

PLANNING COMMISSION AGENDA

REGULAR MEETING

Date: December 9, 2010

Time: 6:30 P.M.

COMMISSION MEMBERS

Chris Elvert, Chair

William A. Muller, Vice Chair

Joline Bell Hahn, Commissioner

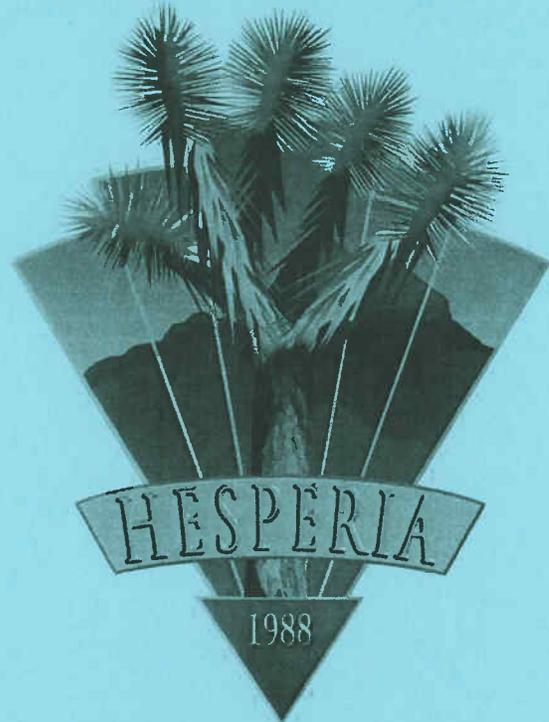
Stephen James, Commissioner

Julie Jensen, Commissioner

* - * - * - * - * - * - * - *

Dave Reno, Principal Planner

Jeff M. Malawy, Assistant City Attorney



CITY OF HESPERIA
9700 Seventh Avenue
Council Chambers
Hesperia, CA 92345
City Offices: (760) 947-1000

The Planning Commission, in its deliberation, may recommend actions other than those described in this agenda.

Any person affected by, or concerned regarding these proposals may submit written comments to the Planning Division before the Planning Commission hearing, or appear and be heard in support of, or in opposition to, these proposals at the time of the hearing. Any person interested in the proposal may contact the Planning Division at 9700 Seventh Avenue (City Hall), Hesperia, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays) or call (760) 947-1200. The pertinent documents will be available for public inspection at the above address.

If you challenge these proposals, the related Negative Declaration and/or Resolution in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dave Reno, Principal Planner (760) 947-1200. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.10235.104 ADA Title 11]

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding any item on the Agenda will be made available in the Planning Division, located at 9700 Seventh Avenue during normal business hours or on the City's website.

December 9, 2010

**AGENDA
HESPERIA PLANNING COMMISSION**

Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.

CALL TO ORDER

6:30 p.m.

- A. Pledge of Allegiance to the Flag
- B. Invocation
- C. Roll Call:

Chair Chris Elvert
Vice Chair William Muller
Commissioner Joline Bell Hahn
Commissioner Stephen James
Commissioner Julie Jensen

JOINT PUBLIC COMMENTS

Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name and address for the record before making your presentation. This request is optional, but very helpful for the follow-up process.

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.

CONSENT CALENDAR

- D. Approval of Minutes: October 14, 2010 Planning Commission Meeting Draft Minutes.
- E. Approval of Minutes: November 9, 2010 Planning Commission Meeting Draft Minutes.

PUBLIC HEARINGS

1. Consideration of Conditional Use Permit CUP10-10199, to construct a two-story, 6,255 square foot semi-truck and trailer repair facility on 3.3 gross acres zoned General Manufacturing (I-2) located on the east side of Santa Fe Avenue, approximately 470 feet north of Mesa Street (Applicant: Jasvir Singh, Inc.; APN: 0415-211-24).

PRINCIPAL PLANNER'S REPORT

The Principal Planner or staff may make announcements or reports concerning items of interest to the Commission and the public.

- F. DRC Comments
- G. Major Project Update

PLANNING COMMISSION BUSINESS OR REPORTS

The Commission Members may make comments of general interest or report on their activities as a representative of the Planning Commission.

ADJOURNMENT

The Chair will close the meeting after all business is conducted.

I, Kathy Stine, Planning Commission Secretary for City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, December 2, 2010 at 5:30 p.m. pursuant to California Government Code §54954.2.


Kathy Stine
Planning Commission Secretary

**HESPERIA PLANNING COMMISSION MEETING
REGULAR MEETING
October 14, 2010
MINUTES**

The Regular Meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Elvert in the Council Chambers, 9700 Seventh Avenue, Hesperia, California.

CALL TO ORDER 6:30 p.m.

A. **Pledge of Allegiance to the Flag**

B. **Invocation**

C. **Roll Call:**

Chair Chris Elvert

Vice Chair William Muller

Commissioner Joline Bell Hahn

Commissioner Julie Jensen

Commissioner Stephen James

Present: Chris Elvert

William Muller

Joline Bell Hahn

Motion by Joline Bell Hahn to excuse the absence of Commissioner Stephen James and Commissioner Julie Jensen. Seconded by Chris Elvert and passed with the following roll call vote:

AYES: Chris Elvert, William Muller, and Joline Bell Hahn

NOES: None

absent: Julie Jensen and Stephen James.

JOINT PUBLIC COMMENTS

Chair Elvert opened Public Comments at 6:34 p.m.

No comments to consider.

Chair Elvert closed Public Comments at 6:34 p.m.

CONSENT CALENDAR

D. **Approval of Minutes: September 9, 2010 Planning Commission Meeting Draft Minutes.**

Motion by Joline Bell Hahn to approve the Draft Minutes of September 9, 2010.

Seconded by Chris Elvert and passed with the following roll call vote:

AYES: Chris Elvert, William Muller, and Joline Bell Hahn

NOES: None

absent: Julie Jensen and Stephen James.

PUBLIC HEARING

1. Consideration of Development Code Amendment (DCA10-10197) and Specific Plan Amendment (SPL10-10198), restricting motion picture theatres to the Pedestrian Commercial zone district. (Applicant: City of Hesperia; Area Affected: Citywide) (Staff Person: Stan Liudahl).

Senior Planner, Stan Liudahl gave a PowerPoint Presentation explaining the restriction of Motion Picture Theaters.

Vice Chair Muller had questions regarding parking spaces.

Stan Liudahl responded that the submission of plans will go through the regular Site Plan Review.

Chair Elvert asked whether this is the only area that we are going to restrict theaters.

Jeff Malawy, Assistant City Attorney, responded that this is the only area that theaters will be allowed at this time and continued to explain the legalities.

Chair Elvert asked if this Amendment had a 10 year limitation on new theaters.

Rod Yahnke, Economic Development Management Analyst for the City of Hesperia, responded and explained the agreement with Cinema West.

Chair Elvert opened the Public Hearing at 6:55 p.m.

