



**DEVELOPMENT REVIEW COMMITTEE AGENDA
AUGUST 27, 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 21, 2025, prior to the regularly scheduled meeting on Wednesday, August 27, 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: CUPR24-00002

Project Description:

Consideration of Revised Conditional Use Permit CUPR24-00002 to expand the VVTA operations by creating a transfer hub consisting of a 1,777 square foot office, shade structures, and additional parking on 3.06 acres of a 10-acre lot within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Smoke Tree Street, approximately 720 feet east of E Avenue.

Applicant: Macro Z Technology; APN: 0410-121-05

Planner Assigned: Ryan Leonard

Attachments: Conditions of Approval, Project Plans

2. Project: CUPR25-00004

Project Description:

Consideration of Revised Conditional Use Permit CUPR25-00004 to expand VVTA operations with the construction of a 12,981 square foot Hydrogen Station on 15.1-acres within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located east of "E" Avenue, approximately 630 feet north of Smoke Tree Street.

Applicant: Trillium Energy; APNs: 0410-121-06, 07 & 16

Staff Assigned: Edgar Gonzalez

Attachments: Conditions of Approval, Project Plans

3. Project: SPR24-00018

Project Description:

Consideration of Site Plan Review SPR24-00018 to construct a 13,548 square foot industrial building with outdoor storage of materials associated with a general pump company within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan on 5.7 gross acres located at the southwest corner of Hercules Street and "I" Avenue in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA.

Applicant: R.I.C. Construction Co. Inc.; APN: 0410-072-06

Staff Assigned: Edgar Gonzalez

Attachments: Conditions of Approval, Project Plans