

# PLANNING COMMISSION

## ***REGULAR MEETING***

**Date: March 12, 2020**

**Time: 6:30 P.M.**

### **COMMISSION MEMBERS**

Cody Leis, Chair

Rusty Caldwell, Vice Chair

Dale Burke, Commissioner

Roger Abreo, Commissioner

Sophie Steeno, Commissioner

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Chris Borchert, Principal Planner

Braden Holly, Assistant City Attorney



## **CITY OF HESPERIA**

**9700 Seventh Avenue**

**Council Chambers**

**Hesperia, CA 92345**

**City Offices: (760) 947-1000**

The Planning Commission, in its deliberation, may recommend actions other than those described in this agenda.

Any person affected by, or concerned regarding these proposals may submit written comments to the Planning Division before the Planning Commission hearing, or appear and be heard in support of, or in opposition to, these proposals at the time of the hearing. Any person interested in the proposal may contact the Planning Division at 9700 Seventh Avenue (City Hall), Hesperia, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays) or call (760) 947-1224. The pertinent documents will be available for public inspection at the above address.

If you challenge these proposals, the related Negative Declaration and/or Resolution in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Chris Borchert, Principal Planner (760) 947-1224. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.10235.104 ADA Title 11]

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding any item on the Agenda will be made available in the Planning Division, located at 9700 Seventh Avenue during normal business hours or on the City's website.

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**AGENDA**  
**HESPERIA PLANNING COMMISSION**

**As a courtesy, please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.**

*Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.*

**CALL TO ORDER - 6:30 PM**

**A. Pledge of Allegiance to the Flag**

**B. Invocation**

**C. Roll Call**

*Chair Cody Leis  
Vice Chair Rusty Caldwell  
Commissioner Dale Burke  
Commissioner Roger Abreo  
Commissioner Sophie Steeno*

**JOINT PUBLIC COMMENTS**

*Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name for the record before making your presentation. This request is optional, but very helpful for the follow-up process.*

*Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.*

**CONSENT CALENDAR**

1. Page 3                      Consideration of the November 14, 2019 Planning Commission Draft Meeting Minutes

**Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on November 14, 2019

**Staff Person:**      Office Assistant Amanda Malone

**Attachments:**    11-14-2019 PC SIGNED MIN.pdf

2. Page 6                      Consideration of the December 12, 2019 Planning Commission Draft Meeting Minutes

**Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on December 12, 2019

**Staff Person:**      Office Assistant Amanda Malone

**Attachments:**      12-12-19 SIGNED MINUTES.pdf

**DISCUSSION ITEMS**

1. A discussion regarding the outcome of the joint Planning Commission and City Council workshop held on March 3, 2020 in regard to topics such as: over-concentration of alcohol in census tracts, and zoning and land use in regard to future code amendments.

**PRINCIPAL PLANNER'S REPORT**

*The Principal Planner or staff may make announcements or reports concerning items of interest to the Commission and the public.*

- A.              **DRC Comments**
- B.              **Major Project Update**

**PLANNING COMMISSION COMMENTS**

*The Commission Members may make comments of general interest to the City.*

**ADJOURNMENT**

*I, Amanda Malone, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Wednesday, March 4, 2019 at 5:30 p.m. pursuant to California Government Code §54954.2.*



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Amanda Malone,  
Planning Commission Secretary



# City of Hesperia

## Meeting Minutes

### Planning Commission

City Council Chambers  
9700 Seventh Ave.  
Hesperia CA, 92345

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Thursday, November 14, 2019

6:30 PM

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#### **CALL TO ORDER - 6:33 PM**

- A. Pledge of Allegiance to the Flag**  
Pledge was led by Commissioner Justice
- B. Invocation**  
Invocation was led by Commissioner Blocker
- C. Roll Call**

#### **Present**

Chair Cody Leis  
Commissioner James Blocker  
Commissioner Kerrie Justice  
Commissioner Sophie Steeno

#### **Absent**

Commissioner Rusty Caldwell

#### **JOINT PUBLIC COMMENTS**

Chair Leis opened the Public Comments at 6:35pm.  
There were no Public Comments.  
Chair Leis closed the Public Comments at 6:35pm.

#### **CONSENT CALENDAR**

1. Consideration of the September 12, 2019 Planning Commission Draft Meeting Minutes

#### **Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on September 12, 2019

**Sponsor:** Office Assistant Amanda Malone

Chair Cody Leis opened Pubic Comments at 6:35pm  
There were no Public Comments.  
Chair Cody Leis closed Public Comments at 6:36pm.

**A motion was made by Blocker, seconded by Leis, that this item be approved. The motion carried by the following vote:**

**Aye:**

Chair Cody Leis  
Commissioner James Blocker  
Commissioner Kerrie Justice

**Abstain:**

Commissioner Sophie Steeno

**Absent:**

Vice Chair Rusty Caldwell

**PUBLIC HEARINGS**

1. Consideration of Specific Plan Amendment, SPLA19-00005, to change approximately 105 gross acres from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP)

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2019-25, recommending that the City Council introduce and place on first reading an ordinance approving SPLA19-00005

**Sponsor:** Senior Planner Ryan Leonard

Senior Planner Leonard gave a presentation on project.

Chair Leis opened the Public Comments at 6:42pm.

Senior Planner Leonard answered questions from Tom Steeno.

Chair Leis closed the Public Comments at 6:43pm.

