

# PLANNING COMMISSION AGENDA

## REGULAR MEETING

**Date: December 13, 2012**

**Time: 6:30 P.M.**

### COMMISSION MEMBERS

Chris Elvert, Chair

William A. Muller, Vice Chair

Jim Heywood, Commissioner

Julie Jensen, Commissioner

Tom Steeno, 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 13, 2012

**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. Installation of Newly Appointed Planning Commissioner and Administration of Oath of Office
- B. Pledge of Allegiance to the Flag
- C. Invocation
- D. Roll Call:

Chair Chris Elvert  
Vice Chair William Muller  
Commissioner Jim Heywood  
Commissioner Julie Jensen  
Commissioner Tom Steeno

**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**

- E. Approval of Minutes: November 8, 2012 Planning Commission Meeting Draft Minutes.

-1-

**PUBLIC HEARINGS**

- 1. Consideration of Conditional Use Permit CUP12-10175 to allow a vehicle fuel station, a 2,900 square foot convenience store, which includes the sale of alcohol for off-site consumption, and a 1,925 square foot multi-tenant building on 1.6 gross acres within the Office Commercial (OC) District located on the northeast corner of Main Street and Cottonwood Avenue (Applicant: Ravinder Singh Verma: APN: 0408-152-08)

1-1

**PRINCIPAL PLANNER'S REPORT**

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

2-1

F. DRC Comments

G. Major Project Update

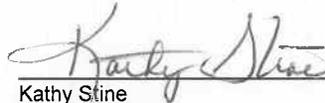
**PLANNING COMMISSION BUSINESS OR REPORTS**

*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 Wednesday, December 5, 2012 at 5:30 p.m. pursuant to California Government Code §54954.2.

  
Kathy Stine  
Planning Commission Secretary

HESPERIA PLANNING COMMISSION MEETING  
REGULAR MEETING  
NOVEMBER 8, 2012  
MINUTES

DRAFT

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 Julie Jensen  
Commissioner Eric Schmidt  
Commissioner Tom Steeno**

**Present: Chris Elvert  
William Muller  
Julie Jensen  
Eric Schmidt  
Tom Steeno**

**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 11, 2012 Planning Commission Meeting Draft Minutes.

Eric Schmidt requested the minutes be amended to read "Tom Steeno spoke on the TDR Ordinance as a member of the public".

**Motion by William Muller to amend and approve the October 11, 2012 Planning Commission Meeting Draft Minutes. Seconded by Chris Elvert and passed with the following roll call vote:**

**AYES: Chris Elvert, William Muller, Julie Jensen, Eric Schmidt, and Tom Steeno  
NOES: None**

**PUBLIC HEARING**

1. Consideration of Conditional Use Permit CUP12-10185 to allow the sale of beer, wine and liquor as part of an existing banquet hall at 17581 Sultana Street (Applicant: Medico Investment, LLC; APNs: 0411-214-37, 38, 39, 40 & 41) (Staff Person: Daniel Alcayaga)

Senior Planner Daniel Alcayaga gave a PowerPoint presentation.

Julie Jensen asked if the alcohol license was just for the banquet hall use.

Daniel Alcayaga confirmed it was just for special events in the banquet hall.

Chris Elvert inquired as to how many events are held at this location annually and if the residents at the location will have access to the event.

Eric Schmidt suggested that the CUP be applied to only the APN where the banquet hall is located.

**Chair Elvert opened the public hearing at 6:54 p.m.**

Niru Vangala, Owner/Applicant from the Foremost Senior Campus, spoke and stated that the residents will not have access to the special events in the banquet room and the alcohol will only be served within the banquet room.

Manuel Elias, Hesperia resident, took exception to the alcohol use on the property because of traffic and the location.

Eric Schmidt asked if he knew that alcohol was already being served in the banquet hall at this location and clarified for the speaker that it is for events only.

**Chair Elvert closed the public hearing at 7:06 p.m.**

Discussion ensued.

**Motion by Julie Jensen to adopt Resolution No. PC-2012-16, approving Conditional Use Permit CUP12-10185. Seconded by William Muller and passed with the following roll call vote:**

**AYES: Chris Elvert, William Muller, Julie Jensen, Eric Schmidt, and Tom Steeno**  
**NOES: None**

**PRINCIPAL PLANNER'S REPORT**

- E. DRC Comments
- F. Major Project Update

Principal Planner Dave Reno, AICP updated the Commission on the Rancho Road Undercrossing and Interchange, Pier 1 Imports, Cinema West, Fire Station #301, and the RLF water purchase.

**PLANNING COMMISSION BUSINESS OR REPORTS**

Eric Schmidt stated that he received calls requesting a stop sign at La Junta Street and Glider Ave.

Eric Schmidt thanked the Commission and staff for his time on the Commission.

**ADJOURNMENT**

**Chair Elvert adjourned the meeting at 7:37 p.m.**

Chris Elvert,  
Chair

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By: Kathy Stine,  
Commission Secretary

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City of Hesperia  
STAFF REPORT

**DATE:** December 13, 2012  
**TO:** Planning Commission  
**FROM:**  Dave Reno, AICP, Principal Planner  
**BY:**  Daniel S. Alcayaga, AICP, Senior Planner  
**SUBJECT:** Conditional Use Permit CUP12-10175; Applicant: Ravinder Singh Verma; APN: 0408-152-08

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### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2012-17, approving CUP12-10175.

### BACKGROUND

**Proposal:** A Conditional Use Permit (CUP) to allow a vehicle fuel station, a 2,900 square foot convenience store, which includes the sale of alcohol for off-site consumption, and a 1,925 square foot multi-tenant building on 1.6 gross acres (Attachment 1).

**Location:** Northeast corner of Main Street and Cottonwood Avenue.

**Current General Plan, Zoning and Land Uses:** The site is within the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan. The surrounding land is designated as noted on Attachment 2. An existing single-family residence currently occupies the property. Single-family residences exist on the opposite side of Main Street to the south and on the land to the north. A vacant lot and a property with a single-family residence exist to the west. A vacant lot exists to the east (Attachment 3).

