



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

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

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Thursday, October 9, 2025

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## **CALL TO ORDER - 6:34 PM**

**A. Pledge of Allegiance to the Flag**  
Led by Roger Abreo

**B. Invocation**  
Led by Roger Abreo

**C. Roll Call**

**Present** 5 - Commissioner Hodson V, Commissioner Burke, Chair Roger Abreo, Commissioner Auman, and Vice Chair Steeno

**D. Reorganization of the Planning Commission**

**A motion was made by Commissioner Burke, seconded by Vice Chair Steeno, that existing chair and vice chair stands. The motion carried by the following vote:**

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

**Nay:** 0

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

\* Item 4 will be moved up to the top of the Public Hearing presentations.

\* Typo on item number #2 resolution number 2025-19.

## **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 September 11, 2025 Planning Commission Meeting Minutes.

### **Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on September 11, 2025.

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

**Sponsors:** Recording Secretary Maricruz Montes

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

**Nay:** 0

**Abstain:** 1 - Chair Abreo

**PUBLIC HEARINGS**

4. Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002); Applicant: Silverwood Development; Area Affected: Tapestry Specific Plan (referred to as Silverwood)

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2025-16 and Resolution No. PC-2025-17 recommending that the City Council introduce and place on first reading an ordinance and resolution approving Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No 18955 (TTR25-00002), to amend the land use designation of multiple Planning Areas within the Tapestry Specific Plan (referred to as Silverwood) and to make modifications to the lot layout for multiple Planning Areas under TTM No.18955.

**Sponsors:** Senior Planner Edgar Gonzalez

*City Attorney Bethany Burgess announced that three of the five Commissioners have financial interests that must be disclosed under the California Government Code. In order to establish a quorum, one of the three Commissioners is legally required to participate in the discussion and vote.*

*Attorney Burgess further explained that two Commissioners have real estate interests within 500 feet of the project site, and one Commissioner has a business interest in the project. To determine which Commissioner would participate and maintain a quorum, a coin toss was conducted prior to the meeting. As a result, Commissioner Steeno would remain and participate in the discussion and vote, while Commissioner Auman would recuse himself.*

*Each Commissioner then disclosed their respective financial interests as follows:*

*Commissioner Hodson V. announced that he would be recusing himself from participation due to a business entity conflict of interest, as he serves as the general contractor for the Bella Ranch Development.*

*Commissioner Auman announced that he would be recusing himself, as his personal residence is located within 500 feet of the project.*

*Commissioner Steeno disclosed that her personal residence is located off Farmdale Street and within 500 feet of the project.*

**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:** 3 - Commissioner Burke, Chair Abreo and Vice Chair Steeno

**Nay:** 0

**Recused:** 2 - Commissioner Hodson V and Commissioner Auman

2. Consideration of Tentative Tract Map No. 20674 (TT23-00005) to create 20 single-family residential lots and lettered lot on 5 gross acres of land within the Single Family Residential (R1-4500) zone located at the northwest corner of Hollister Street and Afton Avenue in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: Trio Grande, LLC; APN: 3057-051-09).

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2025-17, approving TT25-00005 (TT-20674).

**Sponsor:** Associate 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:** 5 - Commissioner Hodson V, Commissioner Burke, Chair Abreo, Commissioner Auman and Vice Chair Steeno

**Nay:** 0

3. Consideration of Development Code Amendment DCA25-00004 to modify the City's General Performance Standards of the Hesperia Municipal Code by establishing new standards for outdoor residential lighting and updating existing glare regulations for commercial properties.

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2025-18 recommending that the City Council introduce and place on first reading an ordinance approving DCA25-00004.

**Sponsors:** Associate Planner Leilani Henry

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

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

Nay: 0

**PLANNING DIVISION REPORT**

Ryan Leonard, Principal Planner, reported on several upcoming items scheduled for consideration by the City Council. He stated that the Objective Design Guidelines will be presented, and that all Planning Commission comments have been incorporated into final document. Mr. Leonard also noted that a Development Code Amendment related to Accessory Dwelling Unit's will be presented to the City Council. He explained that the City received correspondence from the State requesting updates to the Municipal Code to ensure consistency with current State housing laws.

Ryan further reported that the Circulation Element will be presented to the City Council, which includes the proposed removal of the Lemon Street Bridge.

He provided an update on a recent appeal application that was previously presented to the Planning Commission and stated that the applicant unfortunately withdrew their application for the proposed project. He expressed that it was unfortunate the project would not be moving forward, as it had the potential to bring positive development and investment to the area.

Mr. Leonard concluded his report by announcing that the Assistant Planner recruitment received over 200 applications, and he was pleased to share that Maricruz Montes has been selected for the position.

**ASSISTANT CITY ATTORNEY REPORT**

Nothing to report.

**DIRECTOR REPORT**

Nathan Freeman, Director of Community Development, announced his resignation after accepting a new position in the Los Angeles area. He expressed that while it is a great professional opportunity, it is difficult to leave the staff and Planning Commission, who have become dear to him. Mr. Freeman stated that it has been a privilege to serve the City of Hesperia for the second time and that he is proud of the accomplishments achieved over the past two and a half years. He thanked the Commission for their support and wished continued success to the City.

**PLANNING COMMISSION COMMENTS**

Commissioner Burke congratulated Maricruz on her new position and expressed that he was sad to see Nathan leave. He also commended staff on a well-prepared agenda.

Commissioner Hodson V stated that all Commissioners have the City's best interests in mind and expressed confidence in the decisions made. He congratulated staff for their continued hard work and professionalism.

Commissioner Sophie wished Nathan the very best in his new position, expressed appreciation for staff's efforts during a busy time of year, and stated she looks forward to seeing the City Council's upcoming decisions.

Commissioner Auman commented that good turnover leads to continued success. He wished Nathan the best in his future endeavors and thanked Attorney Bethany Burgess for her valuable guidance.

Commissioner Abreo congratulated staff for their excellent work and thanked Nathan for his leadership and communication. He wished him success in his new role and noted that the recent Hesperia Days event had an excellent turnout.

**ADJOURNMENT**

Meeting adjourned at 7:35 pm until the next regular meeting on November 13, 2025.

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*Maricruz Montes,*  
*Planning Commission Secretary*

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*Chair Roger Abreo*  
*Planning Commission*