



**CITY OF HESPERIA
DEVELOPMENT REVIEW COMMITTEE**

**City Hall Joshua Room
9700 Seventh Avenue
Hesperia, CA 92345
BEGINNING AT 10:00 A.M.
WEDNESDAY, MAY 21, 2014**

A. PROPOSALS:

1. HIGHRIDGE COSTA HOUSING PARTNERS, LLC (SPRE14-00005)

Proposal: Consideration of an extension of time for approved Site Plan Review SPR-2006-22, to construct a two-story, 67-unit affordable housing development on 5.2 gross acres within the Medium Density Residential District of the Main Street and Freeway Corridor Specific Plan.

Location: Northwest corner of Olive Street and H Avenue (APN: 0410-182-10)

Planner: Lisette Sanchez-Mendoza

2. LEMA, INC (CUPR14-00004)

Proposal: Consideration of a revised Conditional Use Permit to convert an existing 2,600 square foot building into a 2-bay repair facility.

Location: 16653 Yucca Street (APN: 0410-141-16)

Planner: Daniel Alcayaga

3. WENDY HERNANDEZ (SPRR14-00007)

Proposal: Consideration of a revised Site Plan Review to establish a 2,250 square foot fitness club.

Location: 12221 Poplar Street, Unit B14 (APN: 3064-641-21)

Planner: Stan Liudahl

4. **REDEEMED CHRISTIAN CHURCH OF GOD, KINGS ASSEMBLY (SPRR13-00007)**

Proposal: Consideration of a revised Site Plan Review to establish a church.

Location: 10232 I Avenue, Units 15, 16 and 21 (APN: 0410-032-23)

Planner: Stan Liudahl

5. **PATRICIA GREENWELL (SPRR14-00008)**

Proposal: Consideration of a revised Site Plan Review for outdoor display.

Location: 16298 Main Street (APN: 0413-053-11)

Planner: Daniel Alcayaga

6. **VERIZON WIRELESS C/O SPECTRUM SERVICES (CUP13-00006/VAR13-00006)**

Proposal: Consideration of a Conditional Use Permit for a 60-foot high wireless communications facility and a Variance to allow a monopole to exceed the 35-foot height restriction within the C-2 Zone and to allow a 3-parking space deficiency.

Location: 15545 Bear Valley Road (APN: 0406-061-11)

Planner: Lisette Sanchez-Mendoza

7. **VERIZON WIRELESS C/O SPECTRUM SERVICES (CUP14-00001/VAR14-00001)**

Proposal: Consideration of a Conditional Use Permit to construct a wireless communications facility, camouflaged as a 80-foot high water tank, and a Variance to exceed the 45-foot height limitation in the Auto Sales Commercial (ASC) designation of the Main Street and Freeway Corridor Specific Plan.

Location: 11505 El Centro Road (APN: 3039-441-02 & 19)

Planner: Daniel Alcayaga

8. **VERIZON WIRELESS (CUP14-00003/VAR14-00002)**

Proposal: Consideration of a Conditional Use Permit to construct a 75-foot high wireless communications facility at the existing Elks Lodge and a Variance to allow a wireless communications facility to exceed the 35-foot height limitation.

Location: 9202 E Avenue (APN: 0410-172-01)

Planner: Stan Liudahl

9. **LOS ANGELES SMSA LP DBA VERIZON WIRELESS
(CUP14-00004/VAR14-00003)**

Proposal: Consideration of a conditional use permit for a 75-foot high wireless communications facility at Palm Street Park and a variance to allow a wireless communications facility to exceed the 35-foot height limitation.

Location: Northeast corner of Mesa Ave and Palm Street (APN: 3046-011-11)

Planner: Daniel Alcayaga