### ISSUES/ANALYSIS

The Specific Plan requires a CUP for vehicle fuel stations and limits gas stations to corner lots within the Office Commercial District. The applicant is requesting a conditional use permit to sell beer and wine for off-site consumption. The Department of Alcoholic Beverage Control (ABC) will require the applicant to apply for a Type 20 license, which is for the Off-Sale of Beer and Wine.

The project will be built in two phases. The gas station and convenience store will be built in Phase 1. The proposed gas station proposes a 3,485 square foot (41 feet x 85 feet) canopy in the front of the property. The 19-foot high canopy is situated approximately 65 feet from the right-of-way of Main Street and approximately 45 feet from the right-of-way of Cottonwood Avenue. A 2,900 square foot convenience store is proposed to be constructed north of the canopy. A 1,925 square foot multi-tenant building will be built in the rear of the convenience store and built as part of Phase 2.

The parking ordinance requires a minimum of four parking spaces for each 1,000 square feet of retail area. Consequently, a total of 19 spaces are required, including one handicapped accessible space. The proposal provides 21 parking spaces and one accessible space, 12 of

which would be constructed in Phase 1. The remaining 8 parking spaces would be constructed in Phase 2. Approximately, 12,506 square feet of landscaping is provided. A block wall is required to be constructed along the rear property line to separate the proposed use from the residential property to the north. The block wall is required to be completed before the building final of Phase 1.

The building's architecture complies with the architectural guidelines of the Specific Plan. La Habra stucco and "Indian Corn" are the building's main material and color. Architectural features on all four sides of the building include tile accents, columns, arches and decorative cornice (Attachment 4). The front building elevation includes canopies, brick along the base of the building and brick along on the pilasters. The entrance is prominently designed with glass, a large canopy and a tall arched roof feature. Overall, the building exhibits varied horizontal and vertical elements.

ABC requires the City to make a finding of public convenience or necessity because the census tract in question is over-concentrated. The project is located within Census Tract 100.15 (Attachment 5). ABC has determined that the site is located within an over concentrated census tract because it currently exceeds ABC's limitation of three license. Census Tract 100.15 currently has five licenses (Table 1).

**Table 1**  
**Existing Off-Sale Licenses in Census Tract 100.15**

<b>Location</b>	<b>Business Name</b>	<b>ABC License Type</b>
15188 Main Street	Best Food & Gas	20 – beer and wine
15510 Main Street	Rite Aid	21 – beer, wine, and liquor
15661 Mauna Loa St.	M & M Liquor Market	21 – beer, wine, and liquor
15480 Main Street	Walgreen's	20 – beer and wine
15800 Main Street	Sun Liquor Market	21 – beer, wine, and liquor

On Main Street, from Interstate 15 to 'I' Avenue, there are a total of 38 off-sale alcohol establishments, including 16 gas stations, 14 large retail stores, 7 liquor stores, and one small market. Of these 38 establishments, approximately half of them are located between 'I' Avenue and Seventh Avenue. The reason for the concentration of alcohol outlets is because the commercial services are primarily along two major thoroughfares approximately three miles apart.

The applicant is the owner of ARCO gas station on Main Street and C Avenue and desires to construct a new gas station on the west side of Hesperia. The west side of the City along Main Street is where new development will occur, including gas stations. The sale of alcohol is an essential part of the businesses. Unlike a liquor store, the sole purpose of the gas station is not alcohol. The closest gas stations with convenience stores similar to the proposed use and holding active ABC licenses are located 1,700 feet to the east and 2,300 feet to the west. The proposed projects are consistent with uses located in the nearby vicinity.

**Drainage:** Any additional runoff created on-site will be detained/retained in underground retention system. One underground drainage system will be provided from each phase beneath the parking and landscape areas. The flows will be conveyed through the site then discharged northeasterly as it historically flows.

**Water and Sewer:** The developer is required to connect to an existing 10-inch sewer line and an existing 12-inch water line located along Main Street. In 2008, the sewer line was extended along this stretch of Main Street as part of the CIP. Cottonwood Avenue has an existing 8-inch water line and does not have sewer.

**Traffic/Street Improvements:** Main Street is to be constructed as a 120-foot wide Special Street Section, which provides six lanes. Cottonwood Avenue is to be constructed as a 100-foot wide Arterial Street Section, which provides five lanes including a turn pocket lane. As part of developing the site, the developer is required to construct street improvements, including curb, gutter and sidewalk along the project frontages of Main Street and Cottonwood Avenue.

**Environmental:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls.

**Conclusion:** The project conforms to the policies of the City's General Plan as well as the intent of the Specific Plan.

#### **FISCAL IMPACT**

None.

