

City of Hesperia STAFF REPORT



DATE: May 14, 2026
TO: Planning Commission
FROM: Orlando Acevedo, Director of Development Services
BY: Ryan Leonard, Principal Planner
Maricruz Montes, Assistant Planner
SUBJECT: Conditional Use Permit CUP26-00006; Dollar Tree, INC.; APN: 0413-011-23

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution PC-2026-08 approving CUP26-00006.

BACKGROUND

Proposal: A Conditional Use Permit has been filed to allow for the relocation of an existing Single Price Overstock/Discount Store (SPODS) into an existing 16,921 square foot vacant building (Attachment 1).

Location: The project is located on a developed 1.96-acre site at the northeast corner of Main Street and 11th Avenue, with an address of 15510 Main Street (Attachment 2)

Current General Plan, Zoning and Land Uses: The site is within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan). The surrounding land is designated and zoned as noted on the attached General Plan Land Use Map. The site is completely developed with on and off-site improvements including a vacant 16,921 square foot commercial building previously used for retail. The site to the north is vacant and zoned NC. Properties to the east and south are also within the NC zone and are developed with multi-tenant commercial centers offering a mix of restaurant, retail, and personal service uses. The site to the west, across Eleventh Avenue, is zoned Office Commercial (OC) and includes a Walgreens pharmacy/retail establishment (Attachment 3).

ISSUES/ANALYSIS

SPODS is defined as a retail establishment with a floor area less than fifteen thousand (15,000) square feet that offers for sale a combination and variety of convenience shopping goods and consumer shopping goods (including food or beverage for off-premises consumption, personal grooming and health products, household goods, and other consumer products) and continuously offers a majority of the items in its inventory for sale at a discount or price per item of ten dollars (\$10.00) or less, adjusted for inflation. This definition shall control any use that fits the same despite otherwise being termed "grocery store," "variety store," or "convenience store."

The proposed project involves a relocation request of an existing SPODS user (Dollar Tree) into an existing 16,921 square foot vacant building. Although the proposed tenant space exceeds the

15,000 square foot threshold by approximately 1,921 square feet, staff determined that the project warrants Planning Commission review due to its close alignment with the operational characteristics and intent of the SPODS definition. Given the minimal deviation from the size limitation and the nature of the proposed use, staff concluded that Planning Commission review is appropriate to evaluate consistency with applicable development standards and potential land use compatibility.

On May 19, 2024, the City Council adopted Ordinance No. 2024-03, establishing permanent regulations governing SPODS. Pursuant to the Development Code, the establishment of new SPODS uses, or the expansion of existing facilities, requires review and approval of a Conditional Use Permit by the Planning Commission.

Conformance with Development Standards: The existing improvements comply with the development standards of the Main Street and Freeway Corridor Specific Plan, including minimum building requirements and parking. As a condition of approval, the applicant will be required to install new landscaping within existing landscape planters to replace areas of dead, damaged, or insufficient landscape coverage. Additionally, the project includes site improvements consisting of removal of the existing drive-through facility and garden center, upgrades to landscaping, and re-striping of the parking lot. These improvements will enhance site functionality, eliminate obsolete features, and improve overall site conditions, particularly given the site's visibility along a primary commercial corridor (Attachment 4). The proposed tenant improvements and exterior site modifications will also modernize the appearance of the property and support the adaptive reuse of an existing commercial building, helping to maintain occupancy and commercial activity within the commercial corridor.

Land Use: The subject site was formerly occupied by Rite Aid, which closed its business license on August 31, 2025. As of today, the site has remained vacant for approximately eight months.

As shown in Table 1 below, there are 6 SPODS locations currently located along Main Street within a two mile radius. The applicant has applied to relocate one of the existing SPODS to the subject site, thus this request does not result in an increase in the number of SPODS uses Citywide and is consistent with the regulatory framework established under the Ordinance. Furthermore, the reuse of a vacant commercial building at a prominent corner location, in conjunction with site improvements and continued compliance with SPODS regulations, supports reinvestment along the Main Street corridor and maintains consistency with the Neighborhood Commercial (NC) zoning district (Attachment 5).

Table 1: Existing SPODS within a Two-Mile Radius along Main Street

No.	Company	Location	Status	Distance Away
1	Dollar Tree (Applicant)	15759 Main Street	Active	(Existing site to be vacated upon relocation)
2	Family Dollar	15385 Main Street	Active	1.1 miles
3	Dollar Tree	17378 Main Street	Active	2.1 miles
4	M&M \$.99+ Store	15555 Main Street	Active	0.3 miles
5	High Desert Thunder Deals	15776 Main Street	Active	0.5 miles
6	99 Cent Discount Store	16876 Main Street	Active	1.9 miles

Furthermore, to beautify and enhance the site, additional requirements have been included as Conditions of Approval, including the installation of new landscaping within existing landscape

planters, provisions for ongoing landscape maintenance, and continued upkeep of the site in a clean and orderly condition free of trash and debris. These conditions are intended to ensure the long-term maintenance and appearance of the site consistent with City standards. Lastly, the City Municipal Code authorizes the Planning Commission to periodically review any Conditional Use Permit to ensure it is operated in compliance with all approved conditions and in a manner that does not adversely affect the public health, safety, or welfare, or result in material detriment to surrounding properties.

Environmental: This project is exempt from the California Environmental Quality Act (CEQA) per Section 15301, Existing Facilities.

Conclusion: The proposed project involves the relocation of an existing SPODS use into a vacant commercial building along Main Street. The request does not increase the number of SPODS uses within the City and is consistent with the intent of Ordinance No. 2024-03. The project facilitates the reuse of a vacant tenant space and includes site and building improvements. The proposed relocation supports economic reinvestment, reduces blight and vacancy, and maintains consistency with the Neighborhood Commercial (NC) zoning district and applicable development standards. The project conforms to the policies of the City's General Plan and meets the standards of the Development Code and the Main Street Freeway Corridor Specific Plan.

CITY GOAL SUPPORTED BY THIS ITEM

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

Public Safety - Ensure public safety resources adequately protect our community.

FISCAL IMPACT

The project would generate revenue from building permits, certificate of occupancy fees, and annual business license fees.

ALTERNATIVE

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan
3. Aerial photo
4. Color elevations
5. SPODS Map
6. Resolution No. PC-2026-08
7. Conditions of Approval