No comments to consider.

Chair Elvert closed Public Hearing at 6:55

Motion by William Muller to adopt Resolution No. PC-2010-20, as presented, recommending that the City Council introduce and place on first reading an ordinance approving DCA10-10197 and SPL10-10198. Seconded by Chris Elvert and passed with the following roll call vote:

AYES: Chris Elvert, and William Muller
NOES: Joline Bell Hahn
absent: Julie Jensen and Stephen James.

2. A Conditional Use Permit application (CUP10-10193), to install a 62-foot high wireless communications facility on an existing 125-foot high Southern California Edison electric transmission tower located south of Dartmouth Street and west of Topaz Avenue (Applicant: T-Mobile; APN: 3057-191-21) (Staff Person: Stan Liudahl).

Stan Liudahl presented a PowerPoint Presentation for CUP10-10193.

Chair Elvert opened the Public Hearing at 7:04 p.m.

Michael Boysen, representative from T-Mobile stated that he appreciated the forum and procedure and was there to answer questions the Commission may have.

Chair Elvert closed the Public Hearing at 7:07

Motion by Joline Bell Hahn to adopt Resolution No. PC-2010-21, as presented, approving conditional use permit CUP10-10193. Seconded by Chris Elvert and passed with the following roll call vote:

AYES: Chris Elvert, William Muller, and Joline Bell Hahn
NOES: None
absent: Julie Jensen, and Stephen James.

PRINCIPAL PLANNER'S REPORT

E. DRC Comments

F. Major Project Update

Principal Planner, Dave Reno AICP updated the Commission on the Rancho Road Underpass.

PLANNING COMMISSION BUSINESS OR REPORTS

No comments to consider.

ADJOURNMENT

Chair Elvert closed the meeting at 7:10 p.m.

Chris Elvert
Chair

By: Kathy Stine,
Commission Secretary

HESPERIA PLANNING COMMISSION MEETING
REGULAR MEETING
November 9, 2010
MINUTES

The Regular Meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Elvert in the Council Chambers, 9700 Seventh Avenue, Hesperia, California.

CALL TO ORDER **6:30 p.m.**

- A. Pledge of Allegiance to the Flag
- B. Invocation
- C. Roll Call:
Chair Chris Elvert
Vice Chair William Muller
Commissioner Joline Bell Hahn
Commissioner Stephen James
Commissioner Julie Jensen

Present: Julie Jensen
Stephen James
William Muller
Chris Elvert

Motion by Chris Elvert to excuse the absence of Commissioner Joline Bell Hahn. Seconded by Julie Jensen, passed with the following roll call vote:

AYES: Julie Jensen, Stephen James, William Muller and Chris Elvert
NOES: None
absent: Joline Bell Hahn.

JOINT PUBLIC COMMENTS

Chair Elvert opened Public Comments at 6:32 p.m.

No comments to consider.

Chair Elvert closed Public Comments at 6:33 p.m.

CONSENT CALENDAR

- D. Approval of Minutes: October 14, 2010 Planning Commission Meeting Draft Minutes.
Motion by William Muller to approve minutes from October 14, 2010. Seconded by Chris Elvert. Motion failed with the following roll call vote:

AYES: William Muller, and Chris Elvert
NOES: None
absent: Joline Bell Hahn.
abstain: Julie Jensen and Stephen James.

Minutes will be continued to December 9, 2010 Planning Commission Meeting for approval.

PUBLIC HEARING

1. Consideration of Conditional Use Permit CUP10-10119, to construct a multi-tenant vehicle salvage and dismantling facility on 6.5 gross acres zoned I-2 located on the northeast corner of Mesa Street and Santa Fe Avenue. (Applicant: George Andreasian; APNs: 0415-211-21 & 22)

Senior Planner, Stan Liudahl gave a PowerPoint presentation describing the vehicle salvage yard and stated that Staff recommended approval.

Vice Chair Muller questioned the application of a sealer under the concrete pad in case of an earthquake.

Stan Liudahl responded that it was a building code issue and not a zoning issue and there are no standards that make that requirement.

Vice Chair Muller questioned the filtration system of fluids and discussion ensued.

Principal Planner, Dave Reno AICP added that wet cars are not expected to sit for a long period of time in the containment area.

Commissioner James asked if the area is to be curbed in order to contain any spills.

Senior Engineer, Tom Thornton responded that if there was a spill it would stay in one area with filters and it was designed so that there would be no leakage outside of that area.

Commissioner James asked what kind of fencing would be installed.

Stan Liudahl responded that there was not one style but it would look like a vinyl fence.

Commissioner James asked if the yard was mandated to have concrete or pavement.

Stan Liudahl responded that it is not mandatory but Staff will be conditioning it.

Tom Thornton added that we will require a water quality plan.

Chair Elvert wanted to know how we can go about establishing a moratorium on these yards.

Jeff Malawy, Assistant City Attorney said it was at the discretion of the Planning Commission or the City Council but the CUP could be denied and we could begin to start the findings and process on creating a moratorium.

Commissioner James asked Tom Thornton whether the drainage and hydrology will be reviewed.

Tom Thornton said it was conditioned and continued to explain the process.

Chair Elvert opened Public Hearing comments at 7:02 p.m.

Tom Steeno, the architect for the project, spoke to the Commission. He stated he had gone over all items with Staff. He also commented on the drainage of fluids. He stated the fence was 8 feet high and the public would not be able to see the cars. He also stated that the site would be pleasing with frontage boulders, street and gutter improvements.

Jerry Jaekles of Pick-a-Part commented that he supports competition. He reviewed SCATA and the law requirements. He also commented that the old yards look bad and he thinks that they should be required to have 8 foot privacy fencing @ \$10 a foot.

Chair Elvert closed Public Comment at 7:11 p.m.

Motion by Chris Elvert to adopt RESOLUTION NO. PC-2010-22, with the amendment that a privacy fence be put around the entire project, approving Conditional Use Permit CUP10-10119. Seconded by William Muller, passed with the following roll call vote:

AYES: Julie Jensen, William Muller and Chris Elvert
NOES: Stephen James
absent: Joline Bell Hahn.

For the record, Commissioner James objected because he felt that the compound is being used for vehicles that are being drained and that hazardous materials can get into the ground. He felt that the whole area should have concrete or be paved. He also stated that the fencing should be upgraded because vinyl fencing has a short life expectancy.

PRINCIPAL PLANNER'S REPORT

- E. DRC Comments
- F. Major Project Update

PLANNING COMMISSION BUSINESS OR REPORTS

Chair Elvert spoke regarding the possibility of an ordinance coming for the dispensing of marijuana and a discussion ensued.

Jeff Malawy responded that the City had passed an ordinance in 2005 that banned the sale of marijuana.

Dave Reno continued explaining the process of changing an ordinance.

ADJOURNMENT

Chair Elvert closed the meeting at 7:20 p.m.

