



City of Hesperia Meeting Minutes – Draft City Council

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Tuesday, October 21, 2025

6:30 PM

REGULAR MEETING AGENDA
HESPERIA CITY COUNCIL
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
HESPERIA HOUSING AUTHORITY
HESPERIA COMMUNITY DEVELOPMENT COMMISSION
HESPERIA WATER DISTRICT

CLOSED SESSION – 5:30PM

Conference with Legal Counsel - Potential Litigation:
Government Code Section 54956.9(d)2

1. Four (4) Cases

Conference with Legal Counsel – Existing Litigation
Government Code Section 54956.9(d)1

1. CA Arroyo Fund, Inc., et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2225409)
2. LCTH Investment, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2303245)
3. LCTH Investment, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2303246)
4. LCTH Investment, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2310835)
5. Desert-Candle, LP, et al. v. City of Hesperia, et al. (SBSC Case No. CIVSB 2504950)

CALL TO ORDER - 6:32 PM

A. Invocation

B. Pledge of Allegiance to the Flag

C. Roll Call

Present: 5 – Mayor Lee, Mayor Pro Tem Gregg, Council Member Bennington, Council Member Ochoa, and Council Member Pullen

D. Agenda Revisions and Announcements by City Clerk

E. Closed Session Reports by City Attorney

ANNOUNCEMENTS/PRESENTATIONS

1. Presentation of Certificate of Recognition to Kaine Koltoniuk, a Sultana High School student and Career Technical Educational Ambassador representing Hesperia during the State of the County presentation on September 17, 2025.

GENERAL PUBLIC COMMENTS (For items and matters not listed on the agenda)

The following people commented:

Stephanie James via voicemail

Jeff Raffensperger

Gina Whelan

Kim Koonce

Jessica Troupe

Kim Jones

Kathey Henderson

Sam Garcia

Robert Davie

JOINT CONSENT CALENDAR

A motion was made by Bennington, seconded by Pullen that the Joint Consent Calendar be approved. The motion carried by the following vote:

Aye: 5 - Lee, Gregg, Bennington, Ochoa, and Pullen

Nay: 0

1. Consideration of the Draft Minutes from the Regular Meeting held Tuesday, October 7, 2025

Recommended Action:

It is recommended that the City Council approve the Draft Minutes from the Regular Meeting held Tuesday, October 7, 2025.

Sponsors: Assistant City Clerk Jessica Giber

2. Warrant Run Report (City - Successor Agency - Housing Authority - Community Development Commission - Water)

Recommended Action:

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District.

Sponsors: Assistant City Manager Casey Brooksher

3. Treasurer's Cash Report for the unaudited period ended August 31, 2025.

Recommended Action:

It is recommended that the Council/Board accept the Treasurer's Cash Report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, and Water District

Sponsors: Assistant City Manager Casey Brooksher

4. General Pump Company Contract Amendment

Recommended Action:

It is recommended that the Chair and Board of Directors of the Hesperia Water District (HWD) authorize the City Manager to approve an amendment of \$700,000 to the existing contract with General Pump Company, for a revised not-to-exceed contract amount of \$2,365,032, and adopt Resolution HWD 2025-12 amending the Fiscal Year (FY) 2025-26 Budget by an additional \$607,000 for water well maintenance, repair services, and repairs to Well 14A and 5A.

Sponsors: Director of Public Works/City Engineer Cassandra Sanchez

PUBLIC HEARING

5. Specific Plan Amendment SPLA25-00004; Applicant: City of Hesperia; Area affected: City wide

Recommended Action:

The Planning Commission recommends that the City Council introduce and place on first reading Ordinance No. 2025-04 approving Specific Plan Amendment SPLA25-00004.

Sponsors: Associate Planner Leilani Henry

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

Aye: 5 - Lee, Gregg, Bennington, Ochoa and Pullen

Nay: 0

6. Development Code Amendment DCA25-00003; Applicant: City of Hesperia; Area affected: City wide

Recommended Action:

It is recommended that the City Council introduce and place on first reading Ordinance No. 2025-05 approving Development Code Amendment DCA25-00003, modifying development standards associated with Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).

Sponsors: Senior Planner Edgar Gonzalez

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

Aye: 5 - Lee, Gregg, Bennington, Ochoa and Pullen

Nay: 0

7. Draft Objective Design Standards for Multi-Family and Mixed-Use Development

Recommended Action:

The Planning Commission recommends that the City Council introduce and place on first reading Ordinance No. 2025-06 approving Development Code Amendment (DCA25-00002) and Specific Plan Amendment (SPLA25-00002) to incorporate Objective Design Standards (ODS) for multi-family and mixed-use residential projects by reference into the Hesperia Municipal Code and the Main Street and Freeway Corridor Specific Plan (MSFCSP) and to make other modifications to the Development Standards to ensure consistency.

Sponsors: Principal Planner Ryan Leonard

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

Aye: 5 - Lee, Gregg, Bennington, Ochoa and Pullen

Nay: 0

8. 2025 General Plan Update-Circulation Element

Recommended Action:

The Planning Commission recommends that the City Council adopt Resolution Nos. 2025-42 and 2025-43 to: 1) Certify the Addendum as complete in compliance with the California Environmental Quality Act (CEQA); and 2) Adopt the 2025 Circulation Element as amended.

Sponsors: Principal Planner Ryan Leonard

A motion was made by Gregg, seconded by Pullen, that this item be approved as amended to add to the Circulation Element the Eucalyptus interchange and Lemon Street bridge. The motion carried by the following vote:

Aye: 5 - Lee, Gregg, Bennington, Ochoa and Pullen

Nay: 0

Al Vogler commented on this item.

NEW BUSINESS

9. California Proposition 50 - Authorizes Temporary Changes to Congressional District Maps

Recommended Action:

It is recommended that the City Council receive and file this report which provides background and factual information regarding Proposition 50, scheduled for the November 4, 2025, Special Election in California.

Sponsors: Assistant to the City Manager Tammy Pelayes

Receive and file item.

The following people commented:

12 Residents via voicemail

Monique Allen

Andrew Hodge

Melissa Ochoa

Alexis Clairborne

Derek Marshall

April Anderson

Kathey Henderson

Bonnie Gonzalez

Sam Garcia

Bob Nelson

Jessica Trapp

Monse Zamora

Barbara Fredette

COUNCIL COMMITTEE REPORTS AND COMMENTS

The Mayor, Mayor Pro Tem and Council Members reported on various events and Committees.

Council Member Ochoa appointed Jacqueline Escobar to the City Council Advisory Committee.

CITY MANAGER/CITY ATTORNEY/STAFF REPORTS

City Manager thanked staff and council.

ADJOURNMENT

The meeting was adjourned at 9:19 p.m.

Jessica Giber, Assistant City Clerk