



City of Hesperia

DEVELOPMENT REVIEW COMMITTEE

JULY 16, 2025

JOSHUA CONFERENCE ROOM AT 10:00 A.M.

9700 SEVENTH AVE.

HESPERIA, CA 92345

ITEMS FOR DISCUSSION

1. **SPRE25-00002** Consideration of a third extension of time (SPRE25-00002) for previously approved Site Plan Review SPR20-00004 to construct a 6,443 square foot commercial building on 1.05 gross acres within the Neighborhood Commercial (NC) zone located at 15634 Main Street (Applicant: Kan Loi, Bradshaw International Development, Inc; APN: 0413-011-12) **Staff Assigned: Maricruz Montes**
2. **CUPE25-00001** Consideration of a second extension of time (CUPE25-00001) for Previously approved Conditional Use Permit Revision CUPR21-00002 to construct a truck service center including a retail store, office space, truck repair area, truck wash area, truck parking and a fueling canopy with 3 fuel dispensers on approximately 5 gross acres within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the west side of Three Flags Avenue (Lassen Road) approximately 350 feet south of Poplar Street (APN: 3064-591-04; Applicant: Rajinder Kaur) **Staff Assigned: Maricruz Montes**
3. **CUPR25-00006** Consideration of a Conditional Use Permit Revision (CUPR25-00006) to revise CUP22-00008 adding 3 cargo containers to a charter school on 25.7 gross acres within the Neighborhood Commercial (NC) and Medium Density Residential (MDR) zones of the Main Street and Freeway Corridor Specific Plan located south of Mojave Street between Third Avenue and Hesperia (Applicant: Pathways to College Properties, LLC; APNs: 0414-212-08 & 09) **Staff Assigned: Leilani Henry**
4. ***CUPR25-00001** Consideration of Revised Conditional Use Permit CUPR25-00001 to modify the previously approved site design layout (CUP20-00006) reducing the square footage of the previously approved distribution building from 444,000 square feet to 428,850 square feet on 23.5 acres within the Commercial/Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the west side of Amargosa Road, north of the California Aqueduct (Applicant: Covington Group; APN: 0405-062-51) **Staff Assigned: Ryan Leonard**