Chris Elvert
Chair

By: Kathy Stine,
Commission Secretary



DATE: December 9, 2010
TO: Planning Commission
FROM: Dave Reno, AICP, Principal Planner
BY: Lisette Sánchez-Mendoza, Assistant Planner
SUBJECT: Conditional Use Permit CUP10-10199; Applicant: Jasvir Singh; APN: 0415-211-24

RECOMMENDED ACTION

It is recommended that the Planning Commission approve Resolution No. PC-2010-23, approving CUP10-10199.

BACKGROUND

Proposal: A Conditional Use Permit to construct a 2-story 6,255 square foot semi-truck and trailer repair facility on 3.3 gross acres (Attachment 1).

Location: East side of Santa Fe Avenue, 470 feet north of Mesa Street.

Current General Plan, Zoning and Land Uses: General Manufacturing (I-2) General Plan Land Use designation and zoning. The proposed use is consistent with both the General Plan and zoning. The surrounding land is designated and zoned as noted on Attachment 2. The site as well as the properties to the east and west are vacant. The properties to the north and south are developed with industrial uses (Attachment 3).

ISSUES/ANALYSIS

This application will allow a two-story, 6,255 square foot semi-truck and trailer repair building. The building's first floor includes a storage area, waiting area, office, and repair bays while the second floor contains the manager's office and staff lounge (Attachment 4). Two driveways will access Santa Fe Avenue, one allowing access in and out of the site and the second for exit only. The building is consistent with the Development Code, exhibiting varying vertical and horizontal building planes and varying materials such as glass, concrete, and decorative stone.

Drainage: A Master Plan of Drainage facility impacts the project site along its northern boundary. The development is designed to avoid this area. A final drainage study is required as part of the conditions of approval. All on-site drainage will be retained in a retention/detention basin located at the northeast corner of the site.

Water and Sewer: The project is required to connect to the existing 12-inch water line in Santa Fe Avenue and will provide a septic tank for sewage. A dry sewer lateral shall also be installed, which will be connected to the public sewer system within ninety days of service becoming available in this area (this is planned within the next year).

Street Improvements: The project will be required to construct street improvements including curb, gutter and sidewalks along the project's frontage on Santa Fe Avenue (Attachment 1).

Traffic: Based on the 6,255 square foot industrial building on the 3.3-acre site, approximately 43 daily vehicle trips would be created, based upon the Institute of Transportation Engineer's Trip Generation Manual, which attributes an average daily vehicle trip demand of 6.97 trips per 1,000 square feet of gross building floor area for general light industrial development. Based upon a Floor Area Ratio (FAR) of 0.35, 149 average daily vehicle trips were analyzed as part of the General Plan Update Environmental Impact Report (GPUEIR). Therefore, the proposed conditional use permit would result in a decrease of over 100 planned daily vehicle trips. Consequently, approval of this use will reduce the traffic impact below that analyzed by the GPUEIR. As a result, the impact of the proposed conditional use permit upon transportation facilities is considered to be less than significant.

Environmental: This project is exempt from the California Environmental Quality Act (CEQA), per Section 15332, In-Fill Development Projects, since the net area of the project is less than five acres and the site is substantially surrounded by development.

Conclusion: The project conforms to the policies of the City's General Plan and meets the applicable standards of the Development Code.

FISCAL IMPACT

None

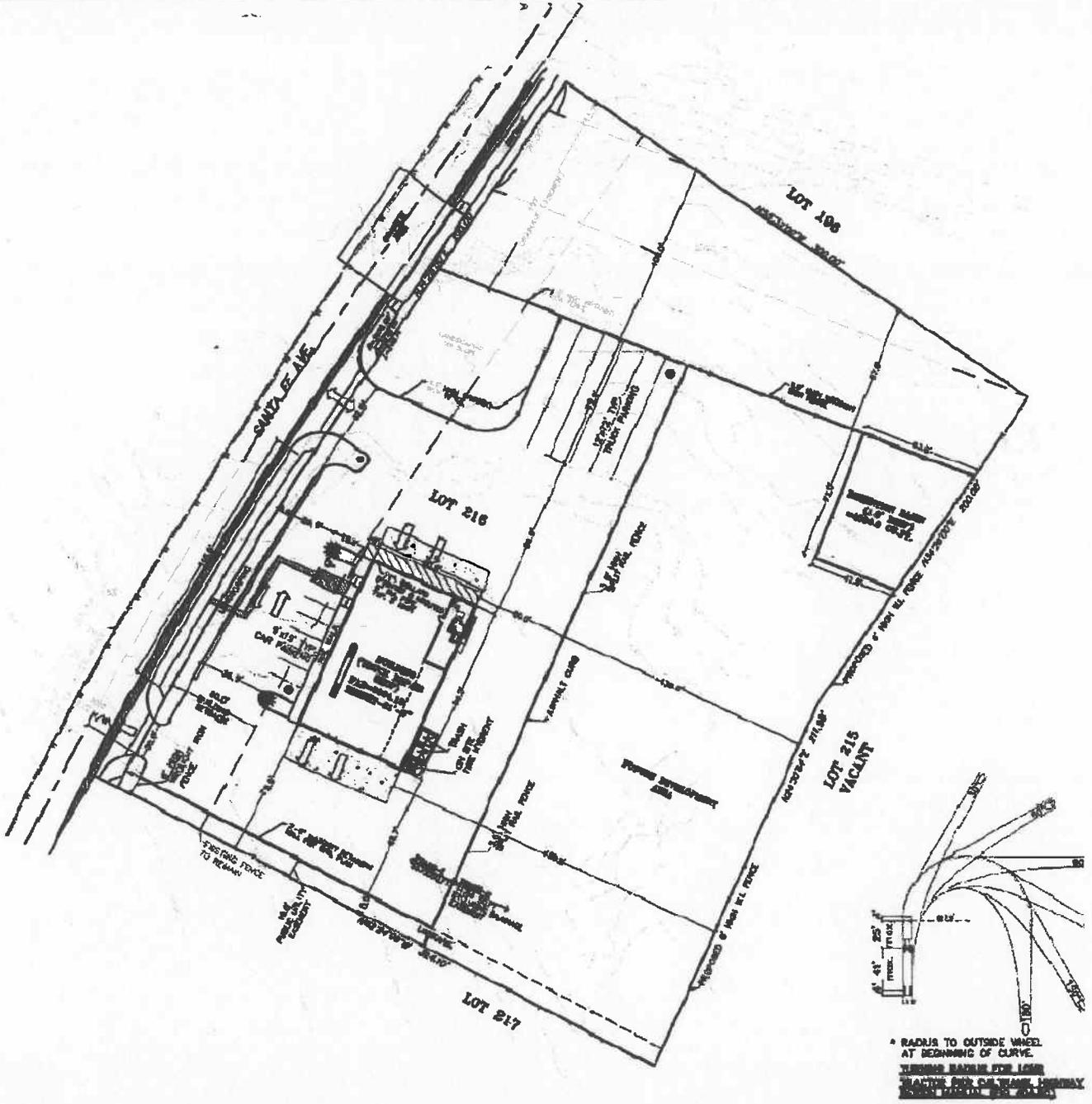
ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENTS

