



City of Hesperia
Meeting Minutes
PLANNING COMMISSION
REGULAR MEETING

Council Chambers
9700 Seventh Ave.,
Hesperia, CA 92345

Thursday, March 28, 2024

CALL TO ORDER - 6: 30PM

- A. **Pledge of Allegiance to the Flag**
Pledge of Allegiance led by Commissioner Burke.
- B. **Invocation**
Invocation led by Chair Abreo.
- C. **Roll Call**

Present 4 - Commissioner Hodson V, Vice Chair Steeno, Commissioner Burke, and Chair Roger Abreo

Absent 1 - Commissioner Sevy
- D. **Agenda Revisions and Announcements by Planning Secretary**
No revisions or announcements to the agenda.

JOINT PUBLIC COMMENTS

Public Comments opened at 6:33 PM.
There were no white cards.
Public Comments closed at 6:33 PM.

CONSENT CALENDAR

1. Consideration of February 8, 2024, Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on February 8, 2024.

Sponsors: Planning Specialist Maricruz Montes

A motion was made by Commissioner Burke, seconded by Commissioner Hodson V, that this item be approved.
The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Steeno, Commissioner Burke and Commissioner Abreo
Nay: 0
Absent: 1 - Commissioner Sevy

PUBLIC HEARINGS

2. Consideration of Conditional Use Permit CUP22-00017 to construct a 655,468 square foot warehouse distribution building on 31.1 gross acres within the Commercial Industrial Business Park (CIBP) and the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located west of Highway 395, approximately 600 feet north of Phelan Road, in conjunction with Specific Plan Amendment SPLA24-00001 to change the zone for parcel 3064-401-05 from NC to CIBP and the adoption of an Environmental Impact Report pursuant to the provisions of CEQA (Applicant: KISS Logistics Center; APNs: 3064-401-03, -04, & -05)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2024-04 recommending that the City Council make the environmental determination pursuant to the California Environmental Quality Act (CEQA) by certifying the Final Environmental Impact Report (FEIR) and adopting a statement of overriding considerations and adopt Resolution Nos. PC-2024-05 and P C -2024-06, recommending that the City Council approve CUP22-00017 and SPLA24-00002.

Sponsors: Principal Planner Ryan Leonard

Public Comments: Ralph Luina, Juan Serrano, and Bill Jensen

A motion was made by Commissioner Burke, seconded by Commissioner Steeno, that this item be recommended for approval. The motion carried by the following vote:

Aye: 4 - Commissioner Hodson V, Commissioner Steeno, Commissioner Burke and Commissioner Abreo

Nay: 0

Absent: 1 - Commissioner Sevy

PLANNING DIVISION REPORT

Principal Planner Ryan Leonard provided an update regarding a development moratorium that was put in place for Single Price Overstock Discount Stores and informed the Commission that a Development Code Amendment addressing discount stores will be presented at the next Planning Commission meeting. An update was also provided regarding a senior apartment project that was forwarded to the City Council at the last meeting. Principal Planner Ryan Leonard explained that the General Plan update that is currently underway and invited the Commission to the upcoming workshops and community meetings that will be taking place over the next several months.

ASSISTANT CITY ATTORNEY REPORT

Nothing to report.

DIRECTOR OF DEVELOPMENT SERVICES

Director Nathan Freeman informed Commissioners that, Andrew Lemke has recently been promoted to Building Official. The City is also working on a Comprehensive Economic Update that will likely be presented to the City Council in April. He also reassured Commissioners that the City is having conversations on potential job opportunities with long term benefits in the City of Hesperia for local residents.

PLANNING COMMISSION COMMENTS

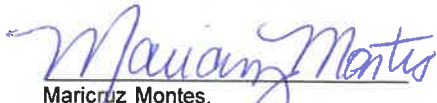
Commissioners Dale Burke and Earl Hodson V had no closing comments.

Vice Chair Sophie Steeno apologized for not attending the recent training, wished everyone a Happy Easter, also congratulated Andrew Lemke on his recent promotion to Building Official, and lastly wished her husband a Happy 32nd Wedding Anniversary.

Chair Roger Abreo congratulated Andrew Lemke and shared how hard Andy has worked for this position, it is well deserved. He would like to request a few updates on Hesperia Commerce Center II and the Ranchero Road widening project. Wished everyone a Happy Easter.

ADJOURNMENT

Meeting adjourned at 7:34 PM, until the next regularly scheduled meeting on April 11, 2024, at 6:30 PM.


Maricruz Montes,
Planning Commission Secretary


Roger Abrego,
Planning Commission- Chair