

Development Review Committee

Meeting Agenda

Wednesday, September 10, 2025

10:00 AM



**City of Hesperia
Joshua Conference Room
9700 Seventh Avenue,
Hesperia, CA 92345**

CALL TO ORDER - 10:00 a.m.**PROJECTS FOR CONDITIONS OF APPROVAL FOR DRC OF WEDNESDAY, SEPTEMBER 10, 2025.**

1. **Project Number:** CUPR25-00007

Project Description:

Consideration of Revised Conditional Use Permit CUPR25-00007 to establish a tire shop on an existing 5,800 square foot commercial building within the Service Commercial (C3) zone of the General Plan on 0.72 acres located at 12072 I Avenue (Applicant: Eriks Tires; APN: 0399-131-02)

Staff Person: Associate Planner Leilani Henry

Attachments: [Draft Conditions of Approval CUPR25-00007](#)
[Project Plans CUPR25-00007](#)

ATTACHMENT "A"
List of Conditions for CUPR25-00007

Approval Date:
Effective Date:
Expiration Date:

This list of conditions applies to: Consideration of Conditional Use Permit Revision CUPR25-00007 to establish a tire shop at an existing 5,800 square foot commercial building within the Service Commercial (C3) zone on 0.72 acres located at 12072 I Avenue (Applicant: Eriks Tires; APN: 0399-131-02)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

ADDITIONAL CONDITIONS

COMPLETED COMPLIED BY
NOT IN COMPLIANCE

CERTIFICATE OF OCCUPANCY/LICENSE. Tenant must apply for and receive certificate of occupancy and a business licence from Building and Safety prior to offering services to the public or conducting business within the commercial location.

COMPLETED COMPLIED BY
NOT IN COMPLIANCE

TENANT IMPROVEMENT. A tenant improvement application must be submitted for review and approval with Building and Safety prior to any commercial improvements. (B)

COMPLETED COMPLIED BY
NOT IN COMPLIANCE

FEES. Applicant shall pay outstanding fees for CUPR25-00007 application prior to any application submittal.

COMPLETED COMPLIED BY
NOT IN COMPLIANCE

SITEPLAN. Plans and intended use shall be consistent with the plans approved as part of this CUPR application. No outdoor storage is permitted. The intensification of use shall require a CUPR application submittal, review and approval with the Planning Division.