1. Site plan
2. General Plan/Zoning map
3. Aerial photo
4. Floor plans
5. Building elevations
6. Resolution No. PC-2010-23, with list of conditions

ATTACHMENT 1



APPLICANT(S):
JASVIR SINGH

FILE NO(S):
CUP10-10199

LOCATION:
SANTA FE AVENUE EAST, APPROXIMATELY 470 FEET NORTH OF MESA STREET

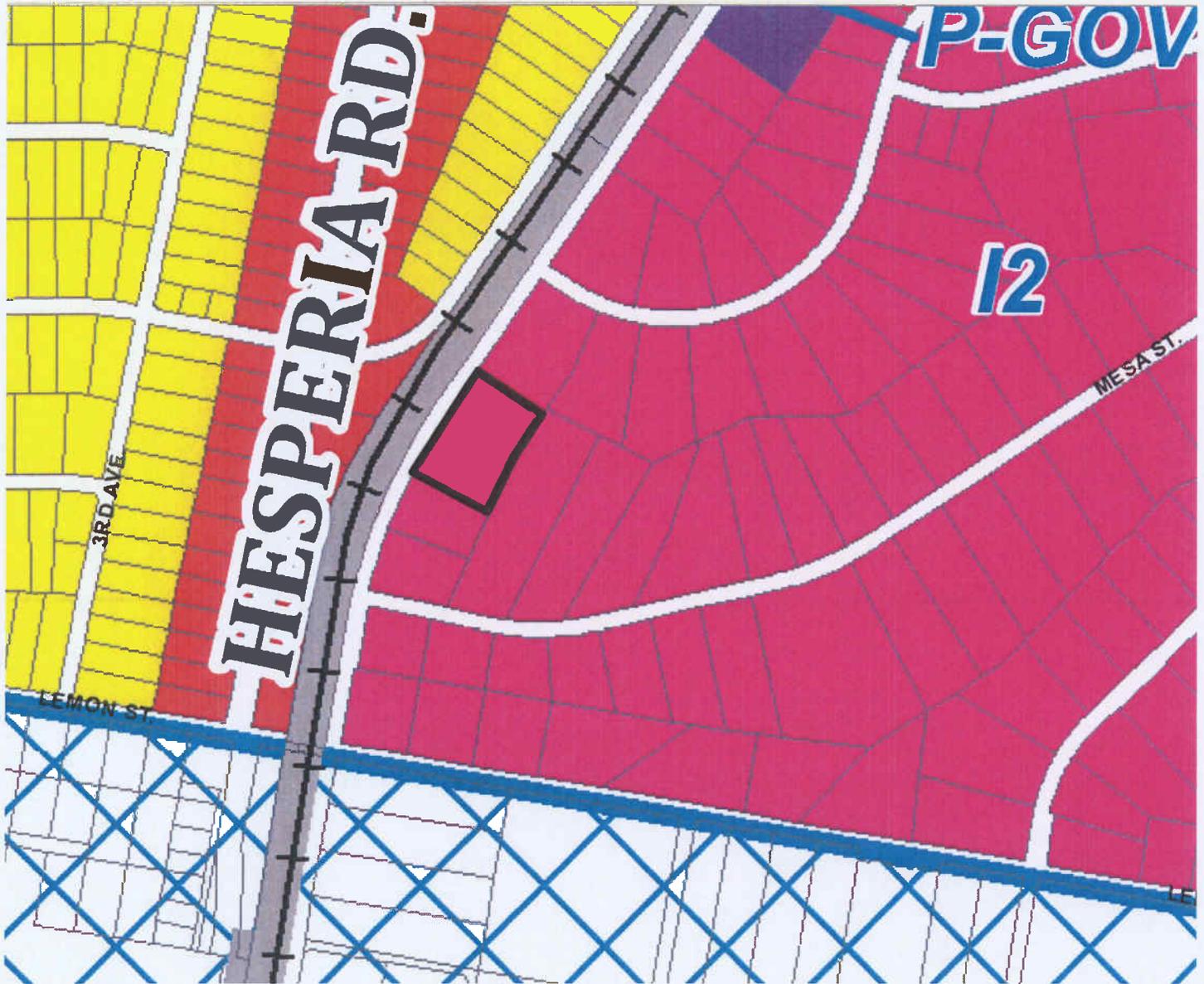
APN(S):
0415-211-24

PROPOSAL:
CONSIDERATION OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 2-STORY, 6,255 SQUARE FOOT SEMI-TRUCK AND TRAILER REPAIR FACILITY ON 3.3 GROSS ACRES



SITE PLAN

ATTACHMENT 2



APPLICANT(S):
JASVIR SINGH

FILE NO(S):
CUP10-10199

LOCATION:
SANTA FE AVENUE EAST, APPROXIMATELY 470 FEET NORTH OF MESA STREET

APN(S):
0415-211-24

PROPOSAL:
CONSIDERATION OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 2-STORY, 6,255 SQUARE FOOT SEMI-TRUCK AND TRAILER REPAIR FACILITY ON 3.3 GROSS ACRES



