



**DEVELOPMENT REVIEW COMMITTEE AGENDA
AUGUST 13, 2025
JOSHUA CONFERENCE ROOM AT 10:00 A.M.
9700 SEVENTH AVE. HESPERIA, CA 92345**

The Conditions of Approval and related attachments will be made available on Thursday, August 7, 2025, prior to the regularly scheduled meeting on Wednesday, August 13, 2025. Project materials and attachments will be accessible on the City's website and may be accessed at the following link [here](#).

Items for Discussion.

1. Project: TTR25-00001

Project Description:

Consideration of a Revised Tentative Tract Map (TTR25-00001; Amendment No. 2 to TT-18989) to amend Tentative Tract Map 18989 to reflect the following modifications: 1) expansion of Lot 23 to accommodate a proposed Wastewater Treatment Plant that was originally approved as part of the Tapestry Specific Plan; 2) revision of the overall tract boundary and total acreage to incorporate an additional 1.9 acres, consistent with the approved improvement plans reflecting the re-alignment of Kennedy Meadows; and 3) reconfiguration of lot numbering and other minor adjustments to ensure consistency with recorded maps. The proposed revisions will not result in an increase in the total number of residential units or any changes to the previously approved development standards.

Applicant: Silverwood Development

Planner Assigned: Ryan Leonard

Attachments: Conditions of Approval, Tentative Tract Map No. 18989, Amendment No. 2

2. Project: SPRR25-00004

Project Description:

Consideration of Site Plan Review Revision SPRR25-00004 to construct a 4,935 square foot building at the rear of an established 2-acre site within the Commercial Industrial Business Park zone (CIBP) of the Main Street and Freeway Corridor Specific Plan located at 12269 Scarbrough Court.

Applicant: Best Opportunities, Inc.; APN: 3064-591-10

Staff Assigned: Leilani Henry

Attachments: Conditions of Approval, Site Plan, Floor Plan, Elevations

3. Project: SPR23-00028

Project Description:

Consideration of Site Plan Review SPR23-000028 to construct a 20,500 square foot multi-tenant commercial building with a Minor Exception ME25-00002 to allow a reduction of three parking spaces from the required parking on 1.5 acres within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Main Street, approximately 260 feet west of Maple Avenue in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA.

Applicant: Moksudur Rahman; APNs: 3057-131-15, 22 & 28

Staff Assigned: Edgar Gonzalez

Attachments: Conditions of Approval, Site Plan, Floor Plan, Elevations