CITY OF CALIFORNIA CITY

PLANNING DEPARTMENT | PUBLIC DIRECTOR'S HEARING

NOTICE OF DIRECTOR'S HEARING

SPR 26-07 | Hyundai Tire Testing Facility

DATE / TIME	Friday, November 20, 2026	10:00 a.m. Pacific Standard Time
MEETING FORMAT	Public Director's Hearing conducted via Zoom
JOIN ONLINE	https://us06web.zoom.us/j/82391707314
MEETING ID	823 9170 7314
PROJECT ADDRESS	5759 Highway 58, California City, CA 93505	APN 235-243-01
APPLICANT	Hyundai America Technical Center, Inc.
REQUEST	Major Site Plan Review (SPR 26-07) for a proposed 10,500-square-foot Tire Testing Facility.

Matter to be considered

The Planning Director will consider SPR 26-07, a Major Site Plan Review for a proposed 10,500-square-foot tire testing facility at the Hyundai California Proving Ground, 5759 Highway 58. The building will be used for tire and suspension testing, tire storage, and related work. Staff recommends approval subject to the findings and conditions in this packet.

Public participation and documents

The public may attend and comment through the Zoom link above. Written comments may be emailed to planning@californiacity-ca.gov before the hearing. The staff report, proposed findings, conditions, and exhibits follow this notice.

No decision has been made on this application.

Planning Department | 21000 Hacienda Boulevard, California City, CA 93505 | planning@californiacity-ca.gov

CITY OF CALIFORNIA CITY

PLANNING DEPARTMENT | DIRECTOR'S HEARING

DIRECTOR'S HEARING STAFF REPORT

SPR 26-07 | HYUNDAI TIRE TESTING FACILITY | NOVEMBER 20, 2026

CASE NUMBER	SPR 26-07 - Major Site Plan Review
PROJECT	Hyundai Tire Testing Facility
APPLICANT	Hyundai America Technical Center, Inc.
LOCATION	5759 Highway 58, California City, CA 93505
ASSESSOR PARCEL NUMBER	235-243-01
ZONING / LAND USE	M-1 / Light Industrial and Research
HEARING	November 20, 2026, 10:00 a.m. PST - Zoom only
ACTION REQUESTED	Approval of Site Plan Review SPR 26-07

1. Recommendation

Approve Major Site Plan Review SPR 26-07 for the Hyundai Tire Testing Facility at 5759 Highway 58, APN 235-243-01, based on the findings in Section 7 and subject to the Conditions of Approval in Attachment A.

2. Project description

The June 4, 2026 plans propose a one-story, approximately 10,500-square-foot building, about 28 feet high, near existing proving-ground buildings. Proposed equipment includes five vehicle lifts, a suspension testing machine, a tire changer and balancer, and two tire storage rooms with space for up to 2,000 tires. The building also includes a conference room and restrooms. The applicant identifies operating hours as 8:00 a.m. to 5:00 p.m., with approximately 5 to 10 technicians working at one time.

The separate Equipment Storage Building (SPR 26-08) is not part of this application.

3. Site and approval history

The City reviewed Hyundai's automotive test-course project in 2002. The project record includes the original EIR (State Clearinghouse No. 2002041025), an October 22, 2002 City Council staff report, and Addendum No. 1 dated October 16, 2003. These documents describe the automotive proving ground and related support facilities.

The City's August 16, 2022 staff report for CUP 22-01 identifies Hyundai's existing vehicle-testing operation. That application involved a different research use on APN 235-243-05. The proposed Tire Testing Facility is on APN 235-243-01 and will serve the existing proving-ground operation.

4. Zoning and extent of decision

The property is zoned M-1 (Light Industrial). Municipal Code section 9-2.2101 permits industrial maintenance, repair, and research-and-development activities in the M-1 district; section 9-2.213 permits accessory uses. The proposed tire-testing, tire storage, and suspension-testing activities will serve Hyundai's established automotive proving-ground operation. Planning determines that the proposed building is consistent with the permitted M-1 use and accessory activities.

