



City of Hesperia

DEVELOPMENT REVIEW COMMITTEE

JULY 2, 2025

JOSHUA CONFERENCE ROOM AT 10:00 A.M.

9700 SEVENTH AVE.

HESPERIA, CA 92345

ITEMS FOR DISCUSSION

1. **ME25-00003** Consideration of a Minor Exception ME25-00003 to reduce rear yard setback from 15 to 12 feet on 0.14 gross acres within the Low-Density Residential Zone (LDR) of the Main Street and Freeway Corridor Specific Plan located on the southeast corner of Seventh Avenue and Live Oak Street (Applicant: J2S Ventures LLC.; APN: 0407-152-01) **Staff Assigned: Maricruz Montes**
2. **TT21-00001** Subsequent adoption of a Mitigated Negative Declaration pursuant to the provisions of CEQA for the previously approved Tentative Tract Map No. 20396 (TT21-00001), which created 7 single-family residential lots and 1 common letter lot on 2.38 gross acres within the Low Density Residential (LDR) of the Main Street and Freeway Corridor Specific Plan located west of Topaz Avenue, approximately 610 feet north of Live Oak Street (Applicant: San Luis Concrete Corp; APNs: 0405-556-01 through -08). **Staff Assigned: Edgar Gonzalez**
3. **SPR22-00004** Consideration of Site Plan Review SPR22-00004 to construct an 8-unit apartment complex on a 1-acre site within the Multi-family Residential (R3) zone located on the north side of Sequoia Street, approximately 300 feet west of Santa Fe Avenue (Applicant: J&J Renovations LLC; APN: 0415-021-19). **Staff Assigned: Ryan Leonard**