



City of Hesperia

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Meeting Minutes - Draft
PLANNING COMMISSION
REGULAR MEETING

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

Thursday, November 13, 2025

CALL TO ORDER - 6:30 PM

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

B. Invocation
Invocation led by Chair Abreo

C. Roll Call

Present 4 - Commissioner Burke, Chair Roger Abreo, Commissioner Auman, and Vice Chair Steeno

Absent: 1 - Commissioner Hodson V

D. Agenda Revisions and Announcements by Planning Secretary
No revisions to the agenda

JOINT PUBLIC COMMENTS

Public comment period opened at 6:32 pm.

There were no public comments.

Public Comment period closed at 6:32 pm.

CONSENT CALENDAR

1. Consideration of the October 9, 2025 Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on October 9, 2025.

Sponsor: Assistant Planner Maricruz Montes

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

Aye: 4 Commissioner Burke, Chair Abreo, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Commissioner Hodson V

PUBLIC HEARINGS

- 2. Consideration of Conditional Use Permit CUP25-00001 to construct a 1,515 square foot drive-thru oil change facility (Take Five Oil Change) on a 1.01 gross acre lot within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Main Street, approximately 575 feet west of Ninth Avenue in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: Durban Development; APN: 0413-111-45).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-20, approving Conditional Use Permit (CUP25-00001) and adopting a Mitigated Negative Declaration.

Sponsor: Senior Planner Edgar Gonzalez

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, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Commissioner Abreo

PLANNING DIVISION REPORT

Principal Planner Ryan Leonard reported that staff has completed the General Plan Update as well as a Specific Plan amendment related to the Silverwood zoning.

ASSISTANT CITY ATTORNEY REPORT

Assistant City Attorney Bethany Burgess had nothing to report.

DIRECTOR REPORT

Director of Development Services, Orlando Acevedo, introduced himself to the Commission and provided a brief background of his professional experience.

PLANNING COMMISSION COMMENTS

Commissioner Burke reported on his attendance at the Fair Housing training.

Commissioner Auman thanked staff for their consistent communication and requested that a traffic study be conducted for the Silverwood project.

Vice Chair Steeno requested clarification regarding the two-story homes proposed within the Silverwood property lines and expressed her continued support for the Landscape Ordinance.

Commissioner Hodson V. requested an update on the scheduling of the Ranchero Aqueduct bridge crossing and noted that construction on Phelan Road is nearing completion.

Chair Abreo commented on traffic concerns at the I Street and E Street intersection and thanked staff for their hard work in preparing the agenda and maintaining communication with the Commission.

ADJOURNMENT

Meeting is adjourned at 7:02 pm until the next regular meeting on December 11, 2025.

Maricruz Montes,
Planning Commission Secretary

Roger Abreo,
Planning Commission -Chair