



# City of Hesperia

Gateway to the High Desert

**NOTICE OF DEVELOPMENT REVIEW COMMITTEE AGENDA  
SEPTEMBER 24, 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, September 18, 2025, prior to the regularly scheduled meeting on Wednesday, September 24, 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: SPR25-00003**

**Project Description:**

Consideration of Site Plan Review SPR25-00003 to construct a 3,262 square foot building with a 2,027 square foot drive-thru restaurant and 1,235 square foot retail suite on an existing pad on 0.81 acres within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the southeast corner of Main Street and Topaz Avenue.

**Applicant:** EG&T Commercial Real Estate, LLC; APN: 3057-121-20

**Planner Assigned:** Leilani Henry

**2. Project: SPR22-00016**

**Project Description:**

Subsequent adoption of a Mitigated Negative Declaration pursuant to the provisions of CEQA for the previously approved 36-unit apartment complex (SPR22-00016) on a 2.7 gross acre site within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan located on the southwest corner of Yucca Street and Primrose Avenue.

**Applicant:** Billy Kim; APN: 3057-131-33

**Planner Assigned:** Edgar Gonzalez