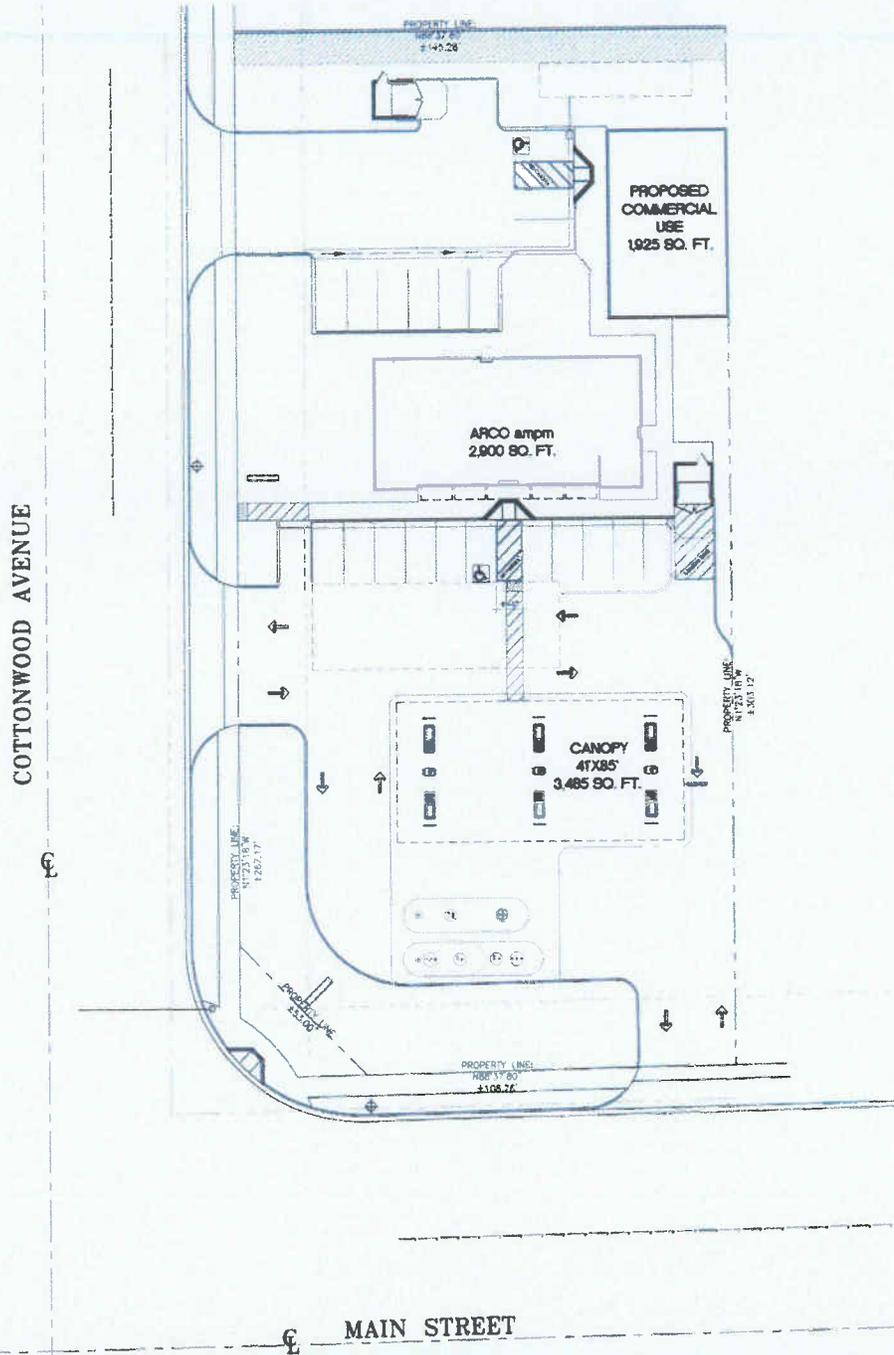
#### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

#### **ATTACHMENTS**

1. Site plan
2. Land Use Map
3. Aerial Photo
4. Architectural Elevations
5. Census Tract Map
6. Resolution No. PC-2012-17, with list of conditions (CUP)

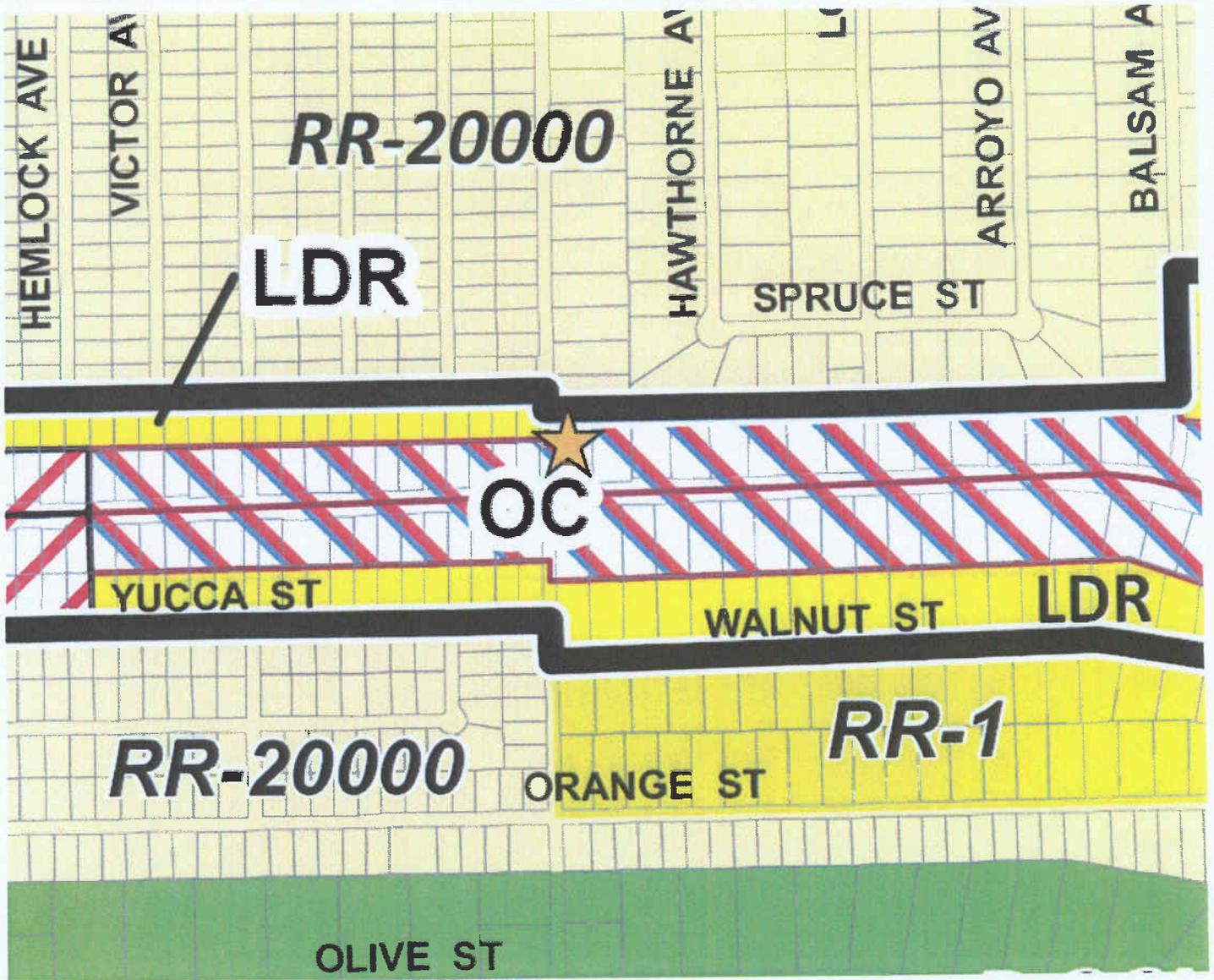
# ATTACHMENT 1



<b>APPLICANT(S):</b> RAVINDER SINGH VERMA		<b>FILE NO(S):</b> CUP12-10175
<b>LOCATION:</b> NORTHEAST CORNER OF MAIN STREET AND COTTONWOOD AVENUE		<b>APN(S):</b> 0408-152-08
<b>PROPOSAL:</b> A CONDITIONAL USE PERMIT TO ALLOW A VEHICLE FUEL STATION, A 2,900 SQUARE FOOT CONVENIENCE STORE, WHICH INCLUDES THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION, AND A 1,925 SQUARE FOOT MULTI-TENANT BUILDING ON 1.6 GROSS ACRES WITHIN THE OFFICE COMMERCIAL (OC) DISTRICT		<b>N</b> ↑