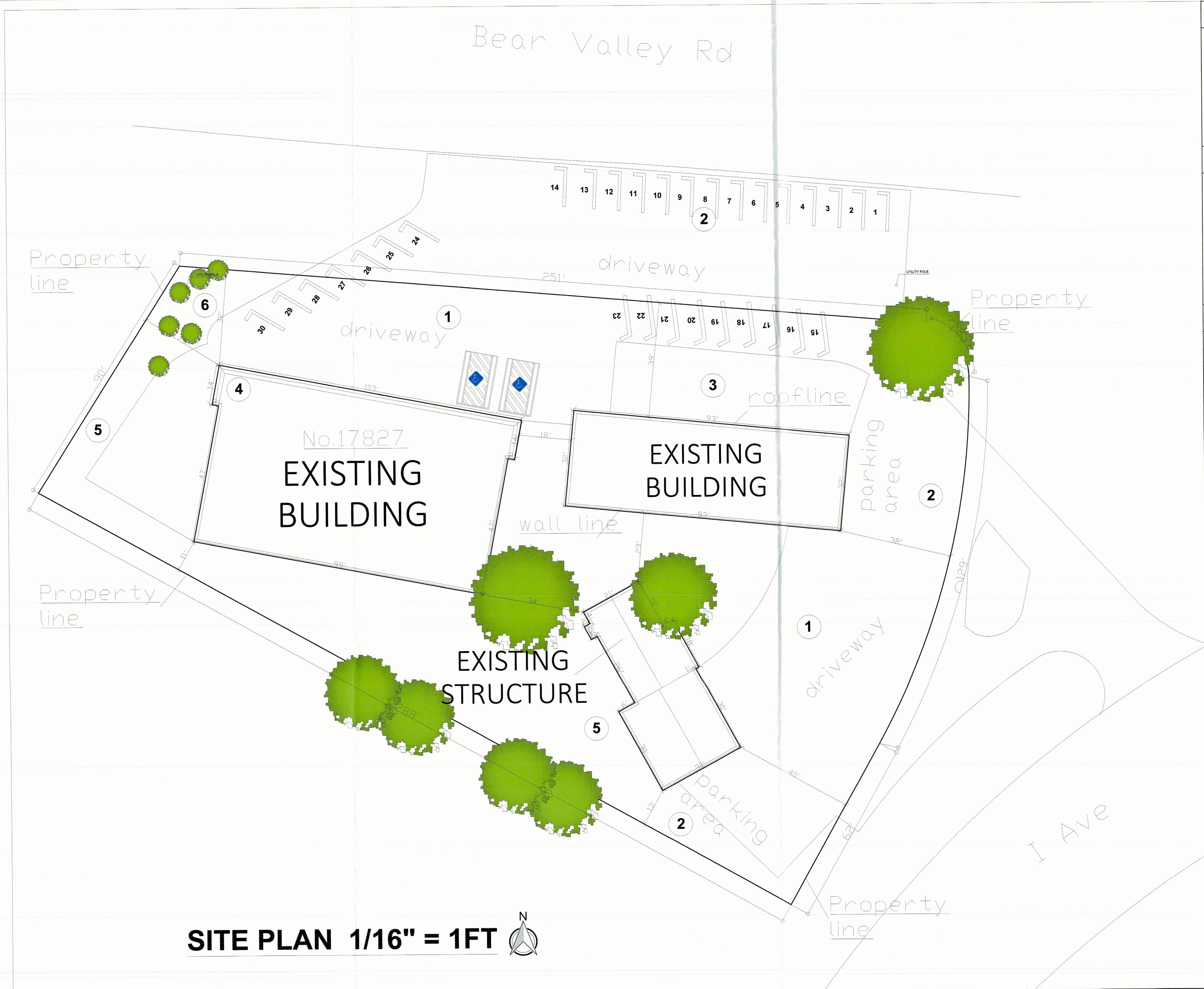
COMPLETED COMPLIED BY
NOT IN COMPLIANCE

INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project to which these conditions of approval apply (collectively "Approvals"); or (b) claims or

alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval. (P)

NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:

| | |
|--|-----------------|
| (B) Building Division | 947-1300 |
| (E) Engineering Division | 947-1476 |
| (F) Fire Prevention Division | 947-1603 |
| (P) Planning Division | 947-1200 |
| (RPD) Hesperia Recreation and Park District | 244-5488 |



SITE PLAN KEYED NOTES

- 1 EXISTING DRIVEWAY
- 2 EXISTING PARKING AREA
- 3 EXISTING LAWN AREA
- 4 EXISTING ROOF OVERHANG
- 5 EXISTING GROUND LANDING
- 6 EXISTING PLANTER AREA

PROJECT DATA

JURISDICTION HAVING AUTHORITY: CITY OF SAN PEDRO
CA 92345
PARCEL ID : 0399-131-02-0000
OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 0

UNSPRINKLERED BUILDING

LOT SIZE: 31363.2 SF (0.72 ACRES)

SCOPE OF WORK

TENANT IMPROVEMENT FOR AN EXISTING COMMERCIAL SPACE TO ACCOMMODATE A NEW BUSINESS. WORK INCLUDES PREPARATION OF ARCHITECTURAL FLOOR PLAN, CODE COMPLIANCE NOTES, AND ANY REQUIRED ACCESSIBILITY UPGRADES PER 2022 CBC, CEC, CPC, CMC, CALGREEN, AND CITY OF HESPERIA REQUIREMENTS.

SHEET INDEX

| ARCHITECTURAL & T24 | |
|---------------------|-------------------------|
| A1 | COVER SHEET & SITE PLAN |
| A2 | EXISTING FLOOR PLAN |

