



# City of Hesperia Meeting Minutes Planning Commission

City Council Chambers  
9700 Seventh Ave.  
Hesperia CA, 92345

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Thursday, April 13, 2017

6:30 PM

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## AGENDA HESPERIA PLANNING COMMISSION

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

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

Pledge of Allegiance led by Vice Chair Cody Leis.

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

Invocation led by Chair Tom Murphy.

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

Present: Chair Tom Murphy  
Vice Chair Cody Leis  
Commissioner Rusty Caldwell  
Commissioner Jim Heywood

**Motion by Vice Chair Cody Leis to excuse the absence of Commissioner Joline Hahn, Seconded by Commissioner Jim Heywood, passed with the following roll call vote:**

AYES: Chair Tom Murphy, Vice Chair Cody Leis, Commissioner Jim Heywood and Commissioner Rusty Caldwell

ABSENT: Commissioner Joline Hahn

### **JOINT PUBLIC COMMENTS:**

Chair Tom Murphy opened the Joint Public Comments at 6:36 pm.

There were no public comments.

Chair Tom Murphy closed the Joint Public Comments at 6:36 pm.

### **CONSENT CALENDAR:**

#### **1. Approval of Minutes: March 9, 2017, Planning Commission Meeting Draft Minutes**

**Sponsor:** Senior Office Specialist Denise Bossard

**Motion by Vice Chair Cody Leis to approve the March 9, 2017, Planning Commission Meeting Draft Minutes, Seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:**

AYES: Chair Tom Murphy  
Vice Chair Cody Leis  
Commissioner Rusty Caldwell

ABSENT: Commissioner Joline Hahn

ABSTAIN: Commissioner Jim Heywood

## **PUBLIC HEARINGS:**

### **2. General Plan Amendment GPA16-00002 and Conditional Use Permit CUP16-00009; (Applicant Harp Verma; APN: 0412-172-01)**

**Sponsor:** Principal Planner Dave Reno

Principal Planner Dave Reno explained that items GPA16-00002 and CUP16-00009 need to be continued to the Planning Commission meeting of May 11, 2017, to allow staff additional time to complete the environmental analysis and to circulate the documents for review and comment.

Chair Tom Murphy recused himself from GPA16-00002 and CUP16-00009 and turned the meeting over to Vice Chair Cody Leis.

Vice Chair Cody Leis introduced General Plan Amendment GPA16-00002 and Conditional Use Permit CUP16-00009.

Vice Chair Cody Leis opened the Public Hearing at 6:40 pm.

There were no public comments.

Chair Tom Murphy closed the Public Hearing at 6:40 pm

**Motion by Commissioner Jim Heywood to continue GPA16-00002 and CUP16-00009 to the May 11, 2017, meeting, Seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:**

AYES:	Vice Chair Cody Leis Commissioner Rusty Caldwell Commissioner Jim Heywood
ABSTAIN	Chair Tom Murphy
ABSENT	Commissioner Joline Hahn

### **3. Consideration of Conditional Use Permit CUP17-00004 to allow the sale of beer and wine for off-site consumption in conjunction with a 99 Cent Only Store at 14073 Main Street, Suite 108 (Applicant: Alcoholic Beverage Consulting; APN: 3057-071-05)**

**Sponsor:** Senior Planner Daniel Alcayaga

Chair Tom Murphy opened the Public Hearing at 6:45 pm.

Applicant Steve Rawlings spoke on the project.

Chair Tom Murphy closed the Public Hearing at 6:46 pm.

**Motion by Commissioner Jim Heywood to adopt Resolution No. PC-2017-07, approving CUP17-00004, Seconded by Vice Chair Cody Leis, passed with the following roll call vote:**

AYES:	Chair Tom Murphy Vice Chair Cody Leis Commissioner Rusty Caldwell Commissioner Jim Heywood
ABSENT	Commissioner Joline Hahn

4. **Consideration of General Plan Amendment GPA16-00003, modifying the Circulation Element to eliminate that portion of Joshua Street west of Caliente Road and Site Plan Review SPR16-00016, to construct a 75,000 square foot yacht and small residential building manufacturing facility in two phases on 6.1 gross acres of a 20.3-acre parcel within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan located on the west side of Caliente Road, approximately 1,250 feet south of Muscatel Street (Applicant: Caliente Industrial Park, LLC; APN: 3039-321-09)**

**Sponsor:** Senior Planner Stan Liudahl

Senior Planner Stan Liudahl gave a presentation on GPA16-00003 & SPR16-00016.