Senior Planner Leonard answered Commission's questions.

**A motion was made by Justice, seconded by Blocker that this item be approved. The motion carried by the following vote:**

**Aye:**

Chair Cody Leis  
Commissioner James Blocker  
Commissioner Kerrie Justice  
Commissioner Sophie Steeno

**Absent:**

Vice Chair Rusty Caldwell

2. Consideration of Conditional Use Permit, CUP19-00006, for truck wash, repair, and long term parking.

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2019-26, approving CUP19-00006

**Sponsor:** Principal Planner Chris Borchert

Commissioner Steeno recused herself from this item.

Principal Planner Chris Borchert gave a presentation on the project, and answered Commission's questions.

Chair Leis opened Public Comments at 6:54pm.

Applicant's representative, Tom Steeno, spoke on behalf of the project.

Chair Leis closed Public Comments at 7:01pm.

**A motion was made by Leis, seconded by Justice, that this item be adopted as amended. The motion carried by the following vote:**

**Aye:**

Chair Cody Leis  
Commissioner James Blocker  
Commissioner Kerrie Justice

**Abstain:**

Commissioner Sophie Steeno

**Absent:**

Vice Chair Rusty Caldwell

**PRINCIPAL PLANNER'S REPORT**

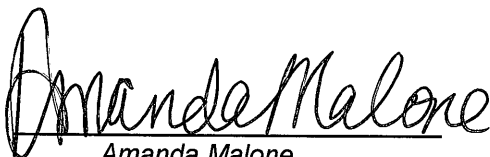
*Principal Planner Borchert and Senior Planner Leonard gave updates on current projects.*

**PLANNING COMMISSION COMMENTS**

*Commissioner Steeno made comments regarding her new appointment on to the Planning Commission.*

**ADJOURNMENT**

*Meeting was adjourned at 7:15pm until Thursday, December 12, 2019.*



Amanda Malone,  
Planning Commission Secretary

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Cody Leis,  
Planning Commission Chair



# City of Hesperia

## Meeting Minutes

### Planning Commission

City Council Chambers  
9700 Seventh Ave.  
Hesperia CA, 92345

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Thursday, December 12, 2019

6:30 PM

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#### **CALL TO ORDER - 6:31 PM**

##### **A. Pledge of Allegiance to the Flag**

Pledge was led by Commissioner Burke

##### **B. Invocation**

Invocation was led by Commissioner Steeno

##### **C. Roll Call**

###### **Present**

Commissioner James Blocker  
Commissioner Dale Burke  
Commissioner Sophie Steeno

###### **Absent**

Chair Cody Leis  
Commissioner Rusty Caldwell

#### **JOINT PUBLIC COMMENTS**

Commissioner Blocker opened the Public Comments at 6:33pm.  
There were no Public Comments.  
Commissioner Blocker closed the Public Comments at 6:33pm.

#### **CONSENT CALENDAR**

1. Consideration of the November 14, 2019 Planning Commission Draft Meeting Minutes

##### **Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on November 14, 2019.

**Sponsor:** Office Assistant Amanda Malone

**Commissioners agreed that this item be continued to the January 23<sup>rd</sup> Planning Commission meeting, due to lack of quorum to vote on the item.**

## **DISCUSSION ITEMS**

1. A discussion to consider modifying various sections of the Development Code (Title 16) that would benefit from additional clarity or refined regulations, including but not limited to: extensions of time for land use decisions; approvals required for land use applications; the types of uses allowed in various zoning designations including residential, commercial and industrial zones; commercial and industrial parking requirements; and commercial and industrial sign requirements.

**Sponsor:** Senior Planner Ryan Leonard

Commissioner Blocker opened the discussion item at 6:35 pm.

Principal Planner Chris Borchert explained the purpose of the Discussion Items.

Senior Planner Ryan Leonard spoke on the first Discussion Item, and opened the discussion to the Planning Commission.

Commissioner Blocker closed the discussion item at 6:58 pm.

2. A discussion regarding potential changes to the Main Street & Freeway Corridor Specific Plan including reviewing the west side of the Interstate 15 freeway corridor to possibly rezone commercially zoned properties to light industrial in acknowledgement of the decreasing commercial market and burgeoning industrial market.

**Sponsor:** Principal Planner Chris Borchert

Commissioner Blocker opened the discussion item at 6:58 pm.

Rod Yahnke, Economic Development Manager, spoke on the second Discussion Item.

Principal Planner Chris Borchert spoke on the second Discussion Item, and opened the discussion to the Planning Commission.

Commissioner Blocker closed the discussion item at 7:35 pm.

## **PRINCIPAL PLANNER'S REPORT**

Principal Planner Chris Borchert discussed moving the January 9th meeting to January 23rd, the 4th Thursday of January. The Planning Commission agreed to move the meeting.

## **PLANNING COMMISSION COMMENTS**

Commissioner Burke introduced himself and expressed excitement regarding his appointment as a Planning Commissioner.

Commissioner Blocker updated the Planning Commission on his new position as a member of the Board of Directors for the Hesperia Recreation and Park District, and recognized that this may be a conflict of interest in which he would resign from the Planning Commission.

## **ADJOURNMENT**

The meeting was adjourned at 7:25pm until Thursday, January 23, 2020.



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*Amanda Malone,  
Planning Commission Secretary*

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*Cody Leis,  
Planning Commission Chair*