



City of Hesperia

May 29, 2019

**CITY OF HESPERIA
DEVELOPMENT REVIEW COMMITTEE
JOSHUA ROOM AT 10:00 A.M.
9700 SEVENTH AVE.
HESPERIA, CA 92345**

ITEMS FOR DISCUSSION

- 1. SPR18-00013 (APN: 0415-034-07, 08, 09)** Consideration of Site Plan Review SPR18-00013, to allow a 23-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
- 2. ME19-00003 (APN: 3057-121-05)** Consideration of a Minor Exception to allow a decrease in the front yard setback from 25 feet to 21 feet for an approved 56 unit apartment project (SPR18-00006) located on the southwest corner of Tamarisk Avenue and Yucca Street.
(Applicant: Maida Maida)
Staff Person: Chris Borchert
- 3. ME19-00004 (APN: 0413-023-03)** Consideration of a Minor Exception to allow an increase in the allowable height and the size of a monument sign for the VP gas station located on the southwest corner of Eighth Avenue and Main Street at 15853 Main Street.
(Applicant: Toor Inc)
Staff Person: Daniel Alcayaga
- 4. SPR19-00005 (APN: 0408-124-02)** Consideration of Site Plan Review to construct a new 4,899 square foot medical office building on 0.64 gross acres within the Office Commercial (OC) zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Main Street, approximately 150' west of Oakwood Avenue
(Applicant: Ochuko Gregson Diamreyan)
Staff Person: Daniel Alcayaga
- 5. SPR19-00006 (APN: 0410-031-03 & 05)** Consideration of Site Plan Review SPR19-00006 to construct a new 20,000 square foot building to manufacture concrete coated steel pipe, and install a 1,440 square foot office trailer, with the remaining land to be used for pipe storage on 10.5 acres in Phase 1 and a 15,000 square foot manufacture building with an additional 6 acres of storage area in Phase 2 within the General Industrial zone of the Main Street and Freeway Corridor Specific Plan located on the northeast corner of E Avenue and Mojave Street.
(Applicant Southland Pipe Corp)
Staff Person: Daniel Alcayaga

- 6. SPR19-00008 (APN: 0415-181-08)** Consideration of Site Plan Review SPR19-00008 to construct five new industrial buildings totaling 25,300 s.f. on 1.9 gross acres within the I1 Limited Manufacturing zone located on the west side of G Avenue, approximately 700' north of Lemon Street
(Applicant: SMVVK, Inc)
Staff Person: Daniel Alcayaga
- 7. TTE19-00003 (APN: 0397-181-04)** Consideration of a second extension of time to extend TT-18309, to create 12 single-family lots on 7.5 gross acres zoned R1-18000, located on the south of Farmington Street, approximately 500 feet east of Danbury Avenue
(Applicant: Mr. and Mrs. George Baum)
Staff Person: Chris Borchert