

ATTACHMENT 5

RESOLUTION NO. PC-2026-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A RELOCATION OF AN EXISTING SINGLE PRICE OVERSTOCK/DISCOUNT STORE (SPODS) FROM 15759 MAIN STREET TO AN EXISTING COMMERCIAL BUILDING (FORMER RITE AID) LOCATED AT 15510 MAIN STREET, ON 1.96 ACRES WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED ON THE NORTHEAST CORNER OF MAIN ST AND 11TH AVEUNE (CUP26-00006)

WHEREAS, Dollar Tree, LLC. has filed an application requesting approval of CUP26-00006 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 1.96 acres located on the northeast corner of Main Street and Eleventh Avenue and consists of Assessor's Parcel Numbers 0413-011-23, address 15510 Main Street; and

WHEREAS, the Application proposes the relocation of an existing Single Price Overstock/Discount Store (SPODS) into an existing 16,921 square foot commercial building previously occupied by a retail use, which requires approval of a Conditional Use Permit; and

WHEREAS, the 1.96 acres site is currently a vacant tenant space within a previously developed commercial building 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; and

WHEREAS, the project also includes minor site modifications, such as the removal of the former garden center and drive-through pharmacy, which will not impact the adequacy of access or existing infrastructure; and

WHEREAS, the Subject 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; 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 May 14, 2026, the Planning Commission of the City of Hesperia conducted a 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 the Planning Commission

during the above-referenced May 14, 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 1.96 acres completely developed with on and off-site improvements including a 16,921 square foot commercial building previously used for retail convenience store with 90 parking spaces. 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 relocation is consistent with the Neighborhood Commercial (NC) zone and operates with approval of a Conditional Use Permit. Originally constructed in 1998, the site was designed with an on-site underground retention and detention system to accommodate the required capacity of a 100-year storm event and complies with all applicable development standards of the NC zone. The proposed relocation of the SPODS retail store is not anticipated to generate significant noise impacts, and the site has been designed to minimize potential operational effects. Furthermore, the area is not considered overconcentrated, as there are four SPODS locations within a 2,000-foot radius.
- (c) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the Neighborhood Commercial (NC) zone which permits a wide variety of retail uses and requires a Conditional Use Permit for the proposed SPODS retail store.
- (d) The site for the proposed use will have adequate access based upon its frontage along Main Street and Eleventh Avenue. The project involves an existing building (formerly a Rite Aid), which is already served by established infrastructure, including sanitation, water, and other public utilities, ensuring the public convenience, health, safety, and general welfare. As such, the building has adequate infrastructure to support the proposed use without the need for major extensions.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP26-00006, subject to the conditions of approval as shown in Attachment "A".

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 14th day of May, 2026.

Roger Abreo, Chair, Planning Commission

ATTEST:

Leovi Wolsieffer, Secretary, Planning Commission