



City of Hesperia

DEVELOPMENT REVIEW COMMITTEE
JOSHUA ROOM AT 10:00 A.M.
9700 SEVENTH AVE.
HESPERIA, CA 92345

ITEMS FOR DISCUSSION

1. **SPRR24-00003** Consideration of a Revised Site Plan Review SPRR24-00003 to construct a 15,000 square foot industrial building at an existing pipe manufacturing facility on 16.9 acres within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located at 17220 Mojave Street. (Applicant: Southland Pipe Corp.; APNs: 0410-031-09) **Staff Assigned: Leilani**
2. **SPRE24-000003** Consideration of an extension of time for Site Plan Review SPR19-00011 to construct a 2,251 square foot drive-thru restaurant in conjunction with Variance VAR20-00002 to allow for a reduction in the minimum required width of the drive-thru aisle as well as a reduction in landscape coverage on 1.9 gross acres within the Service Commercial (C3) zone located on the southwest corner Bear Valley Road and I Avenue (Applicant: Poche Partners, LLC; APN: 0399-132-01, 04, 28, & 30) **Staff Assigned: Maricruz**
3. **CUPE24-00003** Consideration of an extension of time for Conditional Use Permit CUP19-00009 to construct a gas station with 6 fuel dispensers, a 2,070 square foot drive-thru restaurant, and a 3,493 square foot convenience store that will include the off-site sale of beer, wine and liquor on 2.7 gross acres within the General Commercial (C2) zone located on the southeast corner of Bear Valley Road and I Avenue (Applicant: Poche Partners, LLC; APNs: 0399-132-01, 04, 05, 06, 27, 28, 29, & 30) **Staff Assigned: Maricruz**
4. **TPME24-00001** Consideration of a second extension of time for Tentative Parcel Map No. 20252 (TPM20-00003) to create two parcels from 4.6 gross acres within the General Commercial (C2) and Service Commercial (C3) zones located on the southeast and southwest corners of Bear Valley Road and I Avenue (Applicant: Poche Partners, LLC; APNs: 0399-132-01, 04, 05, 06, 27, 28, 29, & 30) **Staff Assigned: Maricruz**