

City of Hesperia STAFF REPORT



DATE: November 13, 2025

TO: Planning Commission

FROM: Orlando Acevedo, Director of Development Services

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

SUBJECT: Conditional Use Permit (CUP25-00001); Durban Development;
APN: 0413-111-45

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-20, approving Conditional Use Permit (CUP25-00001).

BACKGROUND

Proposal: Conditional Use Permit CUP25-00001 has been filed to construct a 1,515 square foot drive-thru oil change facility (Take Five Oil Change) on a 1.01 gross acre lot.

Location: South of Main Street, approximately 575 feet west of Ninth Avenue; APN: 0413-111-45 (Attachment 1).

Current General Plan, Zoning and Land Uses: The subject site is located within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan. All surrounding properties share the same zoning designation of Neighborhood Commercial (NC). The subject site is currently vacant. The properties to the north on the opposite side of Main Street consist of a new multi-tenant commercial building currently under construction and the Hesperia Unified School District offices. The property to the south consists of a legal non-conforming single-family home. To the east is the Pep Boys Auto Service building and to the west is a new Quick Quack Carwash currently under construction (Attachment 2).

ISSUES/ANALYSIS

Land Use: The proposed project consists of the construction of a 1,515-square-foot drive-thru oil change facility (Take 5 Oil Change). Access to the site will be provided via a 40-foot-wide shared driveway approach located along the western property line, which will be shared with Quick Quack Car Wash currently under construction. As part of the development of the project, the applicant will construct street improvements along the project frontage adjacent to Main Street, including curb, gutter and sidewalk. The existing parcel will provide a 10-foot dedication along Main Street to comply with the circulation plan and establish a 60-foot-wide right-of-way from the centerline of the street (Attachment 3).

The project site will be designed with a circular drive aisle allowing vehicles to enter the service bays from the rear and exit at the front once service is completed. The drive-thru lanes will accommodate stacking for approximately 17 vehicles, providing adequate on-site queuing

capacity to prevent vehicles from idling or queuing onto the public right-of-way. The proposed retention basin will be located behind the developed portion of the site, while the remaining rear area will remain undeveloped.

Pursuant to the Hesperia Municipal Code, the required parking for vehicle service facilities is based on 3 spaces per service bay and 4 spaces per 1,000 square feet of non-service area. The proposed facility includes 3 service bays and approximately 250 square feet of non-service area, resulting in a requirement of 10 parking spaces. The site plan provides 9 standard parking spaces adjacent to the western portion of the developed area and 1 ADA accessible parking space located at the northwest corner of the building, therefore complying with the minimum parking requirement.

The building will feature three roll-up service bays designed for vehicle maintenance operations, as well as an office area, restroom, and storage space for used oil tanks and related equipment (Attachment 4).

The design of the building complies with the architectural guidelines of the Main Street and Freeway Corridor Specific Plan. The building features a tower element that provides a visual break within the building's roofline. The tower element will include stone veneer columns and decorative finishes on all sides, enhancing the building's architectural character. The building has a combination of materials and colors including stucco, accent colors, ornamental trim lines, enhanced roll-up doors and a stone veneer finish at the lower section of the building. Overall, the proposed building design contributes to architectural character of the commercial development along the Main Street corridor (Attachment 5).

The proposed project also provides a surplus of landscaping. The minimum required landscape coverage is 10% of the developed site; the proposed project provides 14,158 square feet or 32 percent of total landscape coverage.

The facility will operate from 7:00 a.m. to 8:00 p.m., Monday through Sunday and is expected to employ approximately 4 to 6 team members.

Drainage: Any additional runoff created on-site will be detained by the proposed above ground detention basin on site.

Water and Sewer: The development will connect to an existing 12-inch water line and an existing 10-inch sewer line north of the project site along Main Street.

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 and concluded that the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures (Attachment 6).

A Biological Resources Assessment and a Western Joshua Tree Census were prepared for the proposed project. The biological report determined that the project site does not contain suitable habitat for the desert tortoise, burrowing owls, or any other state or federally listed threatened or endangered species. However, a pre-construction survey for burrowing owls, desert tortoise and nesting birds will be conducted prior to issuance of a grading permit to ensure compliance with applicable wildlife protection regulations. A supplemental Western Joshua Tree Census was also

completed, identifying three (3) mature western Joshua trees located within the property boundaries. The removal of the trees will require an Incidental Take Permit (ITP) under the Western Joshua Tree Conservation Act (WJTC).

The environmental analysis also concluded that the proposed project would not result in any impacts to known archaeological resources or tribal cultural resources. However, there is potential for project-related construction to impact unknown or previously unrecorded archaeological resources. For this reason, mitigation measures are proposed in the event that cultural resources are inadvertently encountered during excavation activities. If cultural resources are found during grading, then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law.

The mitigated negative declaration was circulated for public review from October 7, 2025, through November 5, 2025. During the public review period, no comments were received.

Conclusion: The proposed Conditional Use Permit conforms with the City's General Plan and meets the development standards within the Development Code and the Main Street Freeway Corridor Specific Plan. Overall, the proposed development represents a compatible and well-designed addition to the area that will support local services and maintain consistency with the City's land use.

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 Plan
5. Elevations
6. Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program
7. Resolution No. PC-2025-20 (CUP25-00001) with Attachment A - COA