

ATTACHMENT 5

RESOLUTION NO. PC-2026-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP25-00009 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 WITHIN THE GENERAL COMMERCIAL (C2) ZONE LOCATED ON THE SOUTH SIDE OF BEAR VALLEY ROAD, APPROXIMATELY 430 FEET WEST OF NINTH AVENUE (CUP25-00009)

WHEREAS, Jeff Randell (Applicant) has filed an application requesting approval of Conditional Use Permit CUP25-00009 described herein (hereinafter referred to as "Application"); and

WHEREAS, the proposed project consist of 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; and

WHEREAS, the 0.7 acre site is vacant. The properties to the north on the opposite side of Bear Valley Road are located outside the City limits and consist of 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. The property to the east is developed with a heavy automotive repair facility (Caliber Collision). The property to the south is currently vacant, and is bordered on both sides by existing multi-family residential developments; and

WHEREAS, the subject property as well as the surrounding properties to the east and west are zoned General Commercial (C2). The property to the north, on the opposite side of Bear Valley Road is located outside the City limits. The properties to the south are zoned Multiple Family Residential (R3); and

WHEREAS, the proposed project consists of consists of Assessor's Parcel Number 0414-011-08; and

WHEREAS, the Application, as contemplated, proposes to construct an automotive body shop consisting of two buildings totaling approximately 6,644 square feet, including a 476-square-foot office and six service bays, 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 April 9, 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 April 9, 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 0.7 gross acres and can accommodate a 6,644 square foot automotive body shop. 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 Commercial (C2) zone, with approval of this Conditional Use Permit. The project is also designed with an on-site underground retention/detention to accommodate the required capacity of a 100-year storm. The project also meets all of the development standards of the C2 zone. In addition, noise generated from the facility will be minimized and will not have significant impacts to the residentially zoned properties to the south because the proposed automotive repair facility will be located approximately 33 feet from the rear property line, and the site is separated from the residentially properties by a 20 foot wide dedicated alley. In addition, the facility will be required to perform all work indoors, and the site is designed with a 6-foot high block wall along the southern property line separating the proposed commercial use from the adjacent residential properties.
- (c) The site for the proposed use will have adequate access based upon its frontage along Bear Valley Road. There are also general services for sanitation, water and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the building will have adequate infrastructure to operate without a major extension of infrastructure.
- (d) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the C2 zone. An

automotive repair facility is allowed with approval of a Conditional Use permit.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP25-00009 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 9th day of April 2026.

Robert Abreo, Chair, Planning Commission

ATTEST:

Leovi Wolsieffer, Secretary, Planning Commission