



City of Hesperia

Meeting Minutes - Draft

Planning Commission

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

Thursday, April 9, 2026

CALL TO ORDER - 6:33 PM

A. Pledge of Allegiance to the Flag

Chair Abreo led the pledge of allegiance.

B. Invocation

Chair Abreo led the invocation

C. Roll Call

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

Absent 1 - Vice Chair Steeno

D. Agenda Revisions and Announcements by Planning Secretary

11 x 17 site plans were provided to all Commissioners on the dais and made available to the public for each project.

JOINT PUBLIC COMMENTS

Public Comments opened at 6:35 PM.

There were no white cards.

Public Comments closed at 6:35pm.

CONSENT CALENDAR

1. Consideration of March 26, 2026 Planning Commission Meeting Minutes

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on November 26, 2026.

Sponsor: Assistant Planner Maricruz Montes

A motion was made by Commissioner Auman, seconded by Commissioner Hodson V, that this item be approved.

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

PUBLIC HEARINGS

2. Consideration of Conditional Use Permit CUP23-00005 to construct a 419,840 square foot warehouse Distribution building on 22.61 gross acres within the Commercial Industrial Business Park (CIBP) of the Main Street and Freeway Corridor Specific Plan located on the southwest corner of Phelan Road and Caliente Road; and the adoption of an Environmental Impact Report pursuant to the provisions of CEQA (Applicant: Covington Capitol; APN: 3064-531-06)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2026-02 making the environmental determination pursuant to the California Environmental Quality Act (CEQA) by certifying the Final Environmental Impact Report (FEIR) and adopting a statement of overriding considerations and adopt Resolution No. PC-2026-03, approving CUP23-00005.

*Motions were made out of order.

A motion was made by Commissioner Burke, seconded by Commissioner Hodson V, that the FEIR be certified and approved and to adopt Resolution No. PC-2026-02. 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

A motion was made by Commissioner Burke, seconded by Commissioner Hodson V, that CUP23-00005 be approved and to adopt Resolution No. PC-2026-03. 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

3. Consideration of Conditional Use Permit CUP25-00009 to construct two buildings consisting of a 2,223 square foot Office with one service bay and a 4,921 square foot body shop with five service bays on a 0.7-acre site within the General Commercial (C2) zone located on the south side of Bear Valley Road, approximately 430 feet west of Ninth Avenue (Applicant: Jeff Randall; APN: 0414-011-08)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2026-06, approving CUP25-00009.

Sponsor: Principal Planner Ryan Leonard

A motion was made by Commissioner Burke, seconded by Commissioner Hodson V, that CUP25-00009 be approved and to adopt Resolution No. PC-2026-06. 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

4. Consideration of Conditional Use Permit CUP24-00005 to construct a 165,111 square foot retail and grocery store building with alcohol sales for off -site consumption and a tire center including the construction of a gas station with 14 fuel pumps (28 fuel positions) and a 2,623 square foot automated carwash on 25.4 acres within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan located north and south of Amargosa Road, south of the California Aqueduct, east of Key Pointe Drive and west of the I-15 Freeway, in conjunction with the adoption of an Environmental Impact Report pursuant to the provisions of CEQA (Applicant: Kimley-Horn; APNs: 0405-062-72, -73 and 3064-481-25)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution NO. PC-2026-04, making an Environmental Determination pursuant to the California Environmental Quality Act (CEQA) by certifying the Final Environmental Impact Report and adopt Resolution No. PC-2026-05, approving Conditional Use Permit CUP24-00005.

Sponsor: Senior Planner Edgar Gonzalez

***Motions were made out of order.**

A motion was made by Commissioner Hodson V, seconded by Commissioner Burke, that the FEIR be certified and approved and to adopt Resolution No. PC-2026-04. 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

A motion was made by Commissioner Burke, seconded by Chair Abreo Auman, that CUP24-00005 be approved and to adopt Resolution No. PC-2026-05. 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

ASSISTANT CITY ATTORNEY REPORT

The Assistant Attorney has nothing to report.

DIRECTOR REPORT

Principal Planner Ryan Leonard had no updates.

Director Orlando Acevedo informed the commission of the official opening of Crunch Fitness and gave further clarification on potential industrial tenants. The applicant for CUP24-00005 extended his arm to allow Director Orlando Acevedo to inform the commission that the tenant for this project will be Sam’s Club.

PLANNING COMMISSION COMMENTS

Commissioner Burke expressed appreciation for the inclusion of larger, more detailed site plans for each project.

Commissioner Hodson V acknowledged the time and effort put into the agenda documents.

Commissioner Auman also expressed appreciation for the inclusion of larger, more detailed site plans for each project as it helps them to understand the project.

Chair Abreo expressed enthusiasm for the upcoming Sam’s Club in the city and thanked Senior Planner Edgar Gonzalez for the comprehensive information provided.

ADJOURNMENT

Meeting was adjourned at 8:05 until the next regular meeting on May 14, 2026.

Leovi Wolsieffer,
Planning Commission Secretary

Roger Abreo,
Planning Commission Chair