

**ATTACHMENT 8**



**City of Hesperia  
Meeting Minutes  
Planning Commission**

City Council Chambers  
9700 Seventh Ave.  
Hesperia CA, 92345  
www.cityofhesperia.us

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Thursday, July 11, 2019

6:30 PM

Council Chambers

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**CALL TO ORDER - 6:30 PM**

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

Pledge was led by Commissioner Caldwell

**B. Invocation**

Invocation was led by Commissioner Blocker

**C. Roll Call**

**Present**      Chair Tom Murphy  
                 Commissioner Rusty Caldwell  
                 Commissioner James Blocker  
                 Commissioner Kerrie Justice

**Absent**        Vice Chair Cody Leis

**D. Reorganization of the Planning Commission**

1.      **Election of Chair**
2.      **Election of Vice Chair**

A motion was made by Murphy, seconded by Justice, that Cody Leis be elected Chair and Rusty Caldwell be elected Vice Chair. The motion carried by the following vote:

**Aye:**            Chair Tom Murphy  
                 Commissioner Rusty Caldwell  
                 Commissioner James Blocker  
                 Commissioner Kerrie Justice

**Absent:**        Vice Chair Cody Leis

**JOINT PUBLIC COMMENTS**

Chair Murphy Opened the Public Comments at 6:33 pm.  
There were no Public Comments.  
Chair Murphy closed the Public Comments at 6:33 pm.

## **CONSENT CALENDAR**

1. Consideration of the May 9, 2019 Planning Commission Draft Meeting Minutes

### **Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on May 9, 2019

**Sponsor:** Administrative Secretary Erin Baum

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

**Aye:** Commissioner Kerrie Justice  
Commissioner Rusty Caldwell  
Commissioner James Blocker

**Abstain:** Chair Tom Murphy

**Absent:** Vice Chair Cody Leis

## **PUBLIC HEARINGS**

1. Consideration of a Conditional Use Permit, CUP19-00005, to allow the sale of beer, wine and liquor for on-site consumption within a restaurant (Culichi Town Restaurant) (Applicant: Culichi Town Hesperia, Inc; APN: 3064-481-13).

### **Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2019-13, approving CUP19-00005.

**Sponsor:** Senior Planner Ryan Leonard

Senior Planner Ryan Leonard gave a presentation on the project.

Chair Tom Murphy opened the Public Comments at 6:37pm.

There were no Public Comments.

Chair Tom Murphy closed the Public Comments at 6:38pm.

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

**Aye:** Chair Tom Murphy  
Commissioner Rusty Caldwell  
Commissioner James Blocker  
Commissioner Kerrie Justice

**Absent:** Vice Chair Cody Leis

2. Tentative Tract TT18-00002 (TT-20259), Site Plan SPR18-00011 & Minor Exception ME19-00001

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution PC No. 2019-14, approving TT18-00002 (TT-20259), Site Plan SPR18-00011 and Minor Exception ME19-00001.

**Sponsor:** Senior Planner Ryan Leonard

Senior Planner Ryan Leonard gave a presentation on the project.

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

There were no Public Comments.

Chair Tom Murphy closed the Public Comments at 6:45 pm.

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

**Aye:** Chair Tom Murphy  
Commissioner Rusty Caldwell  
Commissioner James Blocker  
Commissioner Kerrie Justice

**Absent:** Vice Chair Cody Leis

3. Planned Development PPD18-00001, Conditional Use Permit CUP18-00007(Americana-Hesperia Retirement Project, LLC; APN: 0405-062-56 & 70)

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2019-11, recommending that the City Council introduce and place on first reading an ordinance approving PPD18-00001 and adopt Resolution No. PC-2019-12, recommending approval of CUP18-00007 for the entire development including assisted living facility and alcohol sales.

**Sponsor:** Senior Planner Ryan Leonard

Senior Planner Ryan Leonard gave a presentation on the project.

Chair Tom Murphy opened the Public Comments at 7:04 pm.

Applicant's representative Dino DeFazio spoke in regards to the liquor licenses requested on the project.

Chair Tom Murphy closed the Public Comments at 7:06 pm.

