirement to fully screen semi-trucks from public view along Hercules Street; and

WHEREAS, the Application applies to the property located at the southeast corner of Hercules Street and "C" Avenue and consists of Assessor's Parcel Number 0410-082-04; and

WHEREAS, the proposed project will use the existing buildings on-site for their everyday business operations, therefore no new development will be proposed. The site currently has three buildings and four metal canopies that will be used as part of the operations. Building 1 is a 3,600 square foot two-story building located at the southwest corner of the site that will be used as an office. Building 2 is a 310 square foot one-story building located at the southwest corner of the site, under a canopy, that will be used as a bathroom and storage. Building 3 is a 4,985 square foot one-story building located at the northwest corner of the site that will be used as a maintenance building. Additionally, four canopies, ranging in size from 4,000 to 7,350 square feet, are distributed throughout the site to provide shade for designated semi-truck parking areas; and

WHEREAS, the access to the site is currently provided through three existing driveways. There are two 30-foot wide driveways accessible from "C" Avenue and a 30-foot wide driveway that will be expanded to a 50-foot wide driveway accessible from Hercules Street. Only a few on-site improvements will be conducted as part of the project which will include a new trash enclosure, an 8-foot-high perimeter screen fence adjacent to both streets, landscaping, and striped parking. There is a vacant undisturbed area adjacent to the east side of the site which will remain untouched and will not be used for any business operations. As part of street improvements required for the project, the applicant will construct curb, gutter, sidewalk, and streetlights along their project frontage on Hercules Street and "C" Avenue.

WHEREAS, the project requires a minimum of 17 vehicle parking spaces based on the office and industrial ratio. The project proposes 17 employee/visitor parking spaces along the southwestern portion of the site and 59 oversized spaces for tractor trailers located in the center of the site and along the northern edge adjacent to Hercules Street. As proposed, the project complies with the minimum number of parking spaces; and

WHEREAS, the project was required to comply with a truck route plan, which was provided by the applicant. The truck route plan is designating all trucks to exit the I-15 freeway to go east on Bear Valley Road, south on "I" Avenue, west on Lemon Street, south on "E" Avenue and west on Hercules Street to reach subject site. The business owner shall be responsible for implementing and monitoring the truck route plan during all operations; and

WHEREAS, the subject site is within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan). All surrounding properties have the same land use designation of General Industrial (GI) except for the Burlington Northern Santa Fe Railway to the south zoned Railroad Corridor (RRC); and

WHEREAS, the subject site was previously used by 84 lumber for truss manufacturing and storage. The property to the north across from Hercules Street, consists of a recycling facility; to the east is a wood manufacturing company; to the west, across from 'C' Avenue, is a building construction company; to the south is the BNSF Railway; and

WHEREAS, an Initial Study/Mitigated Negative Declaration for the proposed project was circulated for a 30-day public review period from April 2, 2025 through May 1, 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 May 8, 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 May 8, 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 with the exceptional circumstances of a variance. The proposed project is conditionally permitted within the General Industrial (GI) Zone of the Main Street and Freeway Corridor Specific Plan and will comply with all applicable provisions of the Development Code in conjunction with the approval or denial of the variance. 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 in the vicinity or be adverse to the public's convenience, health, safety, or general welfare with the

implementations 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. Additionally, the proposed use will be consistent with surrounding uses within the vicinity.

- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Development Code, MSFC Specific Plan, General Plan and all applicable codes and ordinances adopted by the City of Hesperia with the exceptional circumstances of a variance. The project is consistent with the regulations conditionally allowing semi-truck parking and maintenance facilities uses within the General Industrial (GI) zone of the MSFC Specific Plan. The development is subject to conditions of approval and with the approval or denial of the variance will comply with the standards for setbacks, landscaping, driveway aisles, parking stall dimensions, building heights and all other applicable development standards.
- (d) The subject site will have adequate access based upon the three existing driveways on site. There are two 30-foot wide driveways accessible from "C" Avenue and a 30-foot wide driveway that will be expanded to a 50-foot-wide driveway accessible from Hercules Street. Additionally, the site will have adequate internal access through various drive aisles between 30 and 80 feet wide.

Section 3. Pursuant to Public Resources Code Section 21081.6, 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 CUP23-00010, 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 8th day of May 2025.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission