



**NOTICE OF DEVELOPMENT REVIEW COMMITTEE AGENDA
OCTOBER 22, 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 16, 2025, prior to the regularly scheduled meeting on Wednesday, October 22, 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: CUPE25-00002

Project Description:

Consideration of Conditional Use Permit Extension (CUPE25-00002) for CUP21-00006, originally approved for the construction of a 14,010 square foot automotive body shop building. The proposed use will change to a mobile shredding service business, which will occupy the building for warehousing and office purposes with no modifications to the site layout, building size or exterior design. The site is approximately 1.29 acres within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan, located at the southeast corner of Caliente Road and Joshua Street.

Applicant: Fred Smith; APN: 3039-331-04

Planner Assigned: Edgar Gonzalez

2. Project: SPRE25-00003

Project Description:

Consideration of a third 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

Planner Assigned: Leilani Henry

3. Project: CUPE25-00003

Project Description:

CUPE25-00003 Consideration of a third 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; APN: 0399-132-01, 04, 28, & 30

Planner Assigned: Leilani Henry

4. Project: SPR24-00008

Project Description:

Consideration of Site Plan Review SPR24-00008 to construct a 2-phase warehouse distribution facility totaling 68,105 square feet with phase one consisting of a 35,000 square foot warehouse and phase two consisting of a 32,951 square foot warehouse within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan on 8.67 gross acres located at the southeast corner of Hercules Street and Santa Fe Avenue.

Applicant: Richard Design, Victor Castellon; APN: 0410-081-02

Planner Assigned: Leilani Henry
