



City of Hesperia Meeting Minutes Planning Commission

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Thursday, November 9, 2017

6:30 PM

AGENDA HESPERIA PLANNING COMMISSION

CALL TO ORDER - 6:38 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 Jim Heywood
Commissioner Rusty Caldwell
ABSENT Commissioner Joline Hahn

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

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

JOINT PUBLIC COMMENTS:

Chair Tom Murphy opened the Joint Public Comments at 6:41 pm.
There were no public comments.
Chair Tom Murphy closed the Joint Public Comments at 6:41 pm.

CONSENT CALENDAR:

1. Approval of Minutes: October 12, 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 October 12, 2017.

Sponsor: Senior Office Specialist Denise Bossard

Motion by Commissioner Rusty Caldwell to approve the Draft Minutes from the Regular Meeting held on October 12, 2017, Seconded by Vice Chair Cody Leis, passed with the following roll call vote:

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

PUBLIC HEARINGS:

- 2. Consideration of Conditional Use Permit CUP17-00010 to allow the sale of beer, wine and liquor for on-site consumption in conjunction with a proposed restaurant (Type 47) at 8853 Three Flags Road (Applicant: Sohal Investments LLC; APN: 3039-361-10)**

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2017-33, approving CUP17-00010.

Sponsor: Associate Planner Ryan Leonard

Associate Planner Ryan Leonard presented Conditional Use Permit, CUP17-00010.

The Commission asked questions of staff with discussions ensuing.

Chair Tom Murphy opened the Public Hearing at 6:47 pm.

There were no public comments.

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

Commissioner Jim Heywood commented at length about the size of the census tract, how important it is to take these CUP's on a case-by-case basis, and that eventually the number of proposed uses would reach ABC's saturation point. Commissioner Heywood also expressed that there needs to be a balance between making sure that we are encouraging development and businesses being able to be competitive.

Motion by Commission Jim Heywood to adopt Resolution No. PC-2017-33, approving CUP17-00010, Seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:

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

- 3. Consideration of General Plan Amendment GPA17-00001 to change the designation from Rural Residential with a minimum lot size of 2.5 acres (RR-2 1/2) to Public (P) on 350 acres in conjunction with Conditional Use Permit CUP17-00008 to construct a solar farm on approximately 4.7 gross acres located on the east side of Arrowhead Lake Road, approximately 4,000 feet south of Hesperia Lake Park. (Applicant: Lake Arrowhead Community Service District; APNs: 0397-013-04, 05, and 17 through 22)**

Recommended action:

Staff requests direction from the Planning Commission regarding adoption of Resolution Nos. PC-2017-34 and PC-2017-35, recommending that the City Council approve GPA17-00001 and CUP17-00008.

Sponsor: Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga presented General Plan Amendment, GPA17-00001 and Conditional Use Permit, CUP17-00008.

Chair Tom Murphy opened the Public Hearing at 6:58 pm.

General Manager of the Lake Arrowhead Community Services District Catherine Cerri spoke in support of the project.

Chair Tom Murphy closed the Public Hearing at 7:01 pm.

The Commission asked questions of Ms. Cerri with discussions ensuing.

The Commission asked questions of staff with discussions ensuing.

Motion by Commission Jim Heywood to adopt Resolution Nos. PC-2017-34 and PC-2017-35, recommending that the City Council approve GPA17-00001 and CUP17-00008, Seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:

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

PRINCIPAL PLANNER'S REPORT:

D. DRC Comments

Principal Planner Dave Reno briefed the Commission on the November 1, 2017, Development Review Committee Agenda expanding on the Rim Properties apartment expansion project.

E. Major Project Update

Principal Planner Dave Reno updated the Commission on the 75 single-family home permits issued so far this fiscal year as well as the three industrial projects in plan-check which include the Heilig Meyers expansion, Mag Bay Yachts, and Hi-Desert Materials. Mr. Reno also announced the upcoming special meeting scheduled for November 27th to consider the Tapestry Development Agreement.

The Commission asked Mr. Reno questions relative to their role in the Tapestry Development Agreement with discussions ensuing.

The Commission requested additional information on the DIF fees that were on the November 7th City Council Meeting with discussions ensuing.

PLANNING COMMISSION BUSINESS OR REPORTS:

There were no reports given.

ADJOURNMENT:

Meeting adjourned at 7:15 pm to an adjourned regular meeting until Monday, November 27, 2017.

Assistant City Attorney Jeff Malawy requested the Commission make a motion and vote on the adjourned regular meeting on Monday, November 27, 2017.

Motion by Vice Chair Cody Leis to adjourn to an adjourned regular meeting until Monday, November 27, 2017, at 6:30 pm, Seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:

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

Tom Murphy,
Chair

By: Denise Bossard,
Commission Secretary
