



City of Hesperia

Meeting Minutes - Draft Planning Commission

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

Thursday, March 26, 2026

CALL TO ORDER - 6:31 PM

A. Pledge of Allegiance to the Flag

Pledge led by Chair Abreo

B. Invocation

Invocation led by Chair Abreo

C. Roll Call

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

D. Agenda Revisions and Announcements by Planning Secretary

No revision to the agenda

JOINT PUBLIC COMMENTS

Public comment period opened at 6:33 PM

There were no public comments.

Public Comment period closed at 6:33 PM

CONSENT CALENDAR

1. Consideration of November 13, 2025 Planning Commission Meeting Minutes

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on November 13, 2025.

Sponsor: Assistant Planner Maricruz Montes

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

Nay: 0

2. Annual Report on Status and Implementation of the General Plan

Sponsor: Principal Planner Ryan Leonard

Recommended Action:

Staff recommends that the Planning Commission review this annual report and forward it to the City Council with the intent to direct staff to transmit copies to the Governor's Office of Planning and Research, and the Department of Housing and Community Development as required by State law.

No Action required.

PUBLIC HEARINGS

- 3. Consideration of a Conditional Use Permit, CUP24-00012 to construct a 5,915 square foot convenience store with off-sale of alcohol along with a 4,080 square foot fueling station canopy with 10 pumps and a 1,968 square foot drive thru carwash in conjunction with adoption of a mitigated negative declaration pursuant to the provisions of CEQA on a 2.36 acre site within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the northwest corner of Phelan Road and HWY 395 (Applicant: AUE Energy LLC; APNs: 3064-401-10).

Sponsor: Associate Planner Leilani Henry

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No . PC-2026-01 recommending that the City Council approve Conditional Use Permit CUP24-00012 and adopt the associated mitigated negative declaration pursuant to the provisions of CEQA.

A motion was made by Commissioner Hodson V, seconded by Commissioner Burke, 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

PLANNING DIVISION REPORT / DIRECTOR REPORT

Principal Planner Ryan Leonard and Director Orlando Acevedo provided updates on various approved projects and permits processed through the Planning and Building Divisions.

ASSISTANT CITY ATTORNEY REPORT

Assistant City Attorney Robert Hensley reported that he is happy to be back and had nothing to report.

PLANNING COMMISSION COMMENTS

Commissioner Burke discussed the importance of maintaining a clear paper trail for the State and commented on Dodgers Opening Day.

Commissioner Hodson V. acknowledged the significant amount of work and time invested in the General Plan Annual Report document and expressed appreciation to staff. Commissioner Hodson V also noted community concerns following the recent Christmas Eve storm, including heightened resident frustrations and requests for small but meaningful assistance.

Commissioner Auman congratulated staff on maintaining compliance and not being included on the State's non-compliance list. Commissioner Auman also noted that storm impacts remain a major topic of concern in the community, with several areas requiring the City's attention, shared congratulations to Barstow College on the graduation of its first electrical program class.

Vice Chair Steeno commented on the progress at Silverwood, including basin drainage efforts, and inquired about the tract development off Danbury. Vice Chair Steeno also expressed enthusiasm for the Rancho Aqueduct Bridge project, acknowledged overall City progress, and noted hopes for continued economic improvement. Vice Chair Steeno added that Hesperia Lakes remains closed with no signage currently in place, pending FEMA funding, and recommended installing temporary "closed" signs in the interim.

Chair Abreo praised staff for completion of the General Plan Update, reminded the public to drive safely due to increased traffic from the Rancho Bridge project, and noted the City's continued growth.

ADJOURNMENT

Meeting is adjourned at 7:28 PM until the next regular meeting on April 9, 2026.

Maricruz Montes,
Planning Commission Secretary

Roger Abreo,
Planning Commission Chair