## SITE PLAN

# ATTACHMENT 2



 - Project Site

**APPLICANT(S):**  
RAVINDER SINGH VERMA

**FILE NO(S):** CUP12-10175

**LOCATION:**  
NORTHEAST CORNER OF MAIN STREET AND COTTONWOOD AVENUE

**APN(S):**  
0408-152-08

**PROPOSAL:**  
A CONDITIONAL USE PERMIT TO ALLOW A VEHICLE FUEL STATION, A 2,900 SQUARE FOOT CONVENIENCE STORE, WHICH INCLUDES THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION, AND A 1,925 SQUARE FOOT MULTI-TENANT BUILDING ON 1.6 GROSS ACRES WITHIN THE OFFICE COMMERCIAL (OC) DISTRICT



## MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

# ATTACHMENT 3



**APPLICANT(S):**  
RAVINDER SINGH VERMA

**FILE NO(S):** CUP12-10175

**LOCATION:**  
NORTHEAST CORNER OF MAIN STREET AND COTTONWOOD AVENUE

**APN(S):**  
0408-152-08

**PROPOSAL:**  
A CONDITIONAL USE PERMIT TO ALLOW A VEHICLE FUEL STATION, A 2,900 SQUARE FOOT CONVENIENCE STORE, WHICH INCLUDES THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION, AND A 1,925 SQUARE FOOT MULTI-TENANT BUILDING ON 1.6 GROSS ACRES WITHIN THE OFFICE COMMERCIAL (OC) DISTRICT



