

# City of Hesperia STAFF REPORT



**DATE:** August 11, 2022

**TO:** Planning Commission

**FROM:** Rachel Molina, Assistant City Manager

**BY:** Ryan Leonard, Senior Planner  
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**SUBJECT:** Conditional Use Permit CUP22-00010; Applicant: Midtown Square, LLC; APN: 0410-142-61

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## RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2022-13, approving CUP22-00010.

## BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to demolish a portion of an existing building to construct a 3,596 square foot Quick Quack Car Wash and establish a gym in the remaining 40,790 square foot portion of the building.

Current General Plan, Zoning and Land Uses: The property (16968 Main Street) is within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan. The properties to the west, south and east are also designated as Neighborhood Commercial (NC) and the property to the north is designated as Commercial Industrial Business Park (CIBP) within the Specific Plan as noted on Attachment 2. The project is proposed to be located within an existing building that is located in the Midtown Square Shopping Center. There are existing retail and restaurant uses immediately to the west and south of the site within the shopping center. The property to the north is vacant. Cal Herbold's Nursery is located to the east on the opposite side of E Avenue (Attachment 3).

## ISSUES/ANALYSIS

The project conforms to the policies of the City's General Plan as well as the intent of the Specific Plan. The proposed project will improve the site aesthetically and will eliminate a long standing vacancy within an existing shopping center. Furthermore, the project will offer additional services to City residents. A detailed analysis of the project is included below:

Land Use: The proposed project consists of demolishing a portion of an existing building to construct a 3,596 square foot Quick Quack Car Wash and establish a gym in the remaining 40,790 square foot portion of the building. The existing building was previously occupied by K-mart which was permanently closed in 2017 along with many other locations in the United States.

The outdoor section of the building that was previously used as a garden center will be demolished as well as approximately 26,950 square feet of the building for the construction of the Quick Quack Car Wash. The car wash will be composed of two drive through lanes that will run parallel with

"E" Avenue. Each drive through lane will accommodate a stacking of eight (8) vehicles, providing enough stacking for vehicles when idling before entering the car wash. The existing drive aisle south of the project will provide proper access to the car wash along with the nearest driveway leading from "E" Avenue. There will be nineteen (19) vacuum spaces provided on site that will contain an above metal canopy to provide protection from weather conditions.

The design of the Quick Quack Car Wash building complies with the architectural guidelines of the Main Street and Freeway Corridor Specific Plan. The building includes varied roof and wall planes with enhanced columns. The building has a combination of materials and colors including stucco, accent colors, metal awnings and a split-face concrete masonry block finish at the lower section of the building. The entrance of the car wash provides a significant tower feature that enhances the architecture of the building, along with the glazing of the windows around the building.

Tenant improvements will be required prior to occupying the remaining 40,790 square foot portion of the building. As part of reconfiguring the existing building size, both front and side façades will be enhanced with various columns around the building walls. The applicant is proposing a combination of materials and colors including stucco, accent colors, split-face and smooth concrete masonry block finish and decorative lighting around the building.

The easterly section of the shopping center has 323 parking spaces that can accommodate the proposed development. The express car wash requires 6 parking spaces. In addition, the parking ratio for a gym is 6.67 spaces per every 1,000 square feet of building area. The proposed 40,790 square foot gym requires 272 parking spaces. Taken together, the gym and car wash require 278 parking spaces and there are 323 spaces that were formally allocated for the K-mart store. In addition, the development of the car wash will provide five (5) additional parking spaces that will be accessible from the rear of the site.

The project will also provide a surplus of landscaping by incorporating approximately 2,385 square feet of additional landscaping to the exiting site.

Drainage: Any additional runoff created on-site will be detained by a proposed underground storm drain chamber system to store the necessary volume on site.

Water and Sewer: The development will connect to an existing 8-inch water line located on the drive aisle of the shopping center south of the project site and the existing 8-inch sewer line north of the project site.

Environmental: 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.

## **FISCAL IMPACT**

None.

## **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

**ATTACHMENT(S)**

1. Site Plan
2. General Plan/Specific Plan Zoning
3. Aerial photo
4. Elevations
5. Resolution No. PC-2022-13, with list of conditions