



City of Hesperia

August 30, 2018

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

CALL TO ORDER - 9:30 AM – Called to Order at 9:30 a.m. by Jeff Codega

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

Absent – Jeremiah Brosowske

PUBLIC COMMENTS

No Public in attendance. No Public Comments.

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

APPROVED

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

APPROVED

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)

Staff Person: Chris Borchert

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

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

APPROVED

ADJOURNMENT – Meeting adjourned at 10:20 a.m.



Erin Baum
Planning Secretary