



# City of Hesperia Meeting Minutes - Draft **PLANNING COMMISSION** **REGULAR MEETING**

City Council Chambers  
9700 Seventh Avenue,  
Hesperia, CA 92345

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Thursday, February 8, 2024

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## **CALL TO ORDER - 6:34 PM**

- A. Pledge of Allegiance to the Flag**  
Pledge of Allegiance led by Chair Abreo.
- B. Invocation**  
Invocation led by Chair Abreo.
- C. Roll Call**  
**Present** 5 - Chair Roger Abreo, Vice Chair Sophie Steeno, Commissioner Dale Burke, Commissioner Christopher Sevy, and Commissioner Hodson V
- D. Agenda Revisions and Announcements by Planning Secretary**  
No revisions or announcements to the agenda.

## **JOINT PUBLIC COMMENTS**

*Public Comments opened at 6:36 PM.*

*Bob Nelson commented on speaking limitations and reasons for attending Planning Commission meetings.*

*Daniel Krist commented on attending Planning Commission meetings.*

*Public Comments closed at 6:43PM.*

## **CONSENT CALENDAR**

1. Consideration of December 14, 2023 Planning Commission Meeting Minutes.

### **Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on December 14, 2023.

**Sponsor:** Planning Specialist Maricruz Montes

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

**Aye:** 5- Commissioner Hodson V, Vice Chair Steeno, Commissioner Burke, Commissioner Sevy and Chair Abreo

**Nay:** 0

**PUBLIC HEARINGS**

2. A Conditional Use Permit to construct a 3,596 square foot Quick Quack carwash on 1 gross acre within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Main Street and approximately 800 feet east of Eleventh Avenue (Applicant: 5th Street Development LLC; Chris Peto, APN: 0413-111-44).

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2024-01 approving CUP23-00009.

**Sponsor:** Assistant Planner Leilani Henry

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

**Aye:** 5 - Commissioner Hodson V, Vice Chair Steeno, Commissioner Burke, Commissioner Sevy and Chair Abreo

**Nay:** 0

3. Consideration of a Site Plan Review (SPR23-00027) and Development Agreement (DA23-00002) to construct a 114-unit senior affordable apartment complex which includes a two percent density bonus and 34 affordable units on approximately 5.6 gross acres within the High density residential (HDR) District of the Main Street and Freeway Corridor Specific Plan located on the south side of Live Oak Street between Eighth and Ninth Avenue (Applicant: Shree Properties; APNs: 0407-142-03 & 04).

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution Nos. PC-2024-02 and PC-2024-03, recommending that the City Council approve DA23-00002 and SPR23-00027.

**Sponsors:** Principal Planner Ryan Leonard

**A motion was made by Commissioner Steeno, seconded by Commissioner Hodson V, that this item be recommended for approval. The motion carried by the following vote:**

**Aye:** 5- Commissioner Hodson V, Vice Chair Steeno, Commissioner Burke, Commissioner Sevy and Chair Abreo

**Nay:** 0

**PLANNING DIVISION REPORT**

Principal Planner Ryan Leonard was pleased with the comments and questions that were raised and informed commissioners of items approved at DRC level. Thanked Commissioner Hodson V. for attending DRC a month ago and encouraged Commissioners who wished to attend to coordinate with Maricruz to ensure that the City stays in compliance with the Brown Act. Thanked Commissioners for a great meeting.

**ASSISTANT CITY ATTORNEY REPORT**

Assistant City Attorney advised of new laws in place.

**PLANNING COMMISSION COMMENTS**

No comment from Commissioner Burke and Commissioner Hodson V.

Commissioner Sevy had questions in regards to the moratorium on car washes and the distance between Car Washes and restrictions in place. Commissioner Sevy would like to be involved in any Business Development plans or committees.

Vice Chair Steeno thanked staff for all their hard work, and would like to address Bob Nelsons comments. Vice Chair Steeno would like to state for the record, none of the current commissioners were on the committee when Silverwood was approved. Vice Chair Steeno was very pleased with her recent service call with Animal Control and thanked Animal Control Staff.

Chair Abreo agreed with Principal Planner Ryan Leonard's statement, that this meeting had great discussions and thanked staff for a well put together agenda.

**ADJOURNMENT**

Meeting adjourned at 8:10 PM, until the next regularly scheduled meeting on March 28, 2024, at 6:30 PM.

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Maricruz Montes,  
Planning Commission Secretary

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Roger Abreo,  
Chair