



City of Hesperia Meeting Minutes Planning Commission

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Thursday, May 10, 2018

6:30 PM

AGENDA HESPERIA PLANNING COMMISSION

CALL TO ORDER - 6:30 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 Rusty Caldwell
Commissioner Joline Hahn
ABSENT Commissioner Jim Heywood

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 of April 12, 2018, 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 12, 2018.

Sponsor: Senior Office Specialist Denise Bossard

Motion by Commissioner Joline Hahn to approve the Draft Minutes from the Regular Meeting held on April 12, 2018, 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

PUBLIC HEARINGS:

2. **Consideration of Site Plan Review SPR17-00016 in conjunction with Specific Plan Amendment SPLA17-00004, to amend the Main Street and Freeway Corridor Specific Plan from Neighborhood Commercial (NC) to Medium Density Residential (MDR) to construct a 14-unit apartment complex on 2.1 gross acres located on the southwest corner of Hercules Street and Hesperia Road (Applicant: 9980 Hesperia, LLC; APN: 0407-061-11)**

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2018-07 recommending that the City Council introduce and place on first reading an ordinance approving Specific Plan Amendment SPLA17-00004 and adopt Resolution No. 2018-08 approving Site Plan Review SPR17-00016.

Sponsor: Senior Planner Ryan Leonard

Senior Ryan Leonard presented Specific Plan Amendment SPLA17-00004 and Site Plan Review SPR17-00016.

The Commission asked questions of staff with discussions ensuing.

Chair Tom Murphy opened the Public Hearing at 6:43 pm.

Applicant Tom Steeno, Steeno Design Studio spoke on the project.

The Commission asked questions of Mr. Steeno with discussions ensuing.

Principal Planner Jeff Codega spoke on the project.

There were no public comments.

Chair Tom Murphy closed the Public Hearing at 6:53 pm.

Motion by Commissioner Joline Hahn to adopt Resolution No. PC-2018-07 recommending that the City Council introduce and place on first reading an ordinance approving Specific Plan Amendment SPLA17-00004 and adopt Resolution No. 2018-08 approving Site Plan Review SPR17-00016., Seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:

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

ABSENT Commissioner Jim Heywood

Discussions regarding staff's request for the Planning Commission to provide direction to staff on how to proceed with future applicants that request a residential zone change on Hesperia Road.

The Commission asked questions of staff with discussions ensuing.

Principal Planner Jeff Codega spoke on the topic with discussions ensuing with the Commission.

Staff received the requested direction from the Planning Commission regarding future zone change requests on Hesperia Road.

NEW BUSINESS:

3. Determination of General Plan Conformity - 2018-2019 Capital Improvement Program

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2018-09, finding that the 2018-2019 Capital Improvement Program as shown in Exhibit "A" is in conformance with the Hesperia General Plan, and direct that this finding be forwarded to the Hesperia City Council, and the Hesperia Water and Fire Protection Districts.

Sponsor: Principal Planner Jeff Codega

Principal Planner Jeff Codega introduced the 2018-2019 Capital Improvement Program. City Engineer Mike Thornton presented the details of the 2018-2019 Capital Improvement Program. The Commission asked questions of staff with discussions ensuing. Principal Planner Jeff Codega provided additional information on the 2018-2019 Capital Improvement Program.

Motion by Commissioner Joline Hahn to adopt Resolution No. PC-2018-09, finding that the 2018-2019 Capital Improvement Program as shown in Exhibit "A" is in conformance with the Hesperia General Plan, and direct that this finding be forwarded to the Hesperia City Council, and the Hesperia Water and Fire Protection Districts, Seconded by Vice Chair Cody Leis, passed with the following roll call vote:

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

PRINCIPAL PLANNER'S REPORT:

D. DRC Comments

Principal Planner Jeff Codega reported on the following:

- Upcoming Residence Inn Hotel
- Property south of Bear Valley Road, south of the Mojave River:
 - Proposed shopping center and senior housing

E. Major Project Update

Principal Planner Jeff Codega reported on the following:

- 252 single-family housing permits to date and should be at 300 by the end of the year.
- June 14th Planning Commission Meeting:
 - Texas Roadhouse Restaurant
 - Cell tower

Principal Planner Jeff Codega announced the following:

- Resignation of Denise Bossard, Planning Commission Secretary.
- New Associate Planner Chris Borchert.

PLANNING COMMISSION BUSINESS OR REPORTS:

No reports given.

ADJOURNMENT:

Meeting adjourned at 7:39 pm until Thursday, June 14 10, 2018.

Tom Murphy,
Chair

By: Denise Bossard,
Commission Secretary
