

City of Hesperia STAFF REPORT



DATE: May 14, 2026
TO: Planning Commission
FROM: Orlando Acevedo, Director of Development Services
BY: Ryan Leonard, Principal Planner
Leilani Henry, Associate Planner
SUBJECT: Conditional Use Permit CUP24-00013; Applicant: First Choice Tow; APN: 0415-244-07)

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2026-07, approving CUP24-0013.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow for the construction and operation of an automobile tow yard with a 1,392 square-foot office building on approximately 1.84 gross acres. (Attachment 1)

Location: The project is located on the north side of Lilac Street approximately 900 feet west of G Avenue. (Attachment 2).

Current General Plan, Zoning and Land Uses: The subject site and all surrounding parcels are zoned General Manufacturing (I2). The project site is currently vacant, as are the parcels to the west and northeast. Properties to the northwest and south are developed with multi-tenant industrial business parks that include established uses such as manufacturing, automotive repair, and warehousing. The parcel to the east is partially developed and occupied by a tool manufacturing operation. (Attachment 3)

ISSUES/ANALYSIS

Conditional Use Permit: The proposed project consists of the development of an automobile tow yard, including the construction of a 1,392-square-foot office building. Pursuant to the City's Development Code, vehicle tow and impound facilities within the General Manufacturing (I2) zone are subject to approval of a Conditional Use Permit.

Conformance with Development Standards: The project complies with all applicable development standards, including building setbacks, landscaping, and parking.

The proposed office building will be set back approximately 61.5 feet from Lilac Street, exceeding the minimum required setback of 25 feet. In addition, the project exceeds the required 0-foot side and rear setbacks, providing an average side setback of approximately 85 feet and a rear setback of over 300 feet from the property line.

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The proposed development also exceeds the minimum landscaping requirement by providing approximately 7,990 square feet (13%) of landscaped area, surpassing the 5% minimum required. This includes 13.5-foot-wide landscape planters along the property frontage.

Onsite vehicular circulation is provided through 26- to 30-foot-wide drive aisles serving both the public parking area and the rear storage parking areas, ensuring safe and efficient movement throughout the site. Parking includes the minimum required 5 spaces located adjacent to the proposed office building for customer and employee use, as well as an additional 104 spaces located to the rear of the site to accommodate supplemental parking needs and vehicle storage.

Additionally, the project complies with the specific land use standards for tow and impound facilities as outlined in the Development Code. These standards include full paving of the site, designated parking areas for stored vehicles, and the installation of a 6-foot-high block wall around the perimeter of areas used for vehicle storage and onsite operations.

The project is further subject to conditions of approval requiring that all vehicle storage and associated loading and unloading activities occur entirely on-site and be fully screened from public view to ensure compatibility with surrounding uses. The site shall be maintained in a neat, orderly, and environmentally safe condition at all times, with all improvements continuously maintained. The Conditional Use Permit is limited to the storage of passenger vehicles only, with no commercial vehicles, heavy equipment, or other vehicle types permitted unless approved through a modification to the CUP. All passenger vehicles shall be stored for no more than thirty (30) days, and any intensification of use, operational changes, or deviation from the approved scope shall require submittal and approval of a revised Conditional Use Permit in accordance with City requirements.

Access/Roadway Improvements: Access to the site will be provided via two 32-foot-wide driveway approaches from Lilac Street. The project will be responsible for constructing half-width street improvements along the project frontage on Lilac Street, consistent with the City's 60-foot Local Roadway Standard. These improvements include, but are not limited to, curb, gutter, and sidewalk installation.

Architecture: The proposed office building is consistent with the architectural requirements of the Development Code. The design incorporates articulated massing, clean lines, and a balanced façade composition, with prominent vertical elements at the primary elevation that frame the entry and reduce the perceived scale of the structure while enhancing visual interest. The exterior features a durable stucco finish with a stone veneer wainscot, complemented by metal awnings that provide additional depth and architectural articulation. (Attachment 4 & 5)

Water and Sewer: The development will connect to an existing 12-inch water line located within Lilac Street to serve the project site. Sewer service will not be required unless an on-site septic system is determined to be inadequate in meeting Regional Water Quality Control Board or City standards. The project may utilize an approved on-site septic system, subject to satisfactory percolation testing and review and approval by the Building and Safety Division.

Drainage: Any additional runoff created on-site will be detained in an approved storm drain storage system. A stormwater retention basin is proposed at the northeast corner of the site to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the project upon properties downstream is not considered significant.

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Environmental Analysis: 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. The site does not contain any Joshua Trees and prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls.

In summary, the proposed project is consistent with the policies and goals of the City's General Plan and complies with the applicable provisions and intent of the Development Code. The project is compatible with surrounding land uses, as adjacent properties are developed with industrial uses. As such, the proposed use is appropriate for the site and is not expected to adversely impact the surrounding area.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

The development will be subject to payment of development impact fees and will be required to annex into the City's Industrial CFD to pay for the ongoing maintenance of public infrastructure and services.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. Aerial
3. General Plan / Zoning Map
4. Elevation
5. Colored Renderings
6. Resolution No. PC-2026-07, with attached Conditions of Approval