



City of Hesperia

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

Meeting Minutes - Draft **PLANNING COMMISSION REGULAR MEETING**

Thursday, May 11, 2023

CALL TO ORDER - 6:32 PM

- A. Pledge of Allegiance to the Flag**
Pledge of Allegiance was led by Chair Abreo.
- B. Invocation**
Invocation was led by Chair Abreo.
- C. Roll Call**

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

Vacancy 1

- D. AGENDA REVISIONS AND ANNOUNCEMENTS BY PLANNING SECRETARY**
No revision or announcement to the agenda.

JOINT PUBLIC COMMENTS

Public Comments opened at 6:34 PM.

There were no white cards.

Public Comments closed at 6:34 PM.

CONSENT CALENDAR

1. Consideration of the April 13, 2023, Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on April 13, 2023.

Sponsors: Senior office Specialist Maricruz Montes

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

Aye: 4 - Abreo, Hodson V, Steeno and Burke

Nay: 0

PUBLIC HEARINGS

2. Consideration of Conditional Use Permit CUP22-00023 to construct a self-storage facility consisting of 1,510 square foot office with a caretaker's residence, two self-storage buildings with 202 enclosed self-storage units totaling 37,306 square feet and 1,692 square foot commissary kitchen with seven (7) outdoor food truck/RV storage spaces on 1.7 acres within the General Commercial (C2) zone located at the southeast corner of Third Avenue and Seventh Avenue (Applicants: Harp & Ravi Verma; APN: 0412-172-13).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2023-10, approving CUP22-00023.

Items has been continued to June 8th, 2023 Planning Commission meeting due to lack of a quorum. Commissioner Steeno and Commissioner Hodson recused themselves from participation in the Item due to a conflict of interest.

3. Consideration of Tentative Tract Map No. 20434 (TT21-00003) to create 89 single-family residential lots and 4 lettered lots on 29.2 gross acres of land within the Single Family Residential (R1) zone located north of Mesquite Street, east of Tamarisk Avenue and southwest of the California Aqueduct in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: CJC Holdings, LLC; APNs: 3046-131-20, -36, -76 & -77).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2023-16, approving TT21-00003 (TT-20434).

Sponsors: Associate Planner Edgar Gonzalez

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

Aye: 4 - Abreo, Hodson V, Steeno and Burke

Nay: 0

4. Consideration of Development Code Amendment DCA23-00004 to modify Section 16.36.060 of the Hesperia Municipal Code modifying development standards associated with on-site digital signs.

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2023-17 recommending that the City Council introduce and place on first reading an ordinance approving Development Code Amendment DCA23-00004 modifying development standards associated with on-site digital advertising signs.

Sponsors: Senior Planner Ryan Leonard

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

Aye: 4 - Abreo, Hodson V, Steeno and Burke

Nay: 0

PLANNING DIVISION REPORT

Housing Element requirements mandated by the State, rezoning Main Street to 30 units per acre by 10/20/24.

ASSISTANT CITY ATTORNEY REPORT

No updates.

PLANNING COMMISSION COMMENTS

Commissioner Steeno was hoping to get a new Commissioner very soon, thankful for staff's hard work. Commissioner Burke inquired if permits were issued for the Dairy Queen site, he is very excited for the new Dairy Queen and Rosa Maria's to open. Commissioner Hodson requested an update for Ranchero Road. Chair Abreo welcomed Council Member Allison Lee who was in the audience.

ADJOURNMENT

Meeting adjourned at 7:26 PM , until the next regular meeting on June 8, 2023 at 6:30 PM.

Maricruz Montes,
Planning Commission Secretary

Roger Abreo,
Chair- Planning Commission