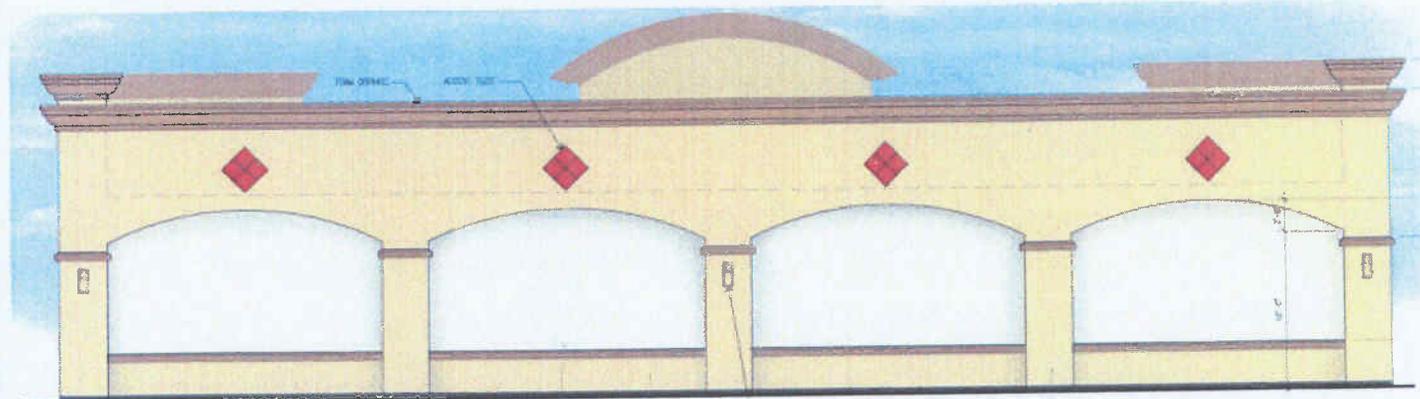
**AERIAL PHOTO**

# ATTACHMENT 4.1



**A** PROPOSED SOUTH ELEVATION

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



**B** PROPOSED NORTH ELEVATION

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

**APPLICANT(S):**  
RAVINDER SINGH VERMA

**FILE NO(S):** CUP12-10175

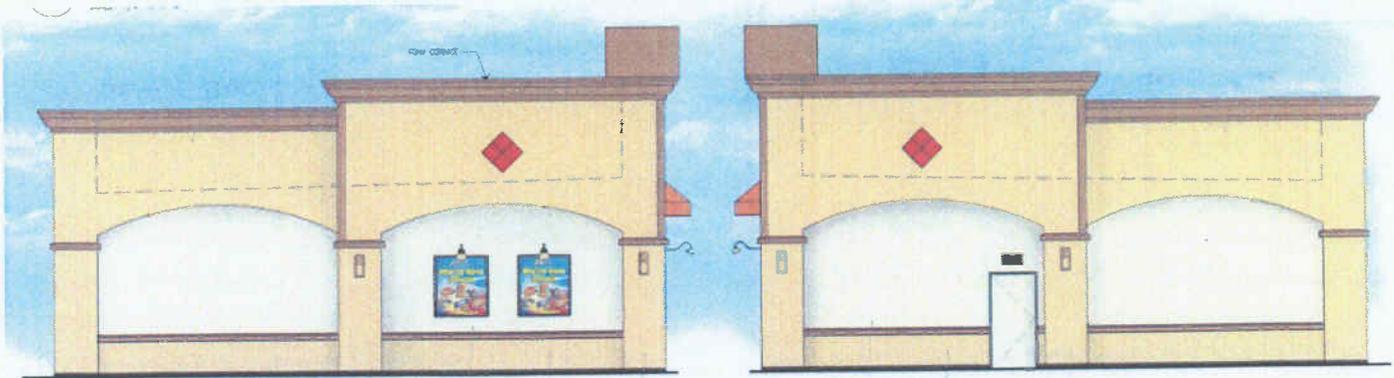
**LOCATION:**  
NORTHEAST CORNER OF MAIN STREET AND COTTONWOOD AVENUE

**APN(S):**  
0408-152-08

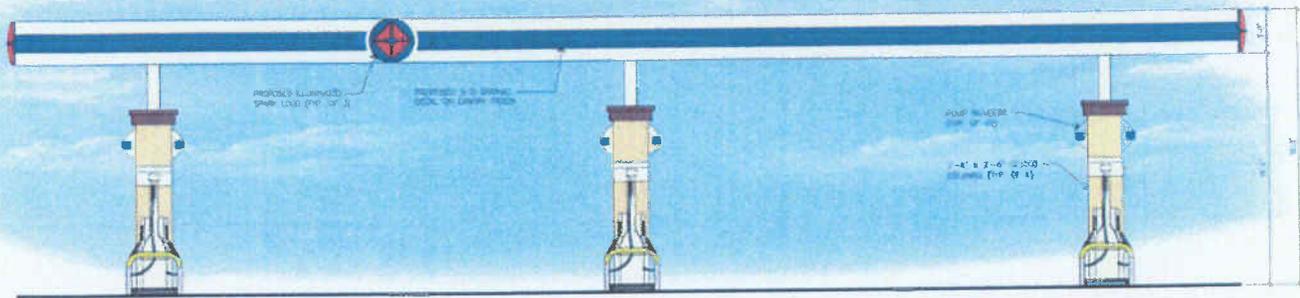
**PROPOSAL:**  
A CONDITIONAL USE PERMIT TO ALLOW A VEHICLE FUEL STATION, A 2,900 SQUARE FOOT CONVENIENCE STORE, WHICH INCLUDES THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION, AND A 1,925 SQUARE FOOT MULTI-TENANT BUILDING ON 1.6 GROSS ACRES WITHIN THE OFFICE COMMERCIAL (OC) DISTRICT

## ARCHITECTURAL ELEVATIONS

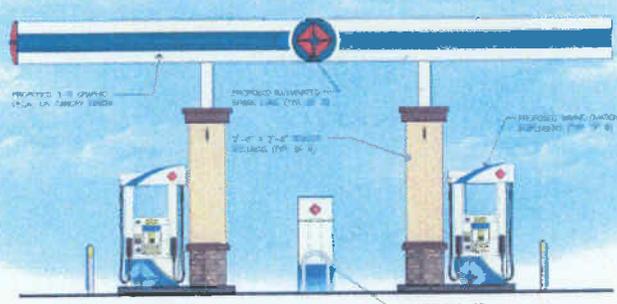
# ATTACHMENT 4.2



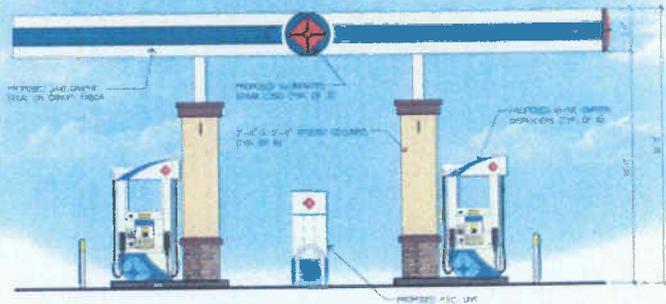
**C** PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**B** PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



