



*City of Hesperia*

## DEVELOPMENT REVIEW COMMITTEE

JUNE 18, 2025

JOSHUA CONFERENCE ROOM AT 10:00 A.M.

9700 SEVENTH AVE.

HESPERIA, CA 92345

### **ITEMS FOR DISCUSSION**

1. **TPM25-00001** Consideration of Tentative Parcel Map No. 20821(TPM25-00001) to subdivide one 4.2-acre parcel into five lots of an existing industrial park within the General Manufacturing (I2) zone located west of Darwin Avenue, approximately 300 feet south of Eucalyptus Street (Applicant: Trac Pham; APN: 0415-242-11) **Staff Assigned: Robert Flores**
2. **SPR24-00001** Consideration of Site Plan Review SPR24-00001 to construct a business park to include 4 buildings totaling 32,000 square feet on 2.39 acres within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on Smoke Tree Street approximately 350 feet east of C Avenue (Applicant: P&A Real Estate Investments LLC; APN: 0410-142-35) **Staff Assigned: Leilani Henry**
3. **SPR24-00019** Consideration of Site Plan Review SPR24-00019 to construct a 55,956 square foot four-story hotel building consisting of 124 rooms on 2.36 gross acres within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan located south of Mariposa Road, approximately 500 feet south of Main Street (Applicant: WS California Developer LLC; APN: 3057-011-51) **Staff Assigned: Edgar Gonzalez**
4. **SPR24-00007** Consideration of a site plan review SPR24-00007 to construct a 70-unit multi-family complex with a Minor Exception (ME24-00007) to reduce one of the minimum dimensions and square footage of the private usable open space from 8 feet to 6 feet and from 100 square feet to 81 square feet on approximately 4.71 acres within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan located east of "C" Avenue, approximately 180 feet north of Lime Street, in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: Taylor Property Development LLC; APNs: 0410-242-03 & 04) **Staff Assigned: Edgar Gonzalez**