GENERAL PLAN / ZONING

ATTACHMENT 3



APPLICANT(S):
JASVIR SINGH

FILE NO(S):
CUP10-10199

LOCATION:
SANTA FE AVENUE EAST, APPROXIMATELY 470 FEET NORTH OF MESA

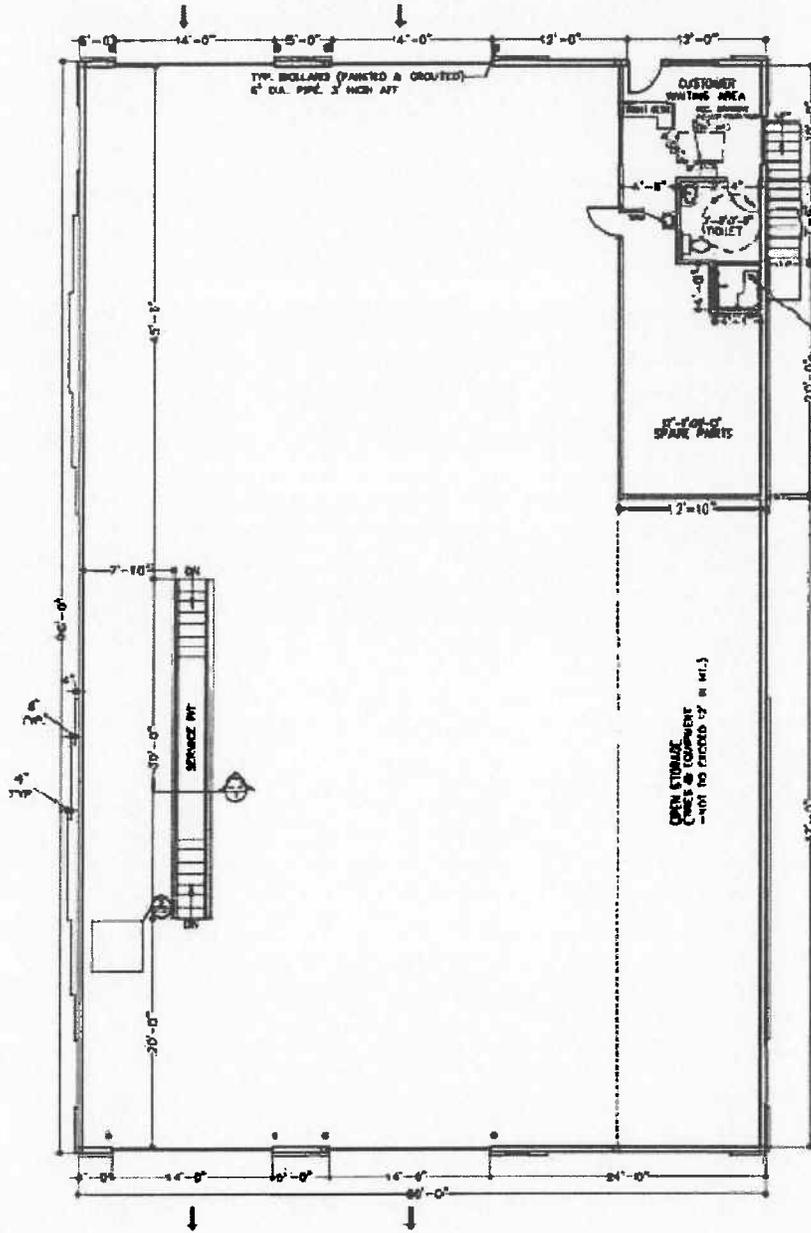
APN(S):
0415-211-24

PROPOSAL:
CONSIDERATION OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 2-STORY, 6,255 SQUARE FOOT SEMI-TRUCK AND TRAILER REPAIR FACILITY ON 3.3 GROSS ACRES



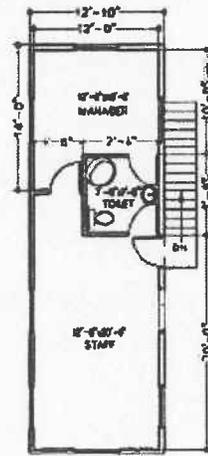
AERIAL PHOTO

ATTACHMENT 4



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

APPLICANT(S):
JASVIR SINGH

FILE NO(S):
CUP10-10199

LOCATION:
SANTA FE AVENUE EAST, APPROXIMATELY 470 FEET NORTH OF MESA STREET

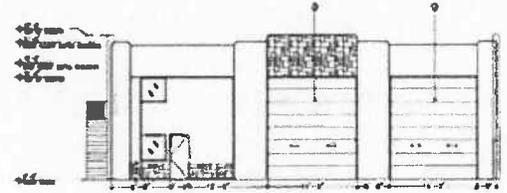
APN(S):
0415-211-24

PROPOSAL:
CONSIDERATION OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 2-STORY, 6,255 SQUARE FOOT TRUCK AND TRAILER REPAIR FACILITY ON 3.3 GROSS ACRES

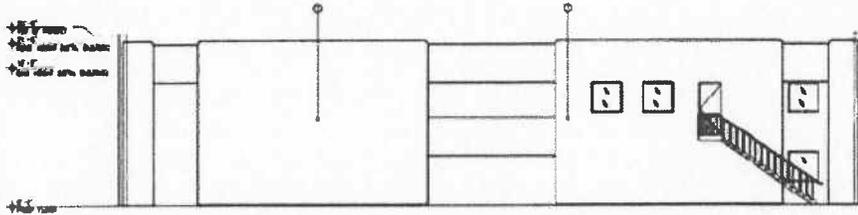


FLOOR PLAN

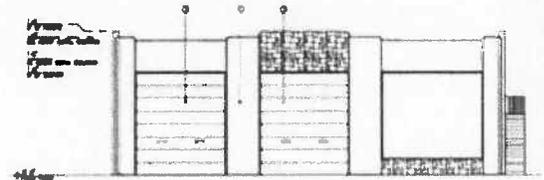
ATTACHMENT 5



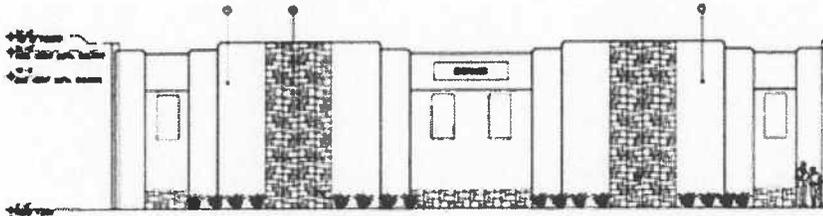
NORTH ELEVATION (FRONT-ENTRY)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (LEFT SIDE)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (BACK-SIDE)
SCALE: 1/8" = 1'-0"



WEST ELEVATION (RIGHT-STREET FACING)
SCALE: 1/8" = 1'-0"

APPLICANT(S):
JASVIR SINGH

FILE NO(S):
CUP10-10199

LOCATION:
SANTA FE AVENUE EAST, APPROXIMATELY 470 FEET NORTH OF MESA STREET

APN(S):
0415-211-24

PROPOSAL:
CONSIDERATION OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 2-STORY, 6,255 SQUARE FOOT TRUCK AND TRAILER REPAIR FACILITY ON 3.3 GROSS ACRES

ELEVATIONS

ATTACHMENT 6

RESOLUTION NO. PC-2010-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO CONSTRUCT A TWO-STORY, 6,255 SQUARE FOOT SEMI-TRUCK AND TRAILER REPAIR FACILITY ON 3.3 GROSS ACRES LOCATED ON THE EAST SIDE OF SANTA FE AVENUE, APPROXIMATELY 470 FEET NORTH OF MESA STREET (CUP10-10199)

WHEREAS, Jasvir Singh has filed an application requesting approval of Conditional Use Permit CUP10-10199 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to a vacant lot within the General Manufacturing (I-2) General Plan Land Use Designation and zoning district located on the east side of Santa Fe Avenue, approximately 470 feet north of Mesa Street and consists of Assessor's Parcel Number 0415-211-24; and

WHEREAS, the Application, as contemplated, proposes to construct a two-story, 6,255 square foot semi-truck and trailer repair facility on 3.3 gross acres; and

WHEREAS, the subject site is presently vacant. The properties to the east and west are vacant and the properties to the north and south contain industrial uses; and

WHEREAS, the subject property and surrounding properties are currently designated General Manufacturing (I-2) on the City's General Plan Land Use and Zoning Map; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act by Section 15332, In-Fill Development Projects; and

WHEREAS, on December 9, 2010, the Planning Commission of the City of Hesperia conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to this Commission during the above-referenced December 9, 2010, hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The site for the proposed use is adequate in size and shape to accommodate the proposed use because the site can accommodate all proposed improvements in conformance with the development code.
- (b) The proposed use will not have a substantial adverse effect on abutting properties as all surrounding properties are developed with similar uses.