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

**Aye:** Chair Tom Murphy  
Commissioner Rusty Caldwell  
Commissioner James Blocker  
Commissioner Kerrie Justice

**Absent:** Vice Chair Cody Leis

4. Consideration of a Conditional Use Permit, CUP19-0004 to establish a microbrewery and a beer-tasting lounge at 11430 "I" Avenue (Applicant: 3 Dogs Barking Brewing Company' APN: 0415-272-11).

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2019-15, approving CUP19-00004 to establish a microbrewery and a beer-tasting lounge.

**Sponsor:** Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga gave a presentation on the project.

Chair Tom Murphy opened the Public Comments at 7:17pm.

Jennifer Sweet spoke in favor of the project and applicant.

Bob Tarango spoke in favor of the project and applicant.

Randolph Fincter spoke in favor of the project and applicant.

The applicant, Jessie Canelle spoke in favor of the project and offered to answer Commission questions.

Chair Tom Murphy closed the Public Comments at 7:28 pm.

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

**Aye:** Chair Tom Murphy  
Commissioner Rusty Caldwell  
Commissioner James Blocker  
Commissioner Kerrie Justice

**Absent:** Vice Chair Cody Leis

5. Consideration of a Revised Site Plan Review, SPRR19-00003 to construct 20 units on a site that is partially improved with a 12-unit apartment complex, in conjunction with Variance VAR19-00001 to allow setback reductions, on 3.1 gross acres within the Medium Density Residential (MDR) Zone of the Main Street and Freeway Corridor Specific Plan located at 9578 Maple Avenue. This project is categorically exempt from CEQA (Applicant: Maple West, LLC; APNs: 3057-131-35).

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution Nos. PC-2019-17 and PC-2019-18, approving SPRR19-00003 to construct 20 units on a site that is partially improved with a 12-unit apartment complex, in conjunction with VAR19-00001 to allow setback reductions.

**Sponsor:** Senior Planner Daniel Alcayaga

Chair Tom Murphy recused himself for item #6.

Senior Planner Daniel Alcayaga gave a presentation on the project.

Commissioner Rusty Caldwell opened the Public Comments at 7:35pm

Architect Tom Steeno spoke in favor of the project.

Commissioner Rusty Caldwell closed the Public Comments at 7:37 pm.

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

**Aye:** Commissioner Rust Caldwell  
Commissioner James Blocker  
Commissioner Kerrie Justice

**Absent:** Vice Chair Cody Leis

**Recused:** Chair Tom Murphy

6. Reconsideration of CUP19-00002 to allow for the sale of beer, wine, and liquor for on-site consumption (Type 47) in conjunction with a restaurant at 17376 Main Street, Unit C (Applicant: M.O.R.R. - Round Table Pizza; APN: 04 10-135-56).

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2019-19, approving CUP19-00002 to allow for the sale of beer, wine and liquor for on-site consumption (Type 47) in conjunction with a restaurant at 17376 Main Street, Unit C.

**Sponsor:** Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga gave a presentation on the project.

Chair Tom Murphy opened the Public Comments at 7:42pm.

Applicant Rudolpho Rocha spoke about the project and offered to answer Commission questions.

Chair Tom Murphy closed the Public Comments at 7:44pm.

A motion was made by Blocker, seconded by Justice, that this item be approved. The motion carried by the following vote:

**Aye:** Chair Tom Murphy  
Commissioner Rusty Caldwell  
Commissioner James Blocker  
Commissioner Kerrie Justice

**Absent:** Vice Chair Cody Leis

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

Senior Planner Daniel Alcayaga filled in for Principal Planner Chris Borchert, who is on vacation. Daniel gave the Commission an update on pending and future projects.

At this time the Commission circled back to the Commission Reorganization item previously passed over.

The Principal Planner or staff may make announcements or reports concerning items of interest to the Commission and the public

#### **E. DRC Comments**

There were no comments

#### **F. Major Project Update**

There were no updates.

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

The Commission Members may make comments of general interest or report on their activities as a representative of the Planning Commission.

### **ADJOURNMENT**

Meeting was adjourned at 7:50pm until Thursday September 12, 2019.



Erin Baum,  
Planning Commission Secretary



Cody Leis  
Vice Chair