



City of Hesperia

**REGULAR MEETING MINUTES  
HESPERIA DEVELOPMENT REVIEW COMMITTEE  
9700 SEVENTH AVE., 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 - 10:00 a.m. Meeting called to order at 10:00 a.m. by Jeff Codega**

**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

**Absent – Jeremiah Brosowske  
Mark McKinley**

**PUBLIC COMMENTS – No 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 \* Item #7 went first to accommodate applicant.**

1. **SPRE18-00003 (0405-261-24 & 70)** Consideration of an extension of time for a Site Plan Review to establish the Cal-Earth Institute on 7.5 gross acres within the Low Density Residential (LDR) zone of the Main Street and Freeway Corridor Specific Plan located on the west side of Topaz Avenue, 300 feet north of Live Oak Street (Applicant: Cal-Earth)

**Staff Person:** Daniel Alcayaga

**Applicant Daston Khaliri spoke in favor of the project.**

**Project Engineer Dan Padnote spoke in favor of the project.**

**Cordelia Reynolds and Eric Simpson spoke against the extension.**

**Jo Ann Singer, Engineer for the project spoke in favor.**

**Item was continued for 2 weeks.**

2. **SPR18-00020 (0415-242-02)** Consideration of a site plan review to construct a 4,975 square foot warehouse building with outdoor storage for a dump truck company on 1.6 acres within the General Manufacturing (I2) Zone located 700 feet east of Santa Fe Avenue, on the south side of Eucalyptus Street (Applicant: More Design Solutions)

**Staff Person:** Chris Borchert

**APPROVED**

3. **SPRE18-00004 (0410-192-56 & 61)** Consideration of a first extension of time for a Site Plan Review, to construct a 23-unit senior affordable multi-family residential development within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan on 1.3 gross acres located on the west side of H Avenue 90 feet north of Sultana Street (Applicant: Bella Sky, LLC)

**Staff Person:** Chris Borchert

**APPROVED**

4. **TPM18-00006 (3039-311-03, 05, & 06, 3039-341-01, 02, 05, 06, & 07, 3039-431-02, & 04, and 3039-351-08)** Consideration of a Tentative Parcel Map to create two parcels and a remainder for financing purposes from approximately 215 acres within the CIBP zone of the Main Street and Freeway Corridor Specific Plan located on the west side of Caliente Road, north of and adjacent to the railroad tracks, approximately 900 feet south of the Joshua Street intersection. (Applicant: Covington Investments, LLC)

**Staff Person:** Chris Borchert

**APPROVED**

5. **\*SPR18-00010 (0408-183-12)** Consideration of a Site Plan Review to construct a 50 unit multi-family development in conjunction with a density bonus agreement and a Specific Plan Amendment from LDR to HDR located on 2 gross acres located 250 feet south of Main Street, on the west side of Eleventh Avenue (Applicant: Hickory Tree II, L.P.)

**Staff Person:** Daniel Alcayaga

**APPROVED**

6. **TT18-00001 (0397-161-32)** Consideration of a Tentative Tract map to create 18 single family residential lots zoned R1-18,000 on 10 gross acres located on the southeast corner of Ryeland Road and Crockett Avenue (Applicant: Cubit Engineering)

**Staff Person:** Chris Borchert

**FORWARDED TO PLANNING COMMISSION**

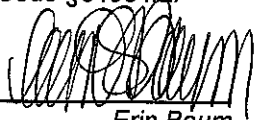
7. **MCB18-00013 (0415-272-39)** Consideration of a Medical Cannabis Delivery Permit to occupy a 2,215 square foot suite within the General Manufacturing (I2) zone located at 17485 Catalpa Street (Applicant: Justin Brown)

**Staff Person:** Chris Borchert

**APPROVED**

**ADJOURNMENT** Meeting adjourned at 10:57 a.m.

I, Erin Baum, Executive Secretary, Planning, do hereby certify that I caused to be posted the foregoing Notice of Public Meeting on Friday, October 19, 2018 at 11:00 a.m. pursuant to California Government Code §54954.2.

  
Erin Baum  
Executive Secretary