

# City of Hesperia

## STAFF REPORT



**DATE:** May 8, 2025

**TO:** Planning Commission

**FROM:** Nathan R. Freeman, Director of Development Services

**BY:** Ryan Leonard, Principal Planner  
Edgar Gonzalez, Senior Planner

**SUBJECT:** Conditional Use Permit (CUP23-00010) and Variance (VAR25-00002); United Holding Group, LLC; APN: 0410-082-04

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### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-03, approving Conditional Use Permit (CUP23-00010), and make a determination between two variance options: either approve Variance (VAR25-00002) by adopting Resolution No. PC-2025-04, or deny Variance (VAR25-00002) by adopting Resolution No. PC-2025-05.

### BACKGROUND

Proposal: Conditional Use Permit CUP23-00010 has been filed to establish an outdoor semi-truck parking and maintenance facility on the former 84 Lumber site, which contains three existing buildings and four metal canopies on 8.6 acres. A Variance (VAR25-00002) has also been filed to modify the required materials for screen walls and to waive the requirement to fully screen semi-trucks from public view along Hercules Street.

Location: Southeast corner of Hercules Street and "C" Avenue (Attachment 1).

Current General Plan, Zoning and Land Uses: The subject site is located within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan. All surrounding properties share the General Industrial (GI) designation, except for the Burlington Northern Santa Fe Railway (BNSF) to the south, zoned Railroad Corridor (RRC). The subject site was previously used by 84 Lumber for truss manufacturing and storage. Nearby uses include a recycling facility to the north across Hercules Street, a wood manufacturing company to the east, a building construction company to the west across "C" Avenue, and the BNSF Railway to the south (Attachment 2).

### ISSUES/ANALYSIS

Land Use: the proposed project would establish a new outdoor semi-truck parking and maintenance facility. No new structures are proposed; existing buildings and canopies will be reused.

- Building 1: 3,600-square-foot, two-story building at the southwest corner, to be used as an office.
- Building 2: 310-square-foot, one-story building under a canopy at the southwest corner, to be used as a bathroom and storage facility.

- Building 3: 4,985-square-foot, one-story building at the northwest corner, to be used as a maintenance building.
- Canopies: Four metal canopies, ranging from 4,000 to 7,350 square feet, distributed across the site for shaded semi-truck parking (Attachments 3 & 4).

Access is currently provided through three driveways: two 30-foot-wide driveways from "C" Avenue, and one 30-foot-wide driveway from Hercules Street, which will be expanded to 50 feet. Planned on-site improvements include a new trash enclosure, an 8-foot-high perimeter screen fence along both streets, landscaping, and striped parking. An adjacent vacant area to the east will remain undisturbed and unused. As part of required street improvements, the applicant will construct curb, gutter, sidewalk, and streetlights along the project frontages on Hercules Street and "C" Avenue.

The project requires a minimum of 17 vehicle parking spaces. The site will provide 17 spaces for employees and visitors, along with 59 oversized spaces for tractor-trailers, thereby complying with the parking requirements.

Buildings 1 and 3, which are visible from the street, will receive architectural enhancements, including stone veneer bases, decorative window trim, stucco-finished walls, decorative cornices, and repainting (Attachment 5).

Operations will be from 7:00 a.m. to 7:00 p.m., Monday through Sunday, with approximately 5–7 employees and 12–14 drivers daily.

The applicant has submitted a truck route plan designating truck traffic as follows: from the I-15 Freeway, east on Bear Valley Road, south on "I" Avenue, west on Lemon Street, south on "E" Avenue, and west on Hercules Street to the site. The business owner will be responsible for implementation and monitoring of the truck route.

Variance: a Variance request, in conjunction with the Conditional Use Permit, was submitted to modify required screen wall materials and waive the full screening requirement for semi-trucks along Hercules Street.

Section 16.16.365(K)(3) of the Hesperia Municipal Code requires trucks and trailers within outdoor storage areas to be screened by buildings or solid walls made of decorative concrete masonry block or tilt-up walls. The applicant proposes an 8-foot-high wrought iron fence with attached sheet metal panels instead, to be installed along Hercules Street, "C" Avenue, and around the driveways. Existing chain-link fencing along the south and east property lines will remain (Attachment 6).

The applicant is also requesting to waive the requirement to fully screen semi-trucks along Hercules Street. Along "C" Avenue, semi-trucks will be set back approximately 125 feet, allowing for full visual screening. However, along Hercules Street, the 28-foot setback is insufficient to fully screen semi-trucks with an 8-foot-high fence. Additionally, the site is elevated relative to Hercules Street, making screening more challenging (Attachment 7).

Justification for the variance includes several factors. The site was previously developed for industrial use and will not be expanded or intensified under the proposed project. Furthermore, the property is currently considered blighted, and the proposed improvements would enhance the site's visual character and help reduce crime, including vandalism and break-ins. Cost

considerations also support the request, as constructing a block wall would cost substantially more than the proposed wrought iron fencing with sheet metal panels. Finally, the low traffic volume in the area, along with the presence of largely undeveloped surrounding properties, minimizes the potential visual impact on the public.

Despite these justifications, there are concerns associated with the variance request. Approval would be inconsistent with Ordinance No. 2022-10, which was specifically adopted to regulate semi-truck parking facilities and establish screening standards. Granting the variance could also set an unfavorable precedent for future projects, potentially undermining the City's requirements for decorative screening and the full concealment of semi-trucks or outdoor equipment from public view.

Staff requests that the Planning Commission determine whether to approve or deny the variance based on the findings and supporting documentation provided in the staff report.

Environmental: Approval of this development requires adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA).

An IS/MND was prepared for the project, concluding that there would be no significant environmental impacts with the implementation of mitigation measures. A Western Joshua Tree Census was also conducted, identifying one Joshua tree on-site, which will require an incidental take permit for its removal. The IS/MND was circulated for public review from April 2, 2025, through May 1, 2025, and one comment letter was received by Mojave Desert Air Quality Management District (MDAQMD), informing the applicant of the requirement to obtain a Dust Control Plan. The applicant is aware of this requirement and has including appropriate mitigations under the Air Quality section of the MND to ensure compliance.

Conclusion: The proposed Conditional Use Permit conforms with the City's General Plan and meets the Development Code and Specific Plan standards, except for the variance request, which presents exceptional circumstances for consideration.

## **CITY GOAL SUPPORTED BY THIS ITEM**

Future Development: Facilitate balanced growth to ensure cohesive community development and pursue economic development.

## **ALTERNATIVE**

Provide alternative direction to staff.

## **ATTACHMENTS**

1. Aerial Photo
2. General Plan Land Use Map
3. Site Plan
4. Floor Plans
5. Elevations
6. Screen Wrought Iron Fence
7. Line of Sight Section (Hercules Street)
8. Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program
9. Resolution No. PC-2025-03 (CUP23-00010)

10. Resolution No. PC-2025-04 (VAR25-00002 - Approved)
11. Resolution No. PC-2025-05 (VAR25-00002 - Deny)
12. Attachment A - Conditions of Approval