



November 8, 2018

**REGULAR MEETING AGENDA
HESPERIA PRE-DEVELOPMENT REVIEW COMMITTEE
9700 SEVENTH AVENUE, JOSHUA 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

Jeff Codega, Principal Planner
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

ITEMS FOR CONDITIONS OF APPROVAL FOR DRC OF WEDNESDAY, NOVEMBER 14, 2018

1. **SSP18-00001 (0399-011-24)** A Site Sign Plan to establish a signage program associated with a 54,366 square foot retail development 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
2. **CUP18-00002 (0399-011-24)** A Conditional Use Permit to construct a 54,366 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
3. **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

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4. **ME18-00014 (0415-093-09)** Consideration of a Minor Exception to allow a four parking space deviation associated with Site Plan Review SPR18-00008, to allow a 16 unit apartment complex located on the southeast corner of Donert Street and A Avenue (Applicant: Nazih Najjar)
Staff Person: Chris Borchert
5. **ME18-00015 (0407-251-10)** Consideration of a Minor Exception to allow an accessory building to exceed the 5% maximum square footage to 7.5% located at 9707 Eleventh Street (Applicant: Denise Endsley)
Staff Person: Ryan Leonard

PROJECTS FOR FIRST LOOK FOR DRC OF WEDNESDAY, NOVEMBER 28, 2018

1. **SPR18-00021 (0415-272-10)** Consideration of a Site Plan Review to construct an approximately 4,800 square foot automotive repair building on .88 acres zoned C-3 Service Commercial located at the southwest corner of Catalpa Street and I Avenue (Applicant: Joel Salazar)
2. **SPRR18-00017 (0412-043-15)** Consideration of Site Plan Review, to establish a 14-dog kennel at 16299 Palm Street (Applicants: Meryl B. Peek)

ADJOURNMENT

I, Erin Baum, Executive Secretary, do hereby certify that I caused to be posted the foregoing Notice of Public Meeting on Monday, November 5, 2018 at 9:30 a.m. pursuant to California Government Code and Hesperia Resolution No. 2007-101.

Erin Baum
Executive Secretary