Municipal Code section 9-2.212 requires the Planning Director to review site plans for compliance with applicable Municipal Code requirements. Section 9-2.212(d) directs that a site plan shall be approved when the application shows compliance. The application seeks no variance, conditional use permit, exception, or other discretionary Planning entitlement. The Director's action is limited to determining compliance with applicable standards for the proposed use and site plan.

5. Submitted site-plan information and conformity

Building / siting	Proposed one-story building, approximately 10,500 square feet and 28 feet high. Planning will review compliance with applicable zoning standards.
Parking	Submitted plans identify existing parking. Parking and loading compliance is subject to applicable Public Works and Engineering requirements and conditions.
Loading / circulation	Loading, access, and internal circulation are subject to Public Works and Engineering review and applicable conditions.
Other improvements	Utilities, grading, drainage, access, paving, and other technical improvements are subject to applicable Public Works and Engineering conditions. Building and Fire reviews remain separate.
Operative project plan	June 4, 2026 planning drawings, as updated by any revisions accepted for the decision.

The submitted plans identify the new building and its location within the existing proving-ground complex. Planning has reviewed the proposed use and the site-plan information for the purposes of this SPR. Parking, loading, access, utilities, grading, drainage, and related technical improvements shall comply with applicable requirements and conditions of Public Works and Engineering. Building and Fire matters remain subject to the respective departments' review. These requirements must be satisfied through the applicable plan-check and permit process.

6. Environmental applicability and separate resource authorization

SPR 26-07 concerns a permitted M-1 use associated with the existing proving ground. The application requests no variance, conditional use permit, exception, or other discretionary Planning entitlement. Municipal Code section 9-2.212(d) requires approval of a site plan that demonstrates compliance with the Code. The Director's decision applies those requirements and does not involve discretionary approval of a new use. Accordingly, SPR 26-07 is a ministerial City action. CEQA does not apply under Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268; no CEQA document or notice is required for this City approval.

Existing project obligations and applicable State permits remain in effect. Any western Joshua tree removal, relocation, or other regulated take requires the appropriate authorization from the California Department of Fish and Wildlife before the activity occurs.

7. Recommended findings

F-1 - Project identified

The signed April 1, 2026 application and June 4, 2026 planning plans identify a proposed 10,500-square-foot Tire Testing Facility at 5759 Highway 58, APN 235-243-01.

F-2 - Established operation

The 2002 automotive test-course record and the City's August 16, 2022 CUP 22-01 staff report document the existing vehicle-testing operation. The proposed building will support tire and suspension testing at that facility. Planning determines that the proposed activities are accessory to the established operation.

F-3 - Site-plan compliance

The submitted site plan depicts the proposed building and associated improvements. No variance is requested. Compliance with technical requirements for parking, loading, access, utilities, grading, and drainage is subject to Public Works and Engineering review and conditions, as applicable, before the relevant construction permits are issued.

F-4 - Nature of City action

Municipal Code section 9-2.212(d) requires site-plan approval when applicable Code requirements are met. Because this SPR involves an accessory use and requests no separate discretionary entitlement, the Director's approval is ministerial and is not subject to CEQA under Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268.

F-5 - Scope and other permits

SPR 26-07 applies to the Tire Testing Facility at APN 235-243-01. Separate permits and applicable departmental reviews are required for construction and operation.

8. Recommended Director action

Approve SPR 26-07 for the Hyundai Tire Testing Facility at APN 235-243-01, adopt Findings F-1 through F-5, and apply the Conditions of Approval in Attachment A.

ATTACHMENT A

PROPOSED PLANNING CONDITIONS OF APPROVAL | SPR 26-07

The following conditions apply to SPR 26-07 and are limited to the approved plans and applicable Code and permit requirements.

PL-01 Approved plans. The project shall be constructed in accordance with the final site and architectural plans approved for SPR 26-07. The approved plan set shall be maintained in the City project file.