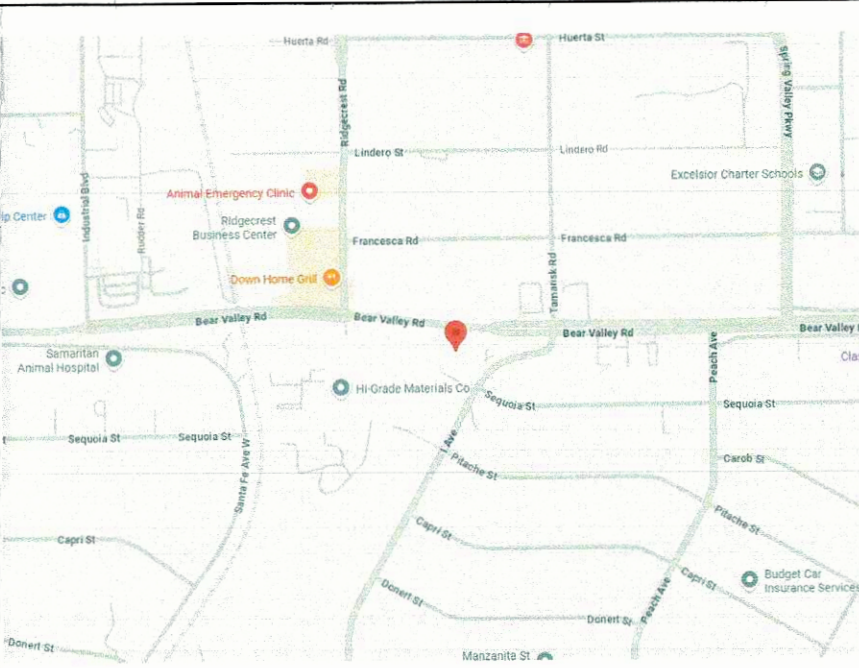
APPLICABLE CODES

NOTE:
2022 EDITIONS OF CRC, CBC, CMC, CPC, CEC, CALGREEN AND CALIFORNIA ENERGY CODE

LIST OF 2022 CALIFORNIA CODE OF REGULATIONS
2022 BUILDING ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 & 2, PART 2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2022 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
(2022 IAPMO UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2022 IAPMO UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.

2022 CALIFORNIA GREEN CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

VICINITY MAP



PJP MNGT CONSTRUCTION LLC
JOSE VELASCO
909.906.8602
jvelasco@pjpmanagementllc.com
13777 ROCKFORD DR
VICTORVILLE, CA 4918

PROJECT COORDINATOR

OWNER:
17827 BEAR VALLEY RD
HESPERIA CA 92345

JOB ADDRESS:
17827 BEAR VALLEY RD
HESPERIA CA 92345

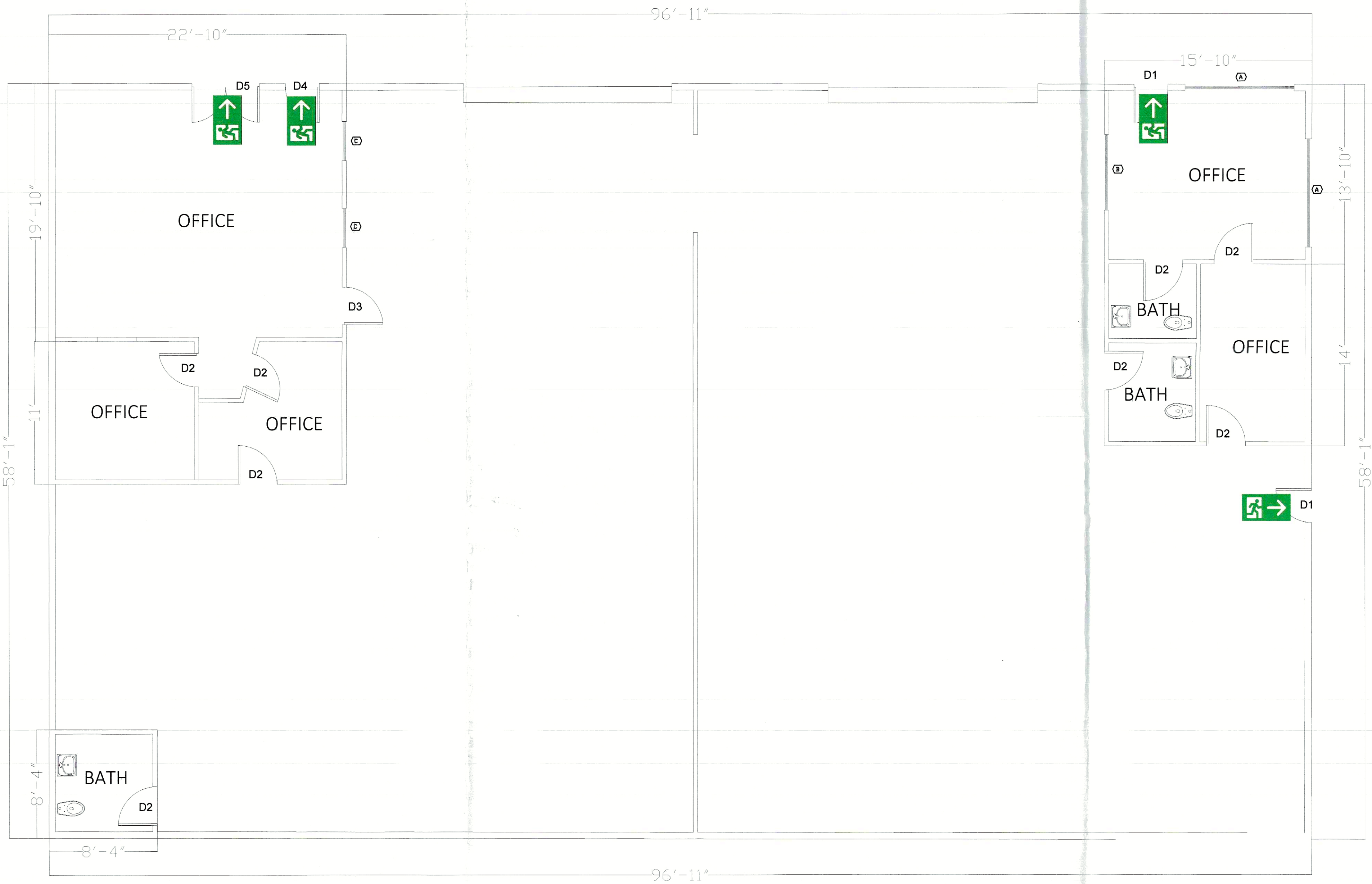
CITY APPVLS:

