



City of Hesperia

Meeting Minutes

Planning Commission

City Council Chambers
9700 Seventh Ave.,
Hesperia, CA 92345

Thursday, May 14, 2026

CALL TO ORDER - 6:30 PM

A. Pledge of Allegiance to the Flag

Chair Abreo led the pledge of allegiance.

B. Invocation

Chair Abreo led the invocation

C. Roll Call

Present 5 - Chair Abreo, Vice Chair Steeno, Commissioner Burke, Commissioner Hodson V, & Commissioner Auman.

D. Agenda Revisions and Announcements by Planning Secretary

The CIP presentation scheduled for this meeting has been pushed to our next meeting, June 11, 2026.

JOINT PUBLIC COMMENTS

Public Comments opened at 6:32 PM.

There were no white cards.

Public Comments closed at 6:33 pm.

CONSENT CALENDAR

1. Consideration of April 9, 2026, Planning Commission Meeting Minutes

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on April 9, 2026.

Sponsor: Planning Specialist Leovi Wolsieffer

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

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

Nay: 0

Abstain: 1 - Vice Chair Steeno

PUBLIC HEARINGS

2. Consideration of Conditional Use Permit CUP24-00013 to construct an automotive tow yard with a 1,392 square foot office building on 1.84 acres within the General Manufacturing- I2 zone located on the north side of Lilac Road approximately 900 feet west of G Avenue (Applicant: Marco Banegas, First Choice Tow; APN: 0415-244-07)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2026-07, approving CUP24-00013.

Sponsor: Associate Planner Leilani Henry

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

Aye: 5 - Commissioner Hodson V, Commissioner Burke, Chair Abreo, Vice Chair Steeno and Commissioner Auman
Nay: 0

3. Consideration of Conditional Use Permit CUP26-00006 to allow for a relocation of an existing Single Price Overstock/Discount Store (SPODS) from 15759 Main Street to an existing commercial building (former Rite Aid) located at 15510 Main Street, on 1.96 acres within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the northeast corner of Main St and 11th Ave (Applicant: Dollar Tree, INC.; APN: 0413-011-23)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2026-08, approving CUP26-00006.

Sponsor: Assistant Planner Maricruz Montes

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

Aye: 4 - Commissioner Burke, Chair Abreo, Vice Chair Steeno and Commissioner Auman
Nay: 0
Abstain: 1 - Commissioner Hodson V

4. Consideration of Tentative Tract Map No. 20637 (TT23-00004) to create 22 single-family residential lots and 2 lettered lots on 4.1 gross acres within the Single Family Residential (R1-4500) zone located at the southwest corner of Oak Valley Street and Fuente Avenue, in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: Hesperia Canyon LLC; APNs: 3057-051-25 and -26).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution NO. PC-2026-09, approving the Mitigation Monitoring and Reporting Program and the Mitigated Negative Declaration, and to approve TT23-00004.

Sponsor: Senior Planner Edgar Gonzalez

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: 5 - Commissioner Hodson V, Commissioner Burke, Chair Abreo, Vice Chair Steeno and Commissioner Auman
Nay: 0

ASSISTANT CITY ATTORNEY REPORT

The Assistant Attorney has nothing to report.

PLANNING DIVISION / DIRECTOR REPORT

Principal Planner Ryan Leonard commented that since the last Planning Commission meeting, two Development Review Committee (DRC) meetings were held, during which two Minor Exceptions related to setbacks and a pocket park within the Silverwood development were approved. He also noted that at the upcoming DRC meeting, projects including an Olive Garden, McDonald's, and Starbucks are scheduled for review and approval. Additionally, Principal Planner Ryan Leonard stated that the CIP presentation that was scheduled for tonight's meeting will be presented at the next meeting on June 11th.

PLANNING COMMISSION COMMENTS

Commissioner Burke acknowledged the road work being completed on 7th Avenue and commented positively on the continued progress of projects throughout the City.

Commissioner Hodson V acknowledged the time and effort put into the agenda documents.

Vice Chair Steeno expressed appreciation for the larger paper site plans and commented on the continued progression of the Silverwood development. She also shared that she was happy to be back from vacation and congratulated Assistant Planner Maricruz Montes on her promotion.

Commissioner Auman commented on the recently completed paving improvements on 7th Ave and noted how nice the roadway looks now. He also expressed that he is looking forward to the CIP presentation that will be presented at next month's meeting.

Chair Abreo expressed gratitude for the larger, more detailed site plans for each project and thanked everyone for their hard work.

ADJOURNMENT

Meeting was adjourned at 7:29 until the next regular meeting on June 11, 2026.

Leovi Wolsieffer,
Planning Commission Secretary

Roger Abreo,
Planning Commission Chair