PL-02 Approved use. The building shall be used for tire and suspension testing, tire handling, balancing, storage, and related activities associated with the existing Hyundai proving ground.

PL-03 Scope. This approval is for the proposed 10,500-square-foot Tire Testing Facility and the associated site work shown on the approved plans. The separately reviewed equipment storage building is not included.

PL-04 Zoning requirements. The project shall meet the applicable M-1 and general zoning requirements, including applicable site-development standards.

PL-05 Parking and loading. Parking, accessible parking, loading, and circulation shall comply with the applicable requirements and conditions established by Public Works and Engineering.

PL-06 Access and fire protection. Driveways, access, and internal circulation shall comply with the applicable requirements and conditions of Public Works, Engineering, and Fire.

PL-07 Building location. The building and related improvements shall be located as shown on the approved site plan.

PL-08 Site improvements. Landscaping, screening, paving, and exterior lighting shall be completed as shown on the approved plans and in accordance with applicable City requirements.

PL-09 Outdoor areas. Outdoor storage, equipment staging, waste collection, and related site activities shall comply with the approved site plan and applicable City standards.

PL-10 Exterior lighting. All exterior lighting shall comply with applicable standards and the approved plans.

PL-11 Existing requirements. Applicable requirements of earlier City approvals and permits remain in effect.

PL-12 Western Joshua trees. Any activity involving regulated western Joshua tree take shall not occur without the required California Department of Fish and Wildlife authorization.

PL-13 Changes to plans. Changes to the approved use, building location, or site plan shall be submitted to the City for review as required by the Municipal Code.

PL-14 Resource protection. The project shall comply with applicable resource-protection requirements under existing laws and permits.

PL-15 Public Works, Engineering, Building, and Fire. Parking, loading, utilities, water and wastewater, grading, drainage, stormwater facilities, access, paving, and other technical improvements shall be subject to applicable review and conditions of the Public Works and Engineering Departments. Building and Fire compliance shall be reviewed by those departments. Required departmental approvals shall be obtained before applicable construction or occupancy permits are issued.

PL-16 Use changes. A proposed change in use shall be submitted to Planning for review under the Municipal Code.

PL-17 Construction and occupancy. The applicant shall obtain all required construction permits, inspections, and occupancy approvals.

PL-18 Maintenance. The approved improvements shall be maintained in accordance with the approved plans and applicable City requirements.

Compliance timing summary

Before construction	Approved site plans and applicable separate permits and reviews.
During construction	Compliance with applicable City permit conditions and inspections.
Before occupancy and operation	Applicable occupancy approvals and continued compliance with approved plans.

ATTACHMENT B

PROPOSED DIRECTOR'S DECISION | SPR 26-07

CITY OF CALIFORNIA CITY - PLANNING DIRECTOR

Planning Director decision on Site Plan Review SPR 26-07, Hyundai Tire Testing Facility, 5759 Highway 58, APN 235-243-01.

Record considered

The Director considered the application, plans, staff report, project history, conditions, exhibits, and public comments received for SPR 26-07.

Findings

F-1 - Project identified

The signed April 1, 2026 application and June 4, 2026 planning plans identify a proposed 10,500-square-foot Tire Testing Facility at 5759 Highway 58, APN 235-243-01.

F-2 - Established operation

The 2002 automotive test-course record and the City's August 16, 2022 CUP 22-01 staff report document the existing vehicle-testing operation. The proposed building will support tire and suspension testing at that facility. Planning determines that the proposed activities are accessory to the established operation.

F-3 - Site-plan compliance

The submitted site plan identifies the proposed building and associated improvements. No variance is requested. Parking, loading, access, utilities, grading, and drainage shall comply with the applicable Public Works and Engineering requirements and conditions before the relevant permits are issued.