**C** PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



**D** PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

**APPLICANT(S):**  
RAVINDER SINGH VERMA

**FILE NO(S):** CUP12-10175

**LOCATION:**  
NORTHEAST CORNER OF MAIN STREET AND COTTONWOOD AVENUE

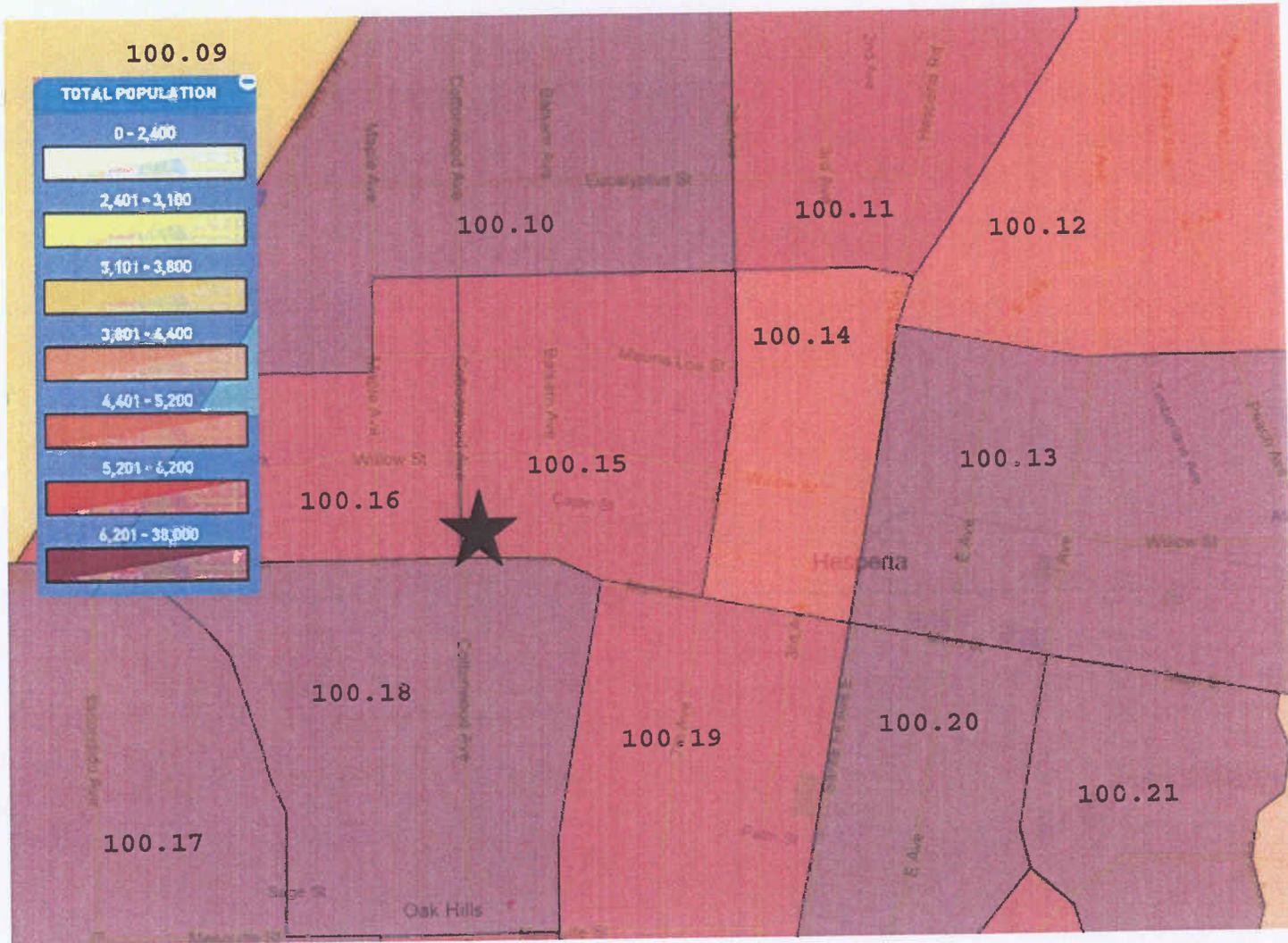
**APN(S):**  
0408-152-08

**PROPOSAL:**  
A CONDITIONAL USE PERMIT TO ALLOW A VEHICLE FUEL STATION, A 2,900 SQUARE FOOT CONVENIENCE STORE, WHICH INCLUDES THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION, AND A 1,925 SQUARE FOOT MULTI-TENANT BUILDING ON 1.6 GROSS ACRES WITHIN THE OFFICE COMMERCIAL (OC) DISTRICT



## ARCHITECTURAL ELEVATIONS

# ATTACHMENT 5



**APPLICANT(S):**  
RAVINDER SINGH VERMA

**FILE NO(S):** CUP12-10175

**LOCATION:**  
NORTHEAST CORNER OF MAIN STREET AND COTTONWOOD AVENUE

**APN(S):**  
0408-152-08

**PROPOSAL:**  
A CONDITIONAL USE PERMIT TO ALLOW A VEHICLE FUEL STATION, A 2,900 SQUARE FOOT CONVENIENCE STORE, WHICH INCLUDES THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION, AND A 1,925 SQUARE FOOT MULTI-TENANT BUILDING ON 1.6 GROSS ACRES WITHIN THE OFFICE COMMERCIAL (OC) DISTRICT



## CENSUS TRACT MAP

# ATTACHMENT 6

## RESOLUTION NO. PC-2012-17

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A VEHICLE FUEL STATION, A 2,900 SQUARE FOOT CONVENIENCE STORE, WHICH INCLUDES THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION, AND A 1,925 SQUARE FOOT MULTI-TENANT BUILDING ON 1.6 GROSS ACRES WITHIN THE OFFICE COMMERCIAL (OC) DISTRICT LOCATED ON THE NORTHEAST CORNER OF MAIN STREET AND COTTONWOOD AVENUE (CUP12-10175)**

**WHEREAS**, Ravinder Singh Verma has filed an application requesting approval of Conditional Use Permit CUP12-10175 described herein (hereinafter referred to as "Application"); and

**WHEREAS**, The Application applies to 1.6 gross acres within the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan, located on the northeast side of Main Street and Cottonwood Avenue and consists of Assessor's Parcel Numbers 0408-152-08; and

**WHEREAS**, The Application, as contemplated, proposes to construct a vehicle fuel station, a 2,900 square foot convenience store, which includes the sale of alcohol for off-site consumption, and a 1,925 square foot multi-tenant building on 1.2 gross acres; and

**WHEREAS**, An existing single-family residence currently occupies the property. Single-family residences exist on the opposite side of Main Street to the south, on the land to the north, and on the property to the northeast. Vacant land exists to the east and west; and

**WHEREAS**, The subject property is within the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan. The properties to the south, east, and west are within the OC District. The properties to the north are within the Rural-Residential (RR-20,000) with a minimum lot size of 20,000 square feet; and

**WHEREAS**, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This applies to developments on sites no larger than five acres, which are consistent with the General Plan and the applicable zoning district and are substantially surrounded by urban uses; and

**WHEREAS**, on December 13, 2012, 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 13, 2012 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 or the permitted use thereof because the proposed project is consistent with the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan. Surrounding properties to the south, east and west are also within the OC District. The property to the north is designated RR-20000 and a block wall will be constructed along the project's rear property line to separate the proposed use from the residential property.
- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted Zoning, Specific Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing vehicle fuel stations and off-sale of alcohol within the OC District of the Main Street and Freeway Corridor Specific Plan. In addition, the development complies with standards for landscaping, driveway aisles, parking stall dimensions, building heights, fire lanes and turn-around, trash enclosures, and loading areas. The development complies with the Americans with Disabilities Act (ADA) by providing the required accessible parking spaces and path of travel. The development will also be constructed pursuant to the California Building and Fire Codes and adopted amendments.
- (d) The site for the proposed use will have adequate access based upon the site's access from Main Street, which will be constructed to City standards.
- (e) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the OC District of the Main Street and Freeway Corridor Specific Plan. A vehicle station is an allowable use with approval of a conditional use permit if located on a corner lot.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP12-10175 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 13<sup>th</sup> day of December 2012.

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Chris Elvert, Chair, Planning Commission

ATTEST:

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Kathy Stine, Secretary, Planning Commission

ATTACHMENT 'A'

List of Conditions for Conditional Use Permit CUP12-10175

Approval Date: December 13, 2012

Effective Date: January 3, 2013

Expiration Date: January 3, 2016

This list of conditions applies to a Conditional Use Permit to allow a vehicle fuel station, a 2,900 square foot convenience store, which includes the sale of alcohol for off-site consumption, and a 1,925 square foot multi-tenant building on 1.6 gross acres located on the northeast corner of Main Street and Cottonwood Avenue. Any change of use or expansion of area may require approval of another Conditional Use Permit application (Applicant: Ravinder Singh Verma; APN: 0408-152-08).