- (c) The proposed project is consistent with the goals, policies, standards and maps of the General Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia. Further, the project is consistent with the regulations allowing semi-truck and trailer repair facilities in the General Manufacturing zone district.
- (d) The site for the proposed use will have adequate access based upon the commercial approaches along Santa Fe Avenue and proposed improvements are consistent with the City's Circulation Element.
- (e) The proposed project is consistent with the adopted General Plan of the City of Hesperia.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP10-10199 subject to the conditions of approval as shown in Attachment "A".

Section 4. The Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 9th day of December 2010.

Chris Elvert, Chair, Planning Commission

ATTEST:

Kathy Stine, Secretary, Planning Commission

ATTACHMENT 'A'

List of Conditions for Conditional Use Permit CUP10-10199

**Approval Date: December 9, 2010
Effective Date: December 21, 2010
Expiration Date: December 21, 2013**

This list of conditions apply to a Conditional Use Permit to construct a 2 story, 6,255 square foot semi-truck and trailer repair facility on 3.3 gross acres zoned I-2 located on the east side of Santa Fe Avenue, approximately 470 feet north of Mesa Street. Any change of use or expansion of area may require approval of a revised conditional use permit application (Applicant: Jasvir Singh; APN: 0415-211-24).

The use shall not be established until all conditions of this Conditional Use Permit application have been met. This approved Conditional Use Permit shall become null and void if all conditions have not been completed within three (3) years of the effective date. Extensions of time of up to twelve (12) months may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: The "Init" and "Date" spaces are for internal city use only).
Init Date

SUBMITTAL OF PUBLIC IMPROVEMENT PLANS SHALL INCLUDE THE FOLLOWING:

- _____ 1. **Building Construction Plans.** Five complete sets of construction plans, prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect, shall be submitted to the Building Division with the required application fees for review. (B)

- _____ 2. **Building Construction Measures.** All buildings within the development shall be constructed with walls and windows with the minimum STC rating to provide noise attenuation to result in a maximum noise level of 45 dB(A). (B,P)

- _____ 3. **Percolation Test.** The applicant shall submit a percolation test, performed by a California licensed civil or soils engineer, and approved by the San Bernardino County Department of Environmental Health Services for the required private sewage disposal systems. Should the applicant agree in writing to use the most restrictive percolation test for a site in close proximity to the subject property in designing the sewage disposal systems, then a percolation test shall not be required to be performed on-site. The applicability of any percolation test for use in designing the sewage disposal systems shall be subject to review and approval by the Building and Safety Division. In the event a tract map or parcel map has previously been recorded on the project site, the City of Hesperia has a percolation test on file, and no unusual conditions apply, this requirement may be waived by the Building and Safety Division. (B)

- _____ 4. **Indemnification.** As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicant's project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)
- _____ 5. **Drainage Study.** The Developer shall submit a Final Hydrology / Hydraulic study identifying the method of collection and conveyance of tributary flows from off-site as well as the method of control for increased run-off generated on-site. The master planned facility at the North end of the project shall be analyzed and proposed improvements are to be approved by the City Engineer. (E)
- _____ 6. **Geotechnical Report.** The Developer shall provide two copies of the soils report with the grading plan. The soils report shall substantiate with all grading, building, and public improvement plans. In addition, a percolation report shall be performed to substantiate the percolation of the on-site drainage retention areas. Include "R" value testing and pavement recommendations for public streets (E, B)
- _____ 7. **Title Report.** The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)
- _____ 8. **NPDES.** The Developer shall apply for the required NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. (E)
- _____ 9. **Storm Water Pollution Prevention Plan.** The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP), which addresses the method of storm water run-off control during construction. All requirements of the new permit dated July 1, 2010 are in effect. (E)
- _____ 10. **Utility Non-interference / Quitclaim Document(s).** The Developer shall provide non-interference and or quitclaim letter(s) from *any* applicable utility agencies for *any* utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. **The improvement plans**

will not be accepted without the required documents and approval from the affected agencies. (E)

- _____ 11. **Plan Check Fees.** Along with improvement plan submittal, the Developer shall pay applicable plan-checking fees. **Improvement Plans and requested studies shall be submitted as a package. (E)**
- _____ 12. **Irrevocable Offer Of Dedication.** The Developer shall submit an “Offer of Dedication” to the City’s Engineering Department for review and approval. At time of submittal the developer shall complete the City’s “application for document review” and pay all applicable fees. (E)
- _____ 13. **Easement, (Path of Travel, Fire Department Connection, Master Planned Drainage facility).** The Developer shall submit a “Grant of Easement” to the City’s Engineering Department for review and approval if needed. At time of submittal the developer shall complete the City’s “application for document review” and pay all applicable fees. (E)
- _____ 14. **Fire Flow Test.** Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. **[F-5b]**
- _____ 15. **Access.** The development shall have a minimum of one point of vehicular access. These are for fire/emergency equipment access and for evacuation routes.
- A. **Single Story Road Access Width.** All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY:

- _____ 16. **Cultural Resources.** If cultural resources are found during grading, then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law. A report of all resources discovered as well as the actions taken shall be provided to the City prior to issuance of a Certificate of Occupancy. (P)
- _____ 17. **Pre-construction Survey.** A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance. (P)

- _____ 18. **Protected Plants.** Three copies of a protected plant plan shall be submitted to the Planning Division showing the present location and proposed treatment of species in the Dalea and Spinosa (smoketree); Agavaceae (century plants, nolinias, and yuccas, including Joshua Trees); Prosopis (mesquites); Larrea (Creosote rings ten feet or greater in diameter); and all plants protected by the State Desert Native Plants Act, which shall be handled in accordance with the provisions of the Development Code and State law. The grading plan shall be consistent with the approved protected plant plan. Ground disturbing activities shall not commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)
- _____ 19. **Pre-construction Meetings.** Pre-construction meetings shall be held between the City, the Developer, grading contractors, and special inspectors to discuss permit requirements, monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B, P)
- _____ 20. **Survey.** The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)
- _____ 21. **Approval of Improvement Plans.** All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)
- _____ 22. **Dedication(s).** The Developer shall grant to the City an Irrevocable Offer of Dedication for Santa Fe Avenue. The right-of-way full-width for Santa Fe Avenue shall be specified (66) feet. The Developer shall also grant to the City an Irrevocable Offer of Dedication for any part of the Path of Travel located behind any commercial drive approaches that encroach onto private property. It is the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City. **Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways.** (E)
- _____ 23. **Grant of Easement for Double Detector Check Valve.** The Developer shall grant to the City an easement for *any* part of a required double-detector check valve that encroaches onto private property. (E)
- _____ 24. **Utility Non-interference / Quitclaim Document(s).** The Developer shall provide non-interference and or quitclaim letter(s) from *any* applicable utility agencies for *any* utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. **Grading permits will not be issued until the required documents are reviewed and approved**

by all applicable agencies. Any fees associated with the required documents are the Developer's responsibility. (E)