F-4 - Nature of City action

Municipal Code sections 9-2.2101 and 9-2.213 authorize the proposed M-1 use and accessory activities. Section 9-2.212(d) requires approval of a site plan that meets applicable Municipal Code requirements. The application requests no variance, conditional use permit, exception, or other discretionary Planning entitlement. The Director's decision is confined to applying those requirements; it does not authorize a new discretionary use. SPR 26-07 is therefore ministerial. CEQA does not apply under Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268, and no CEQA filing is required.

F-5 - Scope and other permits

SPR 26-07 covers only the Tire Testing Facility and associated improvements shown on the approved plans. Applicable construction and resource permits remain required.

Determination

The Planning Director approves SPR 26-07 for the Hyundai Tire Testing Facility, adopts Findings F-1 through F-5, and applies the Conditions of Approval in Attachment A.

The applicant shall comply with applicable Public Works, Engineering, Building, Fire, and State agency requirements before undertaking regulated work or occupancy.

Hearing date: November 20, 2026

Date of action: _____

Planning Director: _____

City of California City - Planning Department

ATTACHMENT C

RECORD AND EXHIBIT INDEX

C-1. Major SPR application, signed April 1, 2026 - Hyundai Tire Testing Facility.

C-2. Planning Submittal dated June 4, 2026, including site and architectural plans.

C-3. Original automotive test-course EIR (SCH No. 2002041025), October 22, 2002 Council staff report, and related project documents.

C-4. Addendum No. 1 dated October 16, 2003 - prior environmental record.

C-5. City Planning Commission staff report for Hyundai CUP 22-01, August 16, 2022 (separate APN 235-243-05).

C-6. Submitted 2026 biological information and western Joshua tree permit application.

C-7. November 5, 2026 staff report for the separate Equipment Storage Building, SPR 26-08.

C-8. SPR 26-07 hearing notice, staff report, comments, findings, decision, and approved site plans.

The August 2022 CUP concerned a different proposed use at APN 235-243-05.

ATTACHMENT D

SITE PLAN - APPLICANT-SUBMITTED EXHIBIT

Applicant-submitted site-plan drawing. The final approved plan set for SPR 26-07 will be identified in the Director's decision.



NOTES

1. ALL EXISTING PARKING TO REMAIN (NO CHANGE IN AREA / OCCUPANCY).
2. ALL EXISTING SITE ACCESSIBLE PARKING / ROUTE TO REMAIN (NO CHANGE IN AREA / OCCUPANCY).
3. G.C. TO FIELD VERIFY ALL DIMENSIONS AND GRADING ELEVATIONS.
4. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6 & APPENDIX D103.7.
5. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4 & 503.1.
6. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3 APPENDIX D103.6.
7. REFER TO PLAN G02.01 FOR SMOKING SIGNAGE LOCATION PER 5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS AND WITHIN THE BUILDING AS ALREADY PROHIBITED BY OTHER LAWS OR REGULATIONS, OR AS ENFORCED BY ORDINANCES, REGULATIONS OR POLICIES OF ANY CITY, COUNTY, CITY AND COUNTY, CALIFORNIA COMMUNITY COLLEGE, CAMPUS OF THE CALIFORNIA STATE UNIVERSITY, OR CAMPUS OF THE UNIVERSITY OF CALIFORNIA, WHICHEVER ARE MORE STRINGENT. WHEN ORDINANCES, REGULATIONS OR POLICIES ARE NOT IN PLACE, POST SIGNAGE TO INFORM BUILDING OCCUPANTS OF THE PROHIBITIONS.
8. SEE PLAN FOR LOCATION OF (E) RECYCLING AREA PER CAL GREEN 5.410.1.