REVISIONS:

DATE: 14/08/2025

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X CUPR 25 - 00007 8/13/25



EXISTING FLOOR PLAN 3/16" = 1FT



| DOOR SCHEDULE | | | | | |
|-----------------|-------------|-----|----------------------------------|----------|------|
| NUMBER | DOOR SIZE | QTY | DESCRIPTION | U-FACTOR | SHGC |
| D1 | 31" X 84" | 2 | 4 PANEL INSWING | 0.5 | 0.23 |
| D2 | 32" X 81.5" | 8 | 4 PANEL INSWING | | |
| D3 | 33.5" X 84" | 1 | 4 PANEL INSWING GLASS | | |
| D4 | 31" X 84" | 1 | ALUMINUM AND TEMPERED GLASS DOOR | 0.5 | 0.23 |
| D5 | 62" X 84" | 1 | ALUMINUM AND TEMPERED GLASS DOOR | 0.5 | 0.23 |
| D6 | 192" X 180" | 2 | METAL DOOR | 0.5 | 0.23 |
| Grand Total: 15 | | | | | |

| WINDOW SCHEDULE | | | | | |
|-----------------|-------------|-----|--------------------------------|-----------------|---------|
| NUMBER | WINDOW SIZE | QTY | DESCRIPTION | U-FACTOR / SHGC | REMARKS |
| A | 100" X 36" | 2 | SINGLE HUNG DOUBLE GLASS VINYL | 0.30/23 | |
| B | 70" X 36" | 1 | SINGLE HUNG DOUBLE GLASS VINYL | 0.30/23 | |
| C | 36" X 36" | 2 | SINGLE HUNG DOUBLE GLASS VINYL | 0.30/23 | |
| Grand Total: 12 | | | | | |

BUILDING LAYOUT NOTES:

- All finished concrete surfaces shall be a minimum of 1 inch above the finished grade.
- All Exterior Elevation walls provide Hardie board siding
- All windows header heights Measure from finishes floor immediately inside Windows
- All Ceiling heights Measure from finishes floor In the room being out (Garage Ceiling measure from the wheel stop Elevation)
- Provide fire wall Resistant Gypsum board on wall and ceiling of garage on the walls and ceiling usable space under Stair
- Handrail shall be 34" to 38" above the nose of the stair Treads.
- Provide 20 - minutes self closing door between the Garage and Residence
- Smoke detector required 110v connection to the building wiring battery backup
- Wood Studs: All exterior wall and demising wall studs to be 2"x6" spaced at 16" on center. All other interior walls to be 2"x4" studs spaced at 16" on center. Refer to Structural Drawings for load bearing stud layout, sections, and details.
- Fasteners: All exterior stud screws and fasteners to be stainless steel with neoprene washers.
- Sheathing: All exterior sheathing used in Cavity Walls to be Wood Structural Panel (ex: OSB).
- Vapor Barrier: Vapor barrier used over sheathing to be wrapped above flashing at the base and above window locations.
- All columns, beams, struct., connections, and canopy details shall be built based on structural drawings.
- Work required by the Contract Documents for which no separate bid item has been provided in the Bid Proposal, shall be provided for as required by the Contractor. Work provided by the Contractor to facilitate the successful completion of the project for which no bid item has been provided, should also be considered as subsidiary to the total amount bid or the item it pertains to.

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