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. **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. (E)
- \_\_\_\_\_ 2. **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)
- \_\_\_\_\_ 3. **Title Report.** The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)
- \_\_\_\_\_ 4. **Erosion Control.** The Developer shall provide an erosion control plan with the improvement plans submittal per City Standards. (E)
- \_\_\_\_\_ 5. **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)

- \_\_\_\_\_ 6. **Utility Non-interference.** The Developer shall provide non-interference 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)
  
- \_\_\_\_\_ 7. **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)
  
- \_\_\_\_\_ 8. **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)
  
- \_\_\_\_\_ 9. **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)
  
- \_\_\_\_\_ 10. **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)
  
- \_\_\_\_\_ 11. **Specialty Plans.** The following additional plans/reports shall be required for businesses with special environmental concerns: (B)
  - A. Three sets of plans for underground fuel storage tanks shall be submitted to the Building Division with required application fees.
  - B. Demolition permits shall be obtained from the Building Division prior to demolition of above or below ground structures. Prior to issuance a certificate that the structure is asbestos free shall be obtained from a licensed environmental engineer

**CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY:**

- \_\_\_\_\_ 12. **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)
- \_\_\_\_\_ 13. **Dedication(s).** The Developer shall grant, to the City, an Irrevocable Offer of Dedication for Main Street. The right-of-way half-width, for Main Street, shall be seventy-eight (78') feet. The Developer shall also grant, to the City, an Irrevocable Offer of Dedication for Cottonwood Avenue. The right-of-way half-width, for Cottonwood Avenue, shall be fifty-six (56') 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. **Corner cut-off right-of-way dedication per City standards is required based on a fifty (50') foot radius curb return.** (E)
- \_\_\_\_\_ 14. **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 on to private property. (E)
- \_\_\_\_\_ 15. **Utility Non-interference.** The Developer shall provide non-interference 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)
- \_\_\_\_\_ 16. **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)
- \_\_\_\_\_ 17. **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 basin(s), 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)
- \_\_\_\_\_ 18. **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)

- \_\_\_\_\_ 19. **On-site Retention (Fueling Station).** 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. It is the Developer's responsibility to remove existing on-site storm drain facilities per the City Inspector. **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. The Developer shall provide an E.P.A. approved oil and gasoline stop valve for the proposed on-site retention system. The documentation shall be provided to the City for their review.** (E)
- \_\_\_\_\_ 20. **Traffic Signal(s).** The Developer shall design to construct, relocate, and modify traffic signal at the intersection of Main Street and Cottonwood Avenue. Traffic signal preemption device for emergency vehicle operation shall be included. (E)
- \_\_\_\_\_ 21. **Street Improvement Plan.** The Developer shall design street improvements in accordance with City standards and as indicated below. (E)
- \_\_\_\_\_ 22. **Main Street.** Saw-cut, (2-foot min.), and match-up asphalt pavement on Main Street across the project frontage, based on City's 120' Main Street, (Corridor I-15 to 9<sup>th</sup> Avenue), Roadway Standard and the approved Intersection Lane Geometry. The curb face is to be located at 66' 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. Meandering sidewalk (width = 6 feet) per City standards.
  - C. Roadway drainage device(s).
  - D. Streetlights per City standards.
  - E. Intersection improvements including handicapped ramps per City standards.
  - F. Commercial driveway approach per City standards.
  - G. Pavement transitions per City Standards.
  - H. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 12 and per the soils report.
  - I. Cross sections every 50-feet per City standards.
  - J. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
  - K. Provide a signage and striping plan per City standards.

- L. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration/deceleration tapers per City standards.
- M. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

\_\_\_\_\_ 23. **Cottonwood Avenue.** Saw-cut, (2-foot min.), and match-up asphalt pavement on Cottonwood Avenue across the project frontage, based on City's 100' Arterial Roadway Standard and the approved Intersection Lane Geometry. The curb face is to be located at 42' 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. Meandering sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Intersection improvements including handicapped ramps per City standards.
- F. Commercial driveway approach per City standards.
- G. Pavement transitions per City Standards.
- H. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
- I. Cross sections every 50-feet per City standards.
- J. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- K. Provide a signage and striping plan per City standards.
- L. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration/deceleration tapers per City standards.
- M. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

\_\_\_\_\_ 24. **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" ACP water line in Main Street or the existing 8" PVC water line in Cottonwood Avenue per City Standards.
- C. It is the Developer's responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to connect to the existing 10" PVC sewer main in Main Street per City standards.
- 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.

- \_\_\_\_\_ 25. **Electronic Copies.** The Developer shall provide electronic copies of the approved project in AutoCAD format Version 2007 to the City’s Engineering Department. (E)
- \_\_\_\_\_ 26. **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)
- \_\_\_\_\_ 27. **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)
- \_\_\_\_\_ 28. **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)
- \_\_\_\_\_ 29. **Design for Required Improvements.** Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this conditional use permit application with the following revisions made to the improvement plans: (E, P)
- A. A minimum four-foot wide landscaped area and a one-foot sidewalk in addition to the six-inch concrete curb shall be installed at the end of all parking space rows as approved by Planning staff;
  - B. The west building elevation (street side) shall include brick along the base of the building and on the pilasters consistent with the brick on the southern (front) elevation;
  - C. One additional parking space shall be added for a total of 12 spaces in phase 1. The parking space may be added on the west end of the parking row in front of the building and must be a minimum of 20 feet from the street curb.
- \_\_\_\_\_ 30. **Survey.** The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

- \_\_\_\_\_ 31. **Jurisdiction.** Prior to any construction occurring on any parcel, the applicant shall contact the San Bernardino County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F-1]
- \_\_\_\_\_ 32. **Water System.** The water system shall meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using the California Fire Code. **The Fire Flow for this project shall be: 1,500 GPM for a 2 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 2,900 sq. ft. structure.** [F-5]
- \_\_\_\_\_ 33. **Access.** The development shall have a minimum of 2 points 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.
- B. **Multi-Story Road Access Width.** Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F-41]

**CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:**

- \_\_\_\_\_ 34. **Architectural Elevations.** The Developer is required to submit two copies and one reduced color copy of the architectural elevations for the 1,925 square foot building that is part of Phase 2. The architectural elevations shall include features compatible with the convenience store building's design. These elevations shall be approved by the Principal Planner or his/her designee. (P)
- \_\_\_\_\_ 35. **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)
- \_\_\_\_\_ 36. **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)

