



City of Hesperia

September 6, 2018

**REGULAR MEETING AGENDA
HESPERIA PRE-DEVELOPMENT REVIEW COMMITTEE
9700 Seventh Ave., Hesperia, CA 92345**

CALL TO ORDER – 9:30 a.m.

Roll Call

Daniel Alcayaga, Senior Planner
Chris Borchert, Associate Planner
Ryan Leonard, Senior Planner
Jeff Codega, Principal 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 CONSIDERATION

PROJECTS FOR ACCEPTANCE 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)
Staff Person: Chris Borchert
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)
Staff Person: Chris Borchert
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)
Staff Person: Chris Borchert
4. **SPR18-00014 (0399-061-11)** Consideration of Site Plan Review SPR18 00014 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)
Staff Person: Daniel Alcayaga

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)
Staff Person: Ryan Leonard
6. **SPRE18- 00002 (0410-251-61)** Consideration of a first extension of time to Site Plan Review (SPR15-00002) which allows for the construct 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)
Staff Person: Ryan Leonard
7. **ME18-00013 (0405-145-04)** Consideration of 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 foot 6 inches, located at 14441 Musgrave Ave (Applicant: Craig Winter).
Staff Person: Daniel Alcayaga
8. **SPR18-00013 (0415-034-07, 08 & 09)** Consideration of a Site Plan Review to allow a 24 unit apartment complex on 2.4 gross acres within the R3 High Density Residential zone located on the southeast corner of Sequoia Street and First Avenue (Applicant: Matt Youssef)
Staff Person: Ryan Leonard
9. **CUP18-00002 (0399-011-24)** Consideration of a Conditional Use Permit to construct a 58,866 square foot retail development and to allow the sale of beer and wine on 11.6 gross acres within the C2 zone located on the south side of Bear Valley, approximately 1,400 feet to the east of Jacaranda Avenue (Applicant: Rich Development Enterprises, LLC)
Staff Person: Daniel Alcayaga
10. **TPM18-00005 (0399-011-24)** A Tentative Parcel Map to create nine parcels from 11.6 gross acres within the C2 zone located on the south side of Bear Valley, approximately 1,400 feet to the east of Jacaranda Avenue (Applicant: Rich Development Enterprises, LLC)
Staff Person: Daniel Alcayaga

ADJOURNMENT

The Chair will adjourn the meeting of the Committee.

I, Erin Baum, Planning Secretary, for the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Monday, September 3, 2018 at 5:00 p.m. pursuant to California Government Code §54954.2.


Erin Baum
Planning Secretary