



City of Hesperia
Meeting Minutes - Draft
*PLANNING COMMISSION REGULAR
MEETING*

**Council Chambers
9700 Seventh Avenue,
Hesperia CA 92345**

Thursday, September 11, 2025

CALL TO ORDER - 6:34 PM

- A. Pledge of Allegiance to the Flag**
Pledge led by Commissioner Burke.

- B. Invocation**
Invocation led by Vice Chair Steeno.

- C. Roll Call**

Present 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman, and Vice Chair Steeno

Absent 1 - Chair Chair Roger Abreo

- D. Reorganization of the Planning Commission**

**A motion was made by Commissioner Burke, seconded by Commissioner Auman, that this item be continued.
The motion carried by the following vote:**

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

- E. Agenda Revisions and Announcements by Planning Secretary**

Information for Green Sheet Items #5, #6, and #7 was updated after the original agenda posting to provide the most current details for the Commission's review. Comment letters related to these projects were also received and made available.

JOINT PUBLIC COMMENTS

The Public Comment period was opened at 6:38 p.m.
There were no public comments.
The Public Comment period was closed at 6:38 p.m.

CONSENT CALENDAR

1. Consideration of the June 12, 2025 Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on June 12, 2025.

Sponsors: Planning Specialist Maricruz Montes

A motion was made by Commissioner Auman, seconded by Commissioner Burke, that this item be approved. The motion carried by the following vote:

Aye: 3 - Commissioner Hodson V, Commissioner Burke and Commissioner Auman

Nay: 0

Absent: 1 - Chair Abreo

Abstain: 1 - Vice Chair Steeno

2. Consideration of the August 14, 2025 Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on August 14, 2025.

Sponsors: Planning Specialist Maricruz Montes

A motion was made by Vice Chair Steeno, seconded by Commissioner Burke, that this item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

PUBLIC HEARINGS

3. Consideration of an appeal to the Planning Commission to overturn the Development Review Committees decision to adopt associated Mitigated Negative Declaration ("MND") and approve site plan review SPR23-00018.

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-10 denying appeal APP25-00001 and upholding the Development Review Committee (DRC) approval of site plan review SPR23-00018 and adoption of associated Mitigated Negative Declaration.

Sponsors: Assistant Planner Leilani Henry

A motion was made by Commissioner Burke, seconded by Vice Chair Steeno, that this item be approved. The motion carried by the following vote:

Aye: 4- Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

4. Conditional Use Permit CUP22-00016 in conjunction with Tentative Parcel Map No. 20883 (TPM24-00003) (Applicant: Bobby Kang, CEO- Cargo Solutions Express; APNs: 3064 -591 -12, 13, 17, 18, and 3064-631-01).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-15, approving CUP22-00016 and Tentative Parcel Map No. 20883 (TPM24-00003) and adopting a Mitigated Negative Declaration.

Sponsors: Principal Planner Ryan Leonard

A motion was made by Commissioner Auman, seconded by Commissioner Hodson V, that this item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

5. Development Code Amendment DCA25-00003; Applicant: City of Hesperia; Area affected: City-wide.

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-12 recommending that the City Council introduce and place on first reading an ordinance approving DCA25-00003, modifying development standards associated with Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (Junior ADUs).

Sponsors: Senior Planner Edgar Gonzalez

A motion was made by Commissioner Hodson V, seconded by Vice Chair Steeno, that this item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

6. Consideration of Specific Plan Amendment SPLA25-00004 to remove existing provision allowing building height to increase up to 150 feet based on additional front yard setback for properties located west of Interstate 15; and increasing the maximum building height from 60 feet to 35 feet within the Commercial Industrial Business Park Zone of the Main Street and Freeway Corridor Specific Plan.

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-11 recommending that the City Council introduce and place on first reading an ordinance approving SPLA25-00004.

Sponsors: Assistant Planner Leilani Henry

A motion was made by Commissioner Auman, seconded by Commissioner Hodson V, that this item be recommended for approval. The motion carried by the following vote:

Aye: 4- Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

7. Draft Objective Design Standards for Multifamily and Mixed-Use Development

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-13 recommending that the City Council: 1) Adopt Objective Design Standards (ODS) for multifamily and mixed-use residential projects; and 2) Approve a Development Code Amendment (DCA25-00002) and Specific Plan Amendment (SPLA25-00002) incorporating the ODS into the Hesperia Municipal Code and the Main Street and Freeway Corridor Specific Plan (MSFCSP).

Sponsors: Principal Planner Ryan Leonard

A motion was made by Commissioner Burke, seconded by Commissioner Auman, that this item be recommended for approval. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Burke, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Chair Abreo

PLANNING DIVISION REPORT

Principal Planner Leonard had no comments.

ASSISTANT CITY ATTORNEY REPORT

Attorney Burgess, filling in for the City Attorney, stated she had nothing to report.

DIRECTOR REPORT

Director Freeman thanked staff for their time and dedication in preparing the agenda. He specifically recognized Ryan and his team for their efforts in compiling and organizing the 700+ page agenda, noting that their work placed the Commissioners in the best possible position to make well-informed decisions.

PLANNING COMMISSION COMMENTS

Commissioner Auman commented on the large volume of documents he printed this week and acknowledged the time and effort it takes to review them thoroughly.

Commissioner Burke commended staff for an excellent job in preparing the agenda materials, noting that it made it easy to follow and understand each item.

Commissioner Hodson V. requested an update on the aqueduct crossing project. Director Freeman responded that he will request an update to be provided at the next Planning Commission meeting.

Vice Chair Steeno praised staff for their stellar performance and extended thanks to the consultants who supported the City. He also shared highlights from the recent Planning Commission Conference and invited everyone to attend the upcoming Hesperia Days event.

ADJOURNMENT

Meeting adjourned at 7:52 pm until the next regular meeting on October 9, 2025.

Maricruz Montes,
Planning Commission Secretary

Sophie Steeno,
Planning Commission, Vice Chair