Chair Tom Murphy opened the Public Hearing at 6:54 pm.

There were no public comments.

Chair Tom Murphy closed the Public Hearing at 6:55 pm.

The Commission asked questions of staff with discussions ensuing.

The Commission asked questions of the applicant with discussions ensuing.

**Motion by Vice Chair Cody Leis to adopt Resolution No. PC-2017-05 and No. PC-2017-06 recommending that the City Council approve GPA16-00003 and SPR16-00016, Seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:**

AYES: Chair Tom Murphy  
Vice Chair Cody Leis  
Commissioner Rusty Caldwell  
Commissioner Jim Heywood

ABSENT Commissioner Joline Hahn

5. **Development Code Amendment DCA17-00002 adopting the Commercial Community Enhancement Ordinance (CCEO); (Applicant: City of Hesperia; Area affected: City-wide)**

**Sponsor:** Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga gave a presentation on Development Code Amendment DCA17-00002. The Commission asked questions of staff and Assistant City Attorney Jeff Malawy with discussions ensuing.

Chair Tom Murphy opened the Public Hearing at 7:21 pm.

There were no public comments.

Chair Tom Murphy closed the Public Hearing at 7:21 pm.

**Motion by Commissioner Jim Heywood to adopt Resolution No. PC-2017-11, recommending that the City Council introduce and place on first reading an ordinance approving DCA17-00002, the Commercial Community Enhancement Ordinance (CCEO), Seconded by Vice Chair Cody Leis, passed with the following roll call vote:**

AYES: Chair Tom Murphy  
Vice Chair Cody Leis  
Commissioner Rusty Caldwell  
Commissioner Jim Heywood

ABSENT Commissioner Joline Hahn

## **NEW BUSINESS:**

### **6. Determination of Conformity- 2017-18 Capital Improvement Program**

**Sponsor:** Principal Planner Dave Reno

Principal Planner Dave Reno introduced the Determination of Conformity- 2017-18 Capital Improvement Program.

Director of Development Services Mike Blay gave an introduction to the annual 2017-2018 Capital Improvement Program.

City Engineer Mike Thornton gave a presentation on the Determination of Conformity 2018-2017 Capital Improvement Program.

The Commission asked questions of staff with discussions ensuing.

**Motion by Commissioner Jim Heywood to adopt Resolution No. PC-2017-10, finding that the proposed 2017-18 Capital Improvement Program as shown on Exhibit "A" is in conformance with the Hesperia General Plan and direct that this finding be reported to the City Council, Hesperia Water and Fire Protection Districts, Seconded by Vice Chair Cody Leis, passed with the following roll call vote:**

AYES: Chair Tom Murphy  
Vice Chair Cody Leis  
Commissioner Rusty Caldwell  
Commissioner Jim Heywood

ABSENT Commissioner Joline Hahn

## **PRINCIPAL PLANNER'S REPORT:**

### **7. Consideration of Hazard Mitigation Plan**

**Sponsor:** Principal Planner Dave Reno

Principal Planner Dave Reno introduced the Hazard Mitigation Plan.

Assistant to the City Manager Rachael Molina gave a presentation on the Hazard Mitigation Plan.

Chair Murphy thanked Assistant to the City Manager Rachael Molina for the presentation.

The Commission asked questions of staff with discussions ensuing.

**No Motion required. The Planning Commission was instructed to receive and file the Hazard Mitigation Plan and provide comments to staff on plan content.**

### **D. DRC Comments**

Principal Planner Dave Reno updated the Commission on two projects approved by the Development Review Committee, including the O'Reilly's Auto Parts store and the Six Beans coffee kiosk as well as noted that to date, there are 170 residential permits this fiscal year.

### **E. Major Project Update**

No updates provided.

## **PLANNING COMMISSION BUSINESS OR REPORTS:**

No reports provided.

**ADJOURNMENT:**

Meeting adjourned at 8:04 pm until Thursday, May 11, 2017

Tom Murphy,  
Chair

By: Denise Bossard,  
Commission Secretary

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