LEGEND

FH — EXISTING FIRE HYDRANT

LP — EXISTING LIGHT POLE

HYUNDAI
MOTOR GROUP

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CLIENT
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REGISTERED ARCHITECT
PAUL DEGOOD
No. C-26566
STATE OF CALIFORNIA

DESCRIPTION	DATE	REV.
PLANNING SUBMITTAL	04/01/2026	0

SHEET TITLE

SITE PLAN

PROJECT NUMBER	Project Number
DATE	Issue Date
DRAWN BY	Author
CHECKED BY	Checker

SHEET NUMBER

A00.50

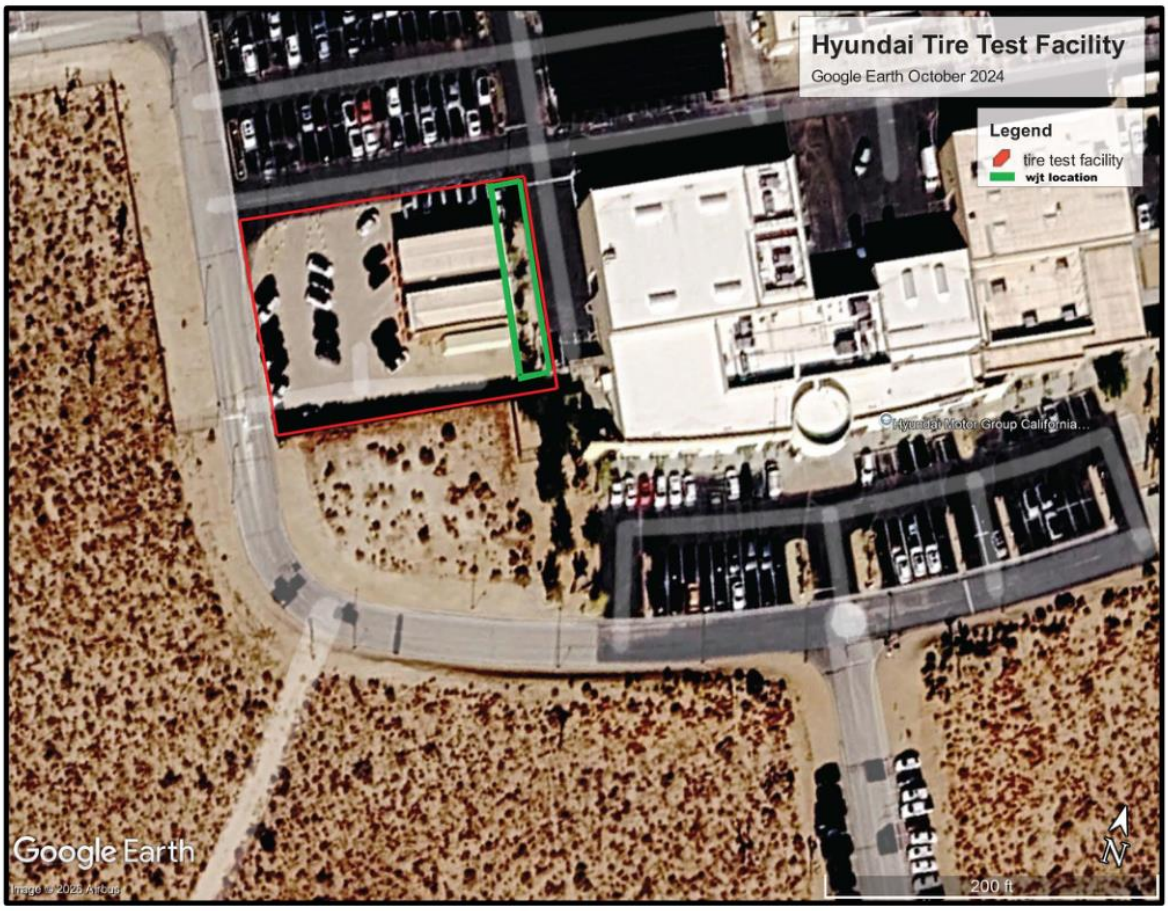
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ATTACHMENT E

PROJECT LOCATION - ILLUSTRATIVE EXHIBIT

Hyundai Tire Testing Facility, APN 235-243-01. For location reference only.



Tire Testing Facility location depicting Joshua tree location with existing landscape.

Source: applicant-submitted project location exhibit.