

RESOLUTION NO. PC-2026-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP23-00013 TO ALLOW THE CONSTRUCTION AND OPERATION OF AN AUTOMOBILE TOW YARD WITH A 1,392 SQUARE FOOT OFFICE BUILDING, ON AN APPROXIMATELY 1.84 GROSS ACRE SITE WITHIN THE GENERAL INDUSTRIAL (I2) ZONE LOCATED ON THE NORTH SIDE OF LILAC STREET APPROXIMATELY 900 FEET WEST OF G AVENUE E (CUP24-00013)

WHEREAS, First Choice Tow (Applicant) has filed an application requesting approval of Conditional Use Permit CUP24-00013 described herein (hereinafter referred to as "Application"); and

WHEREAS, the proposed project consists of the construction and operation of an automobile tow yard with a 1,392 square-foot office building on an approximately 1.84 gross acres site; and

WHEREAS, the 1.84-acre site is vacant. The properties to the west and northeast are vacant. The properties to the northwest and south are developed with multi-tenant industrial business parks that include established uses such as manufacturing, automotive repair, and warehousing. The property to the east is partially developed and occupied by a tool manufacturing operation; and

WHEREAS, the subject site and all surrounding parcels are zoned General Manufacturing (I2); and

WHEREAS, the proposed project consists of consists of Assessor's Parcel Number 0415-244-07; and

WHEREAS, the Application, as contemplated, proposes to construct automobile tow yard with a 1,392 square-foot office building, which requires approval of a conditional use permit; and

WHEREAS, 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; and

WHEREAS, on May 14, 2026, 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 this Commission during the above-referenced May 14, 2026, hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) The site for the proposed use is adequate in size and shape to accommodate

the proposed use. The site is approximately 1.84 gross acres and can accommodate an automobile tow yard with a 1,392 square-foot office building. The development complies with the standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. The project also complies with the Americans with Disabilities Act (ADA), as the required accessible parking spaces and paths of travel meet the standards within the ADA as well as state and federal handicapped accessible regulations. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.

(b) The proposed use will not have a substantial adverse effect on abutting properties or the permitted use thereof because the proposed project is consistent with the General Manufacturing (I2) zone, with approval of this Conditional Use Permit. The project is also designed with an on-site retention basin to accommodate the required capacity of a 100-year storm. Additionally, the project complies with the specific land use standards for tow and impound facilities including full paving of the site, designated parking areas for stored vehicles, and the installation of a 6-foot-high block wall around the perimeter of areas used for vehicle storage and onsite operations. The project also meets all of the development standards of the I2 zone. The proposed use would not create significant noise, 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 convenience, health, safety or general welfare

(c) The proposed project is consistent with the goals, policies, standards and maps of the Development Code, the adopted General Plan, and all applicable codes and ordinances adopted by the City of Hesperia. The project site is within the I2 zone. An automobile tow yard is allowed with approval of a Conditional Use permit. The development shall be constructed pursuant to the California Building and Fire Codes as well as adopted amendments. Further, the project shall comply with the conditions of approval for both off-site and on-site improvements. The conditions of approval shall be met based upon specific milestones. Some conditions shall be met prior to grading, some prior to building construction and prior to issuance of a Certificate of Occupancy.

(d) The site for the proposed use will have adequate access based upon its frontage along Lilac Street. There are also general services for water and public utilities to ensure the public convenience, health, safety and general welfare. The site will also include an on-site septic system for wastewater. Additionally, the building will have adequate infrastructure to operate without a major extension of infrastructure.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP24-000013 subject to the Conditions of Approval as set forth in ATTACHMENT "A."

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 14th day of May 2026.

Robert Abreo, Chair, Planning Commission

ATTEST:

Leovi Wolsieffer, Secretary, Planning Commission