



NOTICE OF DEVELOPMENT REVIEW COMMITTEE AGENDA
NOVEMBER 5, 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, October 30, 2025, prior to the regularly scheduled meeting on Wednesday, November 5, 2025. Project materials and attachments will be accessible on the City's website and may be accessed at the following link: <https://hesperia.legistar.com/Calendar.aspx>

Items for Discussion

1. Project: SPRR25-00002

Project Description:

Consideration of Site Plan Review Revision SPRR25-00002 to construct a 1,484 square foot addition to an existing 4248 square foot Options for Youth School building within the General Commercial (C2) zone located at 11975 Hesperia Road.

Applicant: Options for Youth; APN: 0415-035-10

Planner Assigned: Leilani Henry

2. Project: SPR25-00009

Project Description:

Consideration of Site Plan Review SPR25-00009 in conjunction with Tentative Tract Map 20493 (TT25-00001) to construct a 34 unit condominium complex on a 2.2 acre site within the Medium Density Residential zone of the Main Street and Freeway Corridor Specific Plan located at the northwest corner of Olive Street and C Avenue.

Applicant: Andresen Architecture Inc.; APN: 0410-171-12

Planner Assigned: Edgar Gonzalez

3. Project: SPR25-00010

Project Description:

Consideration of Site Plan Review SPR25-00010 in conjunction with Tentative Tract Map 20521 (TT25-00002) to construct 34-unit condominium complex on a 2.61 acre site within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan located at the northwest corner of Sultana Street and Hesperia Road.

Applicant: Trac Pham; APN: 0413-162-19

Planner Assigned: Edgar Gonzalez

4. Project: CUPE25-0004

Project Description:

Consideration of Conditional Use Permit Extension CUPE25-00004 to construct a 414,700 SF distribution building within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan on 20 gross acres located on the north side of Poplar St, between Lassen Rd and Mesa Linda Street.

Applicant: Poplar 18, LLC; APNs: 3064-581-07 & 06
Planner Assigned: Maricruz Montes

5. Project: CUP25-00008

Project Description:

Consideration of Conditional Use Permit CUP25-00008 to allow the on-site sale and consumption of beer and wine (Type 41 ABC License) within an existing restaurant Bangkok Broiler Restaurant, located 15800 Main Street Suite 190 & 200, within the Neighborhood Commercial (NC) zone (Applicant Bangkok Broiler, APN: 0413-033-06)

Applicant: Bangkok Broiler, APN: 0413-033-06

Planner Assigned: Maricruz Montes
