



City of Hesperia

Meeting Minutes - Draft

PLANNING COMMISSION REGULAR MEETING

City Council Chambers
9700 Seventh Avenue
Hesperia, CA 92345

Thursday, June 12, 2025

CALL TO ORDER - 6:32 PM

A. Pledge of Allegiance to the Flag

Pledge led by Commissioner Timothy Auman.

B. Invocation

Invocation led by Chair Abreo.

C. Roll Call

Present 4 - Commissioner Hodson V, Commissioner Burke, Chair Roger Abreo, and Commissioner Auman

Absent 1 - Vice Chair Steeno

D. Reorganization of Planning Commission

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

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

Nay: 0

Absent: 1 Vice Chair Steeno

E. Agenda Revisions and Announcements by Planning Secretary

There were no revisions made to the agenda.

PRESENTATION

Capital Improvement Program (CIP) Presentation by Cassandra Sanchez, Director of Public Works.

JOINT PUBLIC COMMENTS

Public Comments opened at 6:58 pm.
Public Comment from Robert Davis.
Public Comments closed at 7:02 pm.

CONSENT CALENDAR

1. Consideration of the May 8, 2025, Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regularly scheduled meeting on May 8, 2025.

Sponsor: 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 Burke, Chair Abreo and Commissioner Auman
Nay:	0	
Absent:	1	Vice Chair Steeno
Abstain:	1	Commissioner Hodson V

PUBLIC HEARINGS

2. Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005; Applicant: City of Hesperia; Area affected: City-wide.

Recommended Action:

That the Planning Commission adopt Resolution No. PC-2025-07 recommending that the City Council introduce and place on first reading an ordinance approving Development Code Amendment DCA24-00003 and Specific Plan Amendment SPLA24-00005 to prohibit the establishment of new, or the expansion of existing outdoor pallet yards and indoor pallet manufacturing facilities.

Sponsor: Senior Planner Edgar Gonzalez

A motion was made by Commissioner Burke, seconded by Commissioner Hudson, that the proposed Development Code Amendment be forwarded to the City Council with a recommendation to modify the proposed standards to allow indoor and outdoor pallet yard facilities only within the General Manufacturing (I2) zone, subject to the following regulations:

- A minimum 1,000-foot separation from all residential zones and sensitive uses.
- Outdoor pallet stacks be limited to a maximum height of 12 feet.
- Requirements to install an outdoor fire suppression system.
- A Citywide cap limiting the maximum number of pallet yard facilities, whether indoor or outdoor, to two.

The motion carried by the following vote:

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

Meeting went into recess 8:32 pm.

Meeting reconvened 8:46 pm.

3. 2025 General Plan Update**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution Nos. PC-2025-08 and PC-2025-09 recommending that the City Council: 1) Certify the Addendum as being complete in compliance with the California Environmental Quality Act (CEQA); and 2) Adopt the updated Land Use Element, Circulation Element, and Health and Safety Element.

Sponsor: Principal Planner Ryan Leonard

A motion was made by Commissioner Hodson V, seconded by Commissioner Auman, that this item be forwarded to the City Council recommending adoption. The motion carried by the following vote:

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

Nay: 0

Absent: 1 Vice Chair Steeno

PLANNING DIVISION REPORT

Principal Planner Ryan Leonard thanked everyone for attending and expressed appreciation to the Commissioners for adopting the General Plan, which will be presented to City Council in July. He noted that the General Plan serves as the blueprint for the City's development over the next 10 to 30 years and is a significant document that reflects how the City will grow and develop. He acknowledged the year-and-a-half-long effort put into the update and thanked the consultants for their contributions. He also noted that the previous General Plan was last updated in 2010 and emphasized that the current version reflects the input and involvement of the Planning Commissioners. Principal Planner Leonard highlighted recent DRC approved projects, including the redevelopment of the corner of Seventh Avenue and Main Street, where a Starbucks and McDonald's were approved, involving the demolition of an existing used car lot. He informed the Commission that the next Planning Commission meeting will include the next component of the General Plan: Objective Design Standards for all multi-family developments. He also mentioned the upcoming comprehensive code development update and future workshops, noting there is much to look forward to.

ASSISTANT CITY ATTORNEY REPORT

Nothing to report.

DIRECTOR REPORT

Director Nathan Freeman recognized staff and PlaceWorks for their incredible amount of work in preparing the agenda. He noted that an overview of the Economic Development Element will be presented to the City Council on July 15th, with the same presentation scheduled for the Planning Commission in August.

PLANNING COMMISSION COMMENTS

Commissioner Auman thanked staff for the detailed presentation, particularly highlighting the focus on living wages and increasing employment opportunities in Hesperia.

Commissioner Burke expressed appreciation to everyone involved in the presentation and to the public for their participation. He noted the City's ongoing efforts to get things right and also took a moment to remember the Fire of 1979.

Commissioner Hodson shared that he is a fifth-generation resident raised in the High Desert and emphasized that what the City is doing is significant. He acknowledged the time and dedication invested in the City's progress and thanked all those involved.

Chair Abreo agreed with his fellow Commissioners and thanked staff for the information provided. He complimented consultant Cory for delivering the presentation efficiently and clearly, while also lightheartedly joking about Cory's quick delivery. He also thanked Jolene for her contributions and wished everyone a safe Fourth of July. Chair Abreo concluded by informing residents about upcoming community engagement opportunities.

ADJOURNMENT

Meeting adjourned at 10:13 PM until the next regular meeting.

Maricruz Montes
Planning Commission Secretary

Roger Abreo, Planning Commission Chair