- _____ 25. **NPDES.** The Developer shall provide a copy of the approved original NPDES (National Pollutant Discharge Elimination System) permit from the Regional Water Quality Control Board and provide a copy of fees paid. The copies shall be provided to the City's Engineering Department. (E)
- _____ 26. **Storm Water Pollution Prevention Plan.** All of the requirements of the Storm Water Pollution Prevention Plan shall be incorporated and be in place prior to issuance of a grading permit. (E)
- _____ 27. **Grading Plan.** The Developer shall design a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building "footprints" and proposed development of the retention basins, as a minimum. The site grading and building pad preparation shall include the recommendations provided by the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw), top of footing (tf), and the finish grade (fg) elevations. (E)
- _____ 28. **Off-Site Grading Letter(s).** It is the Developer's responsibility to obtain signed Off-Site Grading Letters from *any* adjacent property owner(s) who are affected by any Off-Site Grading that is needed to make site work. The Off-Site Grading letter, along with the latest grant deed, must be submitted to the City's Engineering Department for plan check approval. (E)
- _____ 29. **Drainage Acceptance Letter(s).** It is the Developer's responsibility to obtain signed Drainage Acceptance Letters from *any* adjacent property owner's who are affected by concentrated off-site storm water discharge from any on-site retention basins and storm water runoff. The Acceptance letter, along with the latest grant deed, must be submitted to the City's Engineering Department for plan check approval. (E)
- _____ 30. **On-site Retention.** The Developer shall design / construct on-site retention facilities, which have minimum impact to ground water quality. This shall include maximizing the use of horizontal retention systems and minimizing the application of dry wells / injection wells. All dry wells / injection wells shall be 2-phase systems with debris shields and filter elements. All dry wells / injection wells shall have a minimum depth of 30' with a max depth to be determined by soils engineer at time of boring test. Per Resolution 89-16 the Developer shall provide on-site retention at a rate of 13.5 Cu. Ft per every 100 Sq. Ft. of impervious materials. **Any proposed facilities, other than a City approved facility that is designed for underground storage for on-site retention will need to be reviewed by the City Engineer. The proposed design shall meet City Standards and design criteria established by the City Engineer. A soils percolation test will be required for alternate underground storage retention systems. (E)**

- _____ 31. **Street Improvement Plan.** The Developer shall design street improvements in accordance with City standards and as indicated below.
(E)
- _____ 32. **Santa Fe Avenue.** Saw-cut (2-foot min.) and match-up asphalt pavement on Santa Fe Avenue across the project frontage, based on City's 66-foot Industrial Collector Roadway Standard. The curb face is to be located at 25' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:
- A. 8" Curb and Gutter per City standards.
 - B. Sidewalk (width = 6 feet) per City standards.
 - C. Roadway drainage device(s).
 - D. Streetlights per City standards.
 - E. Commercial driveway approaches per City standards.
 - F. Pavement transitions per City Standards.
 - G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
 - H. Cross sections every 50-feet per City standards.
 - I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
 - J. Provide a signage and striping plan per City standards.
 - K. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.
 - L. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.
 - M. Provide signage and striping for a Class 2 bike trail, per City's adopted non-motorized transportation plan.
- _____ 33. **Utility Plan.** The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. **Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developer's expense.** (E)
- A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.
 - B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made from the existing 12" PVC water line in Santa Fe Avenue per City Standards.
 - C. The Developer is not required to install sewer lines unless the proposed septic system cannot meet the La Honton Regional Water Quality Board's requirements or the City of Hesperia's EDU requirements. It is the Developer's responsibility to connect to sewer

and pay the appropriate fees.

- D. Complete V.V.W.R.A.'s "Wastewater Questionnaire for Commercial / Industrial Establishments" and submit to the Engineering Department. Complete the "Certification Statement for Photographic and X-ray Processing Facilities" as required. **The Wastewater Questionnaire is only required if the project is required to connect to sewer.**

- _____ 34. **Dry Sewer Lateral.** A dry sewer lateral shall be installed from the building to the property line and shall be connected to the public sewer system and the private disposal system destroyed within ninety days of availability. Connection fees shall apply. (E)
- _____ 35. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty (40) foot radius for residential turns and forty five (45) for non-residential turns. (F)
- _____ 36. **Combustible Protection.** Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. (F)
- _____ 37. **Water System Commercial.** A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure. (F)
- _____ 38. **Fire Hydrant Replacement.** Replacement of substandard fire hydrant(s) is required along with the required fire flow. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one four (4) inch outlet. In areas that are subject to freezing the fire hydrant shall be a Dry Barrel type and approved by the local water company. In lieu of these water improvements, fire staff may approve a fire sprinkler system. Fire hydrants shall be installed in accordance to Fire Department Standards. (F)

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:

- _____ 39. **Construction Waste.** The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction

site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

- _____ 40. **Landscape Plans.** The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)
- _____ 41. **Solid Masonry Wall/Fencing.** A 6 foot wrought iron fence shall be provided along the north and east boundary of the project. An approved three-foot high split rail fence will be provided at the edge of the asphalt curb located within the project site, separating the future developed area from the proposed project. (P)
- _____ 42. **Development Fees.** The Developer shall pay required development fees as follows:
- A. School Fees (B)
- _____ 43. **AQMD Approval.** The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)
- _____ 44. **Light and Landscape District Annexation.** Developer shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District. The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (RPD)
- _____ 45. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Building and Safety Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacturer's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.(F)
- _____ 46. **Fire Alarm.** An automatic fire sprinkler monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 20 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and

approval. The required fees shall be paid at the time of plan submittal.
(F)

- _____ 47. **Haz-Mat Approval.** The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials. (F)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY:

- _____ 48. **As-Built Plans.** The Developer shall provide as-built plans in AutoCAD 2007 Format. (E)

- _____ 49. **Public Improvements.** All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

- _____ 50. **Development Fees.** The Developer shall pay required development fees as follows:

- A. Development Impact Fees (B)
- B. Utility Fees (P)

- _____ 51. **Utility Clearances.** The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

- _____ 52. **On-Site Improvements.** All on-site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations identified as Exhibit "A." Any exceptions shall be approved by the Deputy Director of Development Services / Community Development. (P)

- _____ 53. **Commercial Addressing.** Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Six (6) inch numbers shall be placed on the access doors for individual units. Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. (F)

