



City of Hesperia Meeting Minutes Planning Commission

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Thursday, July 13, 2017

6:30 PM

AGENDA HESPERIA PLANNING COMMISSION

CALL TO ORDER - 6:37 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 6:39 pm.
There were no public comments.
Chair Tom Murphy closed the Joint Public Comments at 6:39 pm.

CONSENT CALENDAR:

1. Approval of Minutes: June 27, 2017, Planning Commission Meeting Draft Minutes

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the Adjourned Regular Meeting held on June 27, 2017.

Sponsor: Senior Office Specialist Denise Bossard

Motion by Vice Chair Cody Leis to approve the Draft Minutes from the Adjourned Regular Meeting held on June 27, 2017, Seconded by Commissioner Joline Hahn, 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

PUBLIC HEARINGS:

- 2. Consideration of Tentative Tract Map No. TT14-00003 (TT-17173) to create 36 single-family residential lots on 10.0 gross acres within the Single-Family Residence (R1) Zone located on the southwest corner of Muscatel Street and Fuente Avenue (Applicant: John and Janet Kavak; APN: 3046-011-10)**

Recommended Action:

It is recommended that the Planning Commission adopt Resolution PC No. 2017-22, approving TT14-00003 (TT-17173).

Sponsor: Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga gave a presentation on Tentative Tract Map No. TT14-00003 (TT-17173).

The Commission asked questions of staff with discussions ensuing.

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

There were no public comments.

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

Motion by Vice Chair Cody Leis to adopt Resolution PC No. 2017-22, approving TT14-00003 (TT-17173), 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

- 3. Consideration of Specific Plan Amendment SPLA16-00004 from Regional Commercial (RC) to High Density Residential (HDR) on 9 gross acres and Site Plan Review SPR16-00006 to construct a two-story, 160-unit multiple family residential development located 1,650 feet east of Mariposa Road on the north side of Live Oak Street (Applicant: FH II, LLC; APN: 0405-072-59)**

Recommended action:

It is recommended that the Planning Commission adopt Resolution No. PC-2017-20 recommending that the City Council introduce and place on first reading an ordinance approving Specific Plan Amendment SPLA16-00004 and adopt Resolution No. 2017-21 approving Site Plan Review SPR16-00006.

Sponsor: Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga gave a presentation on Specific Plan Amendment SPLA16-00004 and Site Plan Review SPR16-00006.

The Commission asked questions of staff with discussions ensuing.

Chair Tom Murphy opened the Public Hearing at 7:00 pm.

Applicant Naseem Farooqi of Frontier Communities spoke on the project.

The Commission asked a question of Mr. Farooqi with Mr. Farooqi answering.

Resident Farlan Clutters spoke in opposition of the project.

Chair Tom Murphy closed the Public Hearing at 7:10 pm.

The Commission asked questions of staff with discussions ensuing.

Motion by Commissioner Jim Heywood to adopt Resolution No. PC-2017-20 recommending that the City Council introduce and place on first reading an ordinance approving Specific Plan Amendment SPLA16-00004 and adopt Resolution No. 2017-21 approving Site Plan Review SPR16-00006, 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

4. Ordinance to Regulate Marijuana Related Activities

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2017-14, recommending that the City Council adopt an ordinance to regulate marijuana related activities within the City of Hesperia.

Sponsor: Principal Planner Dave Reno

Principal Planner Dave Reno and Administrative Analyst Tina Bulgarelli gave a presentation on an Ordinance to Regulate Marijuana Related Activities.

The Commission asked questions of staff with discussions ensuing.

Chair Tom Murphy opened the Public Hearing at 7:34 pm.

Pamela Epstein of Green Wise Consulting spoke in support of the Ordinance.

Chair Tom Murphy closed the Public Hearing at 7:40 pm.

Assistant City Attorney Jeff Malawy expanded and clarified some of Ms. Epstein's comments.

The Commission asked questions of Assistant City Attorney Jeff Malawy and staff with discussions ensuing.

Discussions ensued amongst the Commission and staff.

Motion by Commissioner Jim Heywood to adopt Resolution No. PC-2017-14, recommending that the City Council adopt an ordinance to regulate marijuana related activities within the City of Hesperia, Seconded by Vice Chair Tom Murphy, 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 the 234 single-family residential permits issued in the previous fiscal year which is up from 114 from the previous fiscal year, as well as 10 permits issued so far in July. In addition, five items scheduled for the August 10th Planning Commission meeting were discussed which included a CUP for an existing restaurant, a cell tower on an Edison pole, as well as Pathways to College, a zone change for an area west of Maple, and a possible amendment to the code regarding off-sale liquor licenses.

E. Major Project Update

No updates provided.

PLANNING COMMISSION BUSINESS OR REPORTS:

Commissioner Joline Hahn stated that she would not be available for the July 26th DRC Meeting. Vice Chair Leis asked about the status of tracts in the City. Principal Planner Dave Reno provided an update on active tracts. Commissioner Joline Hahn asked about SB199. Applicant Naseem Farooqi of Frontier Communities spoke on SB199.

ADJOURNMENT:

Meeting adjourned at 8:03 pm until Thursday, August 10, 2017

Tom Murphy,
Chair

By: Denise Bossard,
Commission Secretary
