



City of Hesperia
Meeting Minutes - Draft
PLANNING COMMISSION
REGULAR MEETING

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

Thursday, May 8, 2025

CALL TO ORDER - 6:34 PM

A. Pledge of Allegiance to the Flag

Pledge led by Commissioner Dale 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. Reorganization of Planning Commission

**A motion was made by Vice Chair Steeno, seconded by Commissioner Auman, that this item be continued.
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

E. Agenda Revisions and Announcements by Planning Secretary

None

JOINT PUBLIC COMMENTS

Public Comments opened at 6:37 PM.

No Public Comments.

Public Comments closed at 6:37 PM.

CONSENT CALENDAR

1. Consideration of the April 10, 2025, Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on April 10, 2025.

Sponsors: Planning Specialist Maricruz Montes

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

Aye: 3 - Commissioner Burke, Chair Abreo and Commissioner Auman

Nay: 0

Absent: 1 - Commissioner Hodson V

Abstain: 1 - Vice Chair Steeno

PUBLIC HEARINGS

Items on the agenda were reviewed out of their listed order.

3. Consideration of Site Plan Review SPR22-00010 to construct an 84-unit apartment complex on a 4.3 gross acre site within the High-Density Residential (HDR) zone of the Main Street and Freeway Corridor Specific Plan located south of Smoke Tree Street, approximately 220 feet east of Eleventh Avenue (Applicant: Hossein Mazi; APN: 0407-251-12)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-06 approving Site Plan Review SPR22-00010.

Sponsors: Principal Planner Ryan Leonard

Multiple residents spoke during the public comment period to express opposition to the proposal. Mayor Allison Lee also shared concerns, aligning with the residents' objections.

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

Aye: 3 - Commissioner Burke, Chair Abreo and Commissioner Auman

Nay: 1- Vice Chair Steeno

Absent: 1 - Commissioner Hodson V

2. Consideration of Conditional Use Permit (CUP23-00010) to establish an outdoor semi-truck parking and maintenance facility on the former 84 Lumber Site that contains three buildings and four metal canopies on 8.6 acres along with a Variance (VAR25-00002) to modify the required materials for screen walls and to waive the requirement to fully screen semi-trucks along Hercules Street within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located at the southeast corner of Hercules Street and "C" Avenue in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (APN: 0410-082-04; Applicant: United Holding Group, LLC)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-03, approving Conditional Use Permit (CUP23-00010) and make a determination between two of the variances presented to Planning Commission. Resolution No. PC-2025-04 for approval of Variance VAR25-00002) or Resolution No. PC-2025-05 for denial of Variance (VAR25-00002).

Sponsors: Senior Planner Edgar Gonzalez

A motion was made by Vice Chair Steeno, seconded by Commissioner Auman, that CUP23-00010 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

The applicant withdrew the request for Variance VAR25-00002. A motion was made by Commissioner Burke, seconded by Vice Chair Steeno, that this item be denied. 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

ASSISTANT CITY ATTORNEY REPORT

Assistant City Attorney had nothing to report.

PLANNING DIVISION REPORT

Principal Planner Ryan Leonard reported that upcoming Planning Commission meetings will include items related to a General Plan and Development Code Amendment concerning pallet yards. Additionally, staff is considering the scheduling of future workshops to support these efforts and provide further guidance.

DIRECTOR REPORT

Director Nathan Freeman expressed his appreciation to staff and the Planning Commissioners for their continued efforts in providing the public with clear and accurate information to support informed decision-making. He also announced that staff will be attending the International Council of Shopping Centers (ICSC) event in Las Vegas. The purpose of this trip is to engage with potential retailers and promote development opportunities within the City of Hesperia. The team's schedule is fully booked, with meetings planned throughout the weekend to maximize outreach and recruitment efforts.

PLANNING COMMISSION COMMENTS

Commissioner Dale expressed gratitude for being in attendance and noted that he enjoyed the evening's discussions, particularly the diverse perspectives shared throughout the meeting.

Commissioner Auman thanked staff and Mr. Jensen for their expertise and contributions. Commissioner Auman also expressed a desire to see the construction of Dutch Bros Coffee expedited.

Vice Chair Steeno described the meeting as engaging and exciting, highlighting her interest in the ongoing development discussions. Vice Chair Steeno offered input for the upcoming General Plan update and distributed a document to fellow Commissioners containing suggestions related to the Title 16 Landscape Ordinance.

Chair Abreo expressed his pride in serving on the Planning Commission and in the City of Hesperia. He commended the professionalism demonstrated during the meeting and praised staff for being well-prepared and responsive, particularly when providing on-the-spot information and reports during the discussion.

ADJOURNMENT

Meeting is adjourned at 10:31 PM until the next regular meeting on June 12, 2025 at 6:30 PM.

Maricruz Montes,
Planning Commission Secretary

Roger, Abreo
Planning Commission, Chair