- \_\_\_\_\_ 37. **Solid Masonry Wall.** The Developer shall submit four sets of masonry wall plans to the Building Division with the required application fees for all proposed walls. A six-foot high decorative wall with decorative cap shall be constructed along the northern boundary of the site in accordance with the Development Code. The required block wall shall be in place at the time of the building final of Phase 1. (P)
- \_\_\_\_\_ 38. **Development Fees.** The Developer shall pay required development fees as follows:
- A. School Fees (B)
- \_\_\_\_\_ 39. **AQMD Approval.** The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)
- \_\_\_\_\_ 40. **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)
- \_\_\_\_\_ 41. **Fire Alarm.** A **manual, automatic or manual and automatic** fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. 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-62a]
- \_\_\_\_\_ 42. **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. [F94]

**CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY:**

- \_\_\_\_\_ 43. **As-Built Plans.** The Developer shall provide as-built plans. (E)
- \_\_\_\_\_ 44. **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)
- \_\_\_\_\_ 45. **Development Fees.** The Developer shall pay required development fees as follows:
- A. Development Impact Fees (B)  
B. Utility Fees (P)

- \_\_\_\_\_ 46. **Utility Clearance(s)/Certificate of Occupancy.** 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)
  
- \_\_\_\_\_ 47. **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 buildings 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 Director of Development Services. (P)
  
- \_\_\_\_\_ 48. **KNOX Box<sup>®</sup>.** An approved Fire Department key box is required. The KNOX Box<sup>®</sup> shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. [F85]
  
- \_\_\_\_\_ 49. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]

**THE FOLLOWING ARE CONTINUING CONDITIONS. FAILURE TO COMPLY WITH THESE CONDITIONS MAY RESULT IN REVOCATION OF THE CONDITIONAL USE PERMIT:**

- \_\_\_\_\_ 50. **Valid License.** At all times during the conduct of the use allowed by this permit, the use shall obey all laws and maintain and keep in effect valid licensing from appropriate local, state and/or federal agencies as required by law. Should such required licensing be denied, expire or lapse at any time in the future, this permit shall become null and void. (P)
  
- \_\_\_\_\_ 51. **Permit Revocation.** In the event the use hereby permitted under this permit is: (a) found to be in violation of the terms and conditions of this permit; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety or general welfare, or a public nuisance; this permit shall become null and void. (P)
  
- \_\_\_\_\_ 52. **Employee Age.** All employees selling alcohol must be at least 21 years of age. (P)
  
- \_\_\_\_\_ 53. **ABC Requirements.** The use must comply with the permit process and requirements set forth by the State of California, Alcoholic Beverage Control. (P)
  
- \_\_\_\_\_ 54. **License.** The subject alcoholic beverage license shall not be exchanged for a public premises type license nor operated as a public premises. (P)
  
- \_\_\_\_\_ 55. **Sale of Alcohol.** The sale of alcoholic beverages shall be permitted only between the hours of 6:00 AM to 2:00 AM. (P)

\_\_\_\_\_ 56. **Alcohol Consumption.** No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.  
(P)

**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



## CITY OF HESPERIA DEVELOPMENT REVIEW COMMITTEE

City Hall Joshua Room  
9700 Seventh Avenue  
Hesperia, CA 92345  
BEGINNING AT 10:00 A.M.  
WEDNESDAY, NOVEMBER 7, 2012

### A. PROPOSALS:

#### 1. ROCIO PRADO (CUP12-10177)

**Proposal:** A revised conditional use permit to establish a large recycling facility in an existing building.

**Location:** 16666 Smoketree (APN: 0410-091-09)

**Planner:** Lisette Sanchez-Mendoza

**Action:** Withdrawn by applicant

#### 2. DESERT GREEN VILLAS, LLC (SPR12-10193)

**Proposal:** A fifth extension of time for approved Site Plan Review SPR-2003-25, to construct a 2-story, 84-unit apartment complex on 5.6 gross acres within the Medium Density Residential (MDR) District of the Main Street and Freeway Corridor Specific Plan.

**Location:** East side of Santa Fe Avenue East, 346 feet south of Sultana Street (APN: 0410-211-08 & 09)

**Planner:** Stan Liudahl

**Action:** Administrative Approval

# 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 20, 2012**

### A. PROPOSALS:

#### 1. RAVINDER SINGH VERMA (CUP12-10175)

**Proposal:** Consideration of a conditional use permit to construct a gas station with a 2,900 square foot convenience store on 1.6 gross acres within the Office Commercial (OC) District.

**Location:** Northwest corner of Main Street and Cottonwood (APN: 0408-152-08)

**Planner:** Daniel Alcayaga

**Action:** Forwarded to December 13, 2012 Planning Commission

#### 2. CITY OF HESPERIA (SPR12-10199)

**Proposal:** A public facility review to allow for a 2.5-acre expansion of the existing Park-and-Ride facility.

**Location:** Southwest corner of U. S. Highway 395 and Joshua Street

**Planner:** Stan Liudahl

**Action:** Administrative Approval

#### 3. BART STRITTMATTER (SPR12-10194)

**Proposal:** A fourth extension of time for approved Site Plan Review SPR-2004-50, to construct two retail buildings totaling 18,750 square feet as part of the second phase of a 22,648 square foot retail development.

**Location:** Northwest corner of Sequoia Street and Hemlock Avenue (APN: 0406-012-19)

**Planner:** Stan Liudahl

**Action:** Administrative Approval

**4. TOMASA MORALES & LORENA EDEZA (SPR12-10200)**

**Proposal:** A revised site plan review to allow an exercise studio and a nutritional class in an existing building.

**Location:** 17415 Catalpa Street, Suite 14, 15 & 16 (APN: 0415-272-03)

**Planner:** Daniel Alcayaga

**Action:** Administrative Approval

# 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 5, 2012

### A. PROPOSALS:

#### 1. TERRY ALTMANN (ME12-10204)

**Proposal:** Consideration of a minor exception to allow a 1,360 square foot detached garage exceeding the 1,000 square foot allowable accessory building area limitation.

**Location:** 16515 Fir Street (APN: 0412-233-16)

**Planner:** Stan Liudahl

**Action:** Administrative Approval