



City of Hesperia

August 30, 2018

**REGULAR MEETING AGENDA
HESPERIA PRE-DEVELOPMENT REVIEW COMMITTEE
9700 SEVENTH AVENUE, MESQUITE ROOM, HESPERIA, CA 92345**

As a courtesy, please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

CALL TO ORDER - 9:30 AM

Roll Call

Daniel Alcayaga, Senior Planner
Chris Borchert, Associate Planner
Ryan Leonard, Senior Planner
Jeremiah Brosowske, Council Member (City Council Representative)
Paul Russ, Council Member (City Council Representative)
City Staff
Outside Agency Staff

PUBLIC COMMENTS

Comments will be limited to three minutes for Public Comments.

In compliance with the Brown Act, Staff and Council Representatives are prohibited from taking action on oral requests for items not on the agenda.

ITEMS FOR DISCUSSION

PROJECTS FOR CONDITIONS OF APPROVAL FOR DRC OF WEDNESDAY, SEPTEMBER 5, 2018

1. **SPR18-00004 (0410-211-08& 09)** Consideration of a Site Plan Review to construct an 11,800 square foot medical building and Minor Exception (ME18-00012) to exceed the 35% compact space maximum by one space on approximately 1.0 gross acre within the Neighborhood Commercial (NC) Zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Main Street, 1,160 feet west of Topaz Avenue. (Applicant: Dr. Jalpan Shah)
Staff Person: Chris Borchert
2. **MCB18-00012 (0410-112-16)** Consideration of a Medical Cannabis Delivery Permit to occupy a 4,490 s.f. suite within the General Industrial (GI) zone located at 9565 C Avenue (Applicant: Carlos & Wendy De Oliveira)
Staff Person: Ryan Leonard

PROJECTS FOR FIRST LOOK FOR DRC OF WEDNESDAY, SEPTEMBER 19, 2018

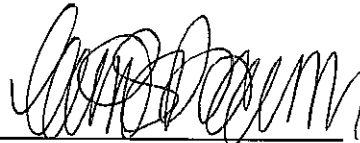
1. **TT18-00003 & SPR18-00012 (0407-073-06, 0407-074-02 & 09)** Consideration of a Tentative Tract Map (TT 18420) and Site Plan Review to allow a 16 unit townhome complex on 1.25 gross acres within the Medium Density Residential zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Vine Street between Hesperia Road and Second Avenue (Applicant: Matt Youssef)

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2. **TT18-00002 & SPR18-00011 (0415-036-08)** Consideration of Tentative Tract Map (TT 18315) and Site Plan Review to create 19 single family residential lots for townhome purposes zoned R3 High Density Residential on 1.5 gross acres located on the southeast corner of Sequoia Street and A Avenue (Applicant: Matt Youssef)
3. **MCB18-00013 (0415-272-39)** Consideration of a Medical Cannabis Delivery Permit to occupy a 2,215 square foot suite within the General Manufacturing (I2) zone located at 17485 Catalpa Street (Applicant: Justin Brown)
4. **SPR18-00014 (0399-061-11)** Consideration of Site Plan Review to convert an existing 5,788 square foot residence and 1,135 square foot accessory building into a daycare facility on 1.75 gross acres within the Rural Residential 1 acre minimum zone located on the northeast corner of I Avenue and Mesa Street. (Applicant: Steeno Design Studio)
5. **SPRR18-00013 (0410-091-09 thru 11)** Consideration of Revised Site Plan Review to construct a 14,930 warehouse building on 3.0 gross acres within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located at 16666 Smoke Tree (Applicant: David Shemtov;)
6. **SPRE18-00002 (0410-142-01)** Consideration of a first extension of time to Site Plan Review SPR15-00002 which allows for the construction a 176,340 square foot commercial/industrial business park on 10 acres within the Commercial/Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the southwest corner of 'E' Avenue and Smoketree Street (Applicant: Mehta Family Trust)
7. **ME18-00013 (0405-145-04)** Consideration of a Minor Exception to allow an accessory garage to encroach 6 feet into the required 30 foot side yard setback and to allow a maximum height of 17 feet, 6 inches located at 14441 Musgrave Ave. (Applicant: Craig Winter)

ADJOURNMENT

I, Erin Baum, Executive Secretary, do hereby certify that I caused to be posted the foregoing Notice of Public Meeting on Monday, August 27, 2018 at 9:30 a.m. pursuant to California Government Code and Hesperia Resolution No. 2007-101.



Erin Baum
Executive Secretary