- _____ 54. **KNOX Box[®]**. An approved Fire Department key box is required. The KNOX Box[®] shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. (F)
- _____ 55. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. (F)

IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CALL THE APPROPRIATE DIVISION LISTED BELOW:

| | | |
|--------------|--|-----------------|
| (P) | Planning Division | 947-1200 |
| (B) | Building Division | 947-1300 |
| (E) | Engineering Division | 947-1414 |
| (F) | Fire Prevention Division | 947-1012 |
| (RPD) | Hesperia Recreation and Park District | 244-5488 |



CITY OF HESPERIA DEVELOPMENT REVIEW COMMITTEE

City Hall Joshua Room
9700 Seventh Avenue
Hesperia, CA 92345
BEGINNING AT 10:00 A.M.
WEDNESDAY, NOVEMBER 10, 2010

A. PROPOSALS:

1. MONARCH LANDING, LLC (SPR10-10213)

Proposal: An extension of time for approved SPR-2007-56-R, to construct a 15,026 square foot multi-tenant retail center on 1.8 gross acres zoned C-2.

Location: Southwest corner of Eucalyptus Street and Hesperia Road

Planner: Lisette Sanchez-Mendoza

2. MYRTLE ARMS, LLC (SPR10-10214)

Proposal: An extension of time for approved SPR-2007-07, to construct a 13,405 square foot multi-tenant retail center on 1.2 gross acres zoned C-2 located.

Location: West side of Hesperia Road, 210 feet north of Eucalyptus Street

Planner: Stan Liudahl

3. FENWICK DEVELOPERS, LLC (SPR10-10215)

Proposal: An extension of time for approved SPR-2007-39, to construct a two-story, 24,237 square foot office building on 2.0 gross acres zoned C-2.

Location: West side of Hesperia Road, 630 feet north of Eucalyptus Street

Planner: Daniel Alcayaga

4. SPIREA SPRINGS, LLC (SPR10-10216)

Proposal: An extension of time for approved SPR-2007-57, to construct a two-story, 24,237 square foot office building and an 8,058 square foot multi-tenant commercial building on 2.6 gross acres zoned C-2.

Location: West side of Hesperia Road, 870 feet north of Eucalyptus Street

Planner: Lisette Sanchez-Mendoza

5. MAJESTIC EQUESTRIAN ESTATES, LLC (SPR10-10217)

Proposal: A second extension of time for approved SPR-2006-31, to construct a 48,096 square foot industrial park on 4.3 gross acres within the GI District of the Main Street and Freeway Corridor Specific Plan.

Location: Northeast corner of Live Oak Street and E Avenue

Planner: Stan Liudahl

CITY OF HESPERIA



CITY OF HESPERIA DEVELOPMENT REVIEW COMMITTEE

City Hall Joshua Room
9700 Seventh Avenue
Hesperia, CA 92345
BEGINNING AT 10:00 A.M.
TUESDAY, November 23, 2010

A. PROPOSALS:

1. LEWIS RETAIL CENTER (TPM10-10222)

Proposal: Consideration of Tentative Parcel Map PM-19292 to create 5 parcels from 11.0 acres zoned RC.

Location: Southeast corner of Main Street and Cataba Road

Planner: Daniel Alcayaga

2. NEIL NAPOTE (SPR10-10220)

Proposal: An extension of time for approved Site Plan Review (SPR-2006-18), to construct a 23-acre retail/office center and two-story, 170-unit condominium project on 11.4 gross acres.

Location: East side of Mariposa Road, between Avenal Street and Live Oak Street

Planner: Daniel Alcayaga

3. TMS CONSORTIUM (SPR10-10219)

Proposal: An extension of time for approved SPR-2004-24, to construct a two-story, 72-unit condominium development on 5.6 gross acres within the High density residential (HDR) District of the Main Street and Freeway Corridor Specific Plan.

Location: South side of Live Oak Street between Eighth and Ninth Avenue

Planner: Stan Liudahl

4. RON & GAIL CARUSO (SPR10-10224)

Proposal: Extension of time for SPR-2007-45 to create 3 commercial retail, office, and restaurant buildings totaling 38,388 square feet and a vehicle outdoor display area on 3.2 acres, zoned Regional Commercial.

Location: East side of Mariposa Road approximately 2000 ft. south of Main Street

Planner: Lisette Sanchez-Mendoza

CITY OF HESPERIA



CITY OF HESPERIA DEVELOPMENT REVIEW COMMITTEE

City Hall Joshua Room
9700 Seventh Avenue
Hesperia, CA 92345
BEGINNING AT 10:00 A.M.
WEDNESDAY, DECEMBER 8, 2010

A. PROPOSALS:

1. MR. AND MRS. ZASADNY (TPM10-10201)

Proposal: A tentative parcel map (PM-17038) to create four parcels and a remainder on 8.2 gross acres zoned RR-1.

Location: Southeast corner of Musgrave Street and Maple Avenue

Planner: Stan Liudahl

2. SCOTT HARVEY (SPR10-10233)

Proposal: A revision to a site plan review to convert a commercial building into a charter school.

Location: 11975 Hesperia Road

Planner: Lisette Sanchez-Mendoza

3. FMI ENGINEERING & CONSTRUCTION, INC. (SPR10-10235)

Proposal: An extension of time for a site plan review (SPR-2007-40) to construct a 6,186 square foot car wash, lube bay, and restaurant building on 1.1 acres within the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan.

Location: North side of Main Street between Balsam Avenue and 11th Avenue

Planner: Daniel Alcayaga

4. **STEVE J. BERGANINI (ME10-10241)**

Proposal: A minor exception to construct a 678 square foot accessory building exceeding the five percent accessory building area limitation.

Location: 16550 Fremontia Street

Planner: Lisette Sanchez-Mendoza

5. **TOM STEENO (SPR10-10242)**

Proposal: A revised site plan review to establish a church within an 8,772 square foot building currently under construction.

Location: 9980 Hesperia Road

Planner: Daniel Alcayaga

6. **ED HORN (SPR10-10243)**

Proposal: A revised site plan review to install solar panels on the roof of a single-family residence.

Location: 6904 Via Marbella Street

Planner: Lisette Sanchez-Mendoza

7. **THE RV MEDIC C/O JOHN PALMORE (CUP10-10227)**

Proposal: A revised conditional use permit to establish an RV parts sales and minor repair business.

Location: 16623 Yucca Street

Planner: Stan Liudahl

8. **ROBERT MAHONEY (TPM10-10238 & SPR10-10237)**

Proposal: A site plan review and tentative parcel map to construct 164 two-story condominium units on 15.0 gross acres within the Medium Density Residential (MDR) District of the Main Street and Freeway Corridor Specific Plan.

Location: 660 feet north of Main Street between Topaz Avenue and Tamarisk Avenue

Planner: Daniel Alcayaga