



# City of Hesperia Meeting Minutes Planning Commission

City Council Chambers  
9700 Seventh Ave.  
Hesperia CA, 92345

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Thursday, May 11, 2017

6:30 PM

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## AGENDA HESPERIA PLANNING COMMISSION

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

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

Pledge of Allegiance led by Vice Chair Cody Leis.

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

Invocation led by Commissioner Joline Hahn.

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

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

### **JOINT PUBLIC COMMENTS:**

Chair Tom Murphy opened the Joint Public Comments at 6:33 pm.  
There were no public comments.  
Chair Tom Murphy closed the Joint Public Comments at 6:33 pm.

### **CONSENT CALENDAR:**

#### **1. Approval of Minutes: April 13, 2017, Planning Commission Meeting Draft Minutes**

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

**It is recommended that the Planning Commission approve the Draft Minutes from the Regular Meeting held on April 13, 2017.**

**Sponsor:** Senior Office Specialist Denise Bossard

**Motion by Vice Chair Cody Leis to approve the April 13, 2017, Planning Commission Meeting Draft Minutes, Seconded by Commissioner Jim Heywood, passed with the following roll call vote:**

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

## **PUBLIC HEARINGS:**

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

### **Recommended Action:**

**Staff recommends that this item be continued to the Planning Commission meeting of June 8th. This will allow staff additional time to complete the environmental analysis and to circulate the documents for review and comment.**

**Sponsor:** Associate Planner Ryan Leonard

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

Principal Planner Dave Reno explained that items GPA16-00002 and CUP16-00009 need to be continued to the Planning Commission meeting of June 8, 2017, to allow staff additional time to complete the environmental analysis and to circulate the documents for review and comment.

The Commission asked questions of staff with discussions ensuing.

**Motion by Commissioner Joline Hahn to continue GPA16-00002 and CUP16-00009 to the June 8, 2017, meeting, Seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:**

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

ABSTAIN: Chair Tom Murphy

3. **Consideration of Variance VAR16-00001, to allow a 15-foot street side yard setback and a minimum 10-foot distance between buildings instead of the 25-foot street side yard setback and 15-foot building separation in conjunction with Site Plan Review SPR15-00012, to construct a 186-unit multi-family development replacing two single-family residences on 22.8 gross acres within the Medium Density Residential (MDR) Zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Olive Street between Third Avenue and Hesperia Road (Applicant: Olivetree Apartments, LP; APNs: 0413-162-09, 10, 35 & 36)**

### **Recommended action:**

**It is recommended that the Planning Commission adopt Resolution Nos. PC-2017-12 and PC-2017-13, approving VAR16-00001 and SPR15-00012.**

**Sponsor:** Senior Planner Stan Liudahl

Senior Planner Stan Liudahl gave a presentation on Variance VAR16-00001 and Site Plan Review SPR15-00012.

The Commission asked questions of staff with discussions ensuing.

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

The Commission asked questions of applicant Russ Khouri with discussions ensuing.

Chair Tom Murphy closed the Public Hearing at 6:48 pm.

**Motion by Commissioner Jim Heywood to adopt Resolution No. PC-2017-12, and PC-2017-13, approving VAR16-00001 and SPR15-00012, Seconded by Vice Chair Cody Leis, passed with the following roll call vote:**

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

4. **Consideration of Development Code Amendment DCA17-00004 and Specific Plan Amendment SPLA17-00001 modifying development regulations pertaining to multi-family developments (i.e. building setback and building separation requirements) and clarifying that two multi-family dwelling units are not subject to the site plan review process (Applicant: City of Hesperia; Area: City-wide)**

**Recommended Action:**

**It is recommended that the Planning Commission adopt Resolution No. PC-2017-16 recommending that the City Council introduce and place on first reading an ordinance approving DCA17-00004 and SPLA17-00001.**

**Sponsor:** Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga gave a presentation on DCA17-00004 and SPLA17-00001. The Commission asked questions of staff with discussions ensuing. Chair Tom Murphy opened the Public Hearing at 6:59 pm. There were no public comments. Chair Tom Murphy closed the Public Hearing at 7:00 pm.

**Motion by Commissioner Joline Hahn to adopt Resolution No. PC-2017-16 recommending that the City Council introduce and place on first reading an ordinance approving DCA17-00004 and SPLA17-00001, Seconded by Commissioner Jim Heywood, passed with the following roll call vote:**

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

5. **Consideration of Development Code Amendment DCA17-00003 modifying development standards associated with Accessory Dwelling Units (ADUs) (Applicant: City of Hesperia; Area: City-wide)**

**Recommended Action:**

**It is recommended that the Planning Commission adopt Resolution No. PC-2017-15 recommending that the City Council introduce and place on first reading an ordinance approving DCA17-00003, modifying development standards associated with Accessory Dwelling Units (ADUs).**

**Sponsor:** Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga gave a presentation on Development Code Amendment DCA17-00003.  
Chair Tom Murphy opened the Public Hearing at 7:04 pm.  
There were no public comments.  
Chair Tom Murphy closed the Public Hearing at 7:04 pm.

**Motion by Vice Chair Cody Leis to adopt Resolution No. PC-2017-15, recommending that the City Council introduce and place on first reading an ordinance approving DCA17-00003, modifying development standards associated with Accessory Dwelling Units (ADUs), Seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:**

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

**PRINCIPAL PLANNER'S REPORT:**

**D. DRC Comments**

Principal Planner Dave Reno updated the Commission on two potential conditional use permits for convenience stores to be scheduled for the June 8<sup>th</sup> meeting.

**E. Major Project Update**

No updates provided.

**PLANNING COMMISSION BUSINESS OR REPORTS:**

The Commission briefly discussed the Council's adoption of the deemed approved/single serve alcohol ordinance and noted that there was a difference of opinion between the Planning Commission and City Council on this matter.

**ADJOURNMENT:**

Meeting adjourned at 7:10 pm until Thursday, June 8, 2017

Tom Murphy,  
Chair

By: Denise Bossard,  
Commission Secretary