



City of Hesperia

Meeting Minutes

Planning Commission

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Thursday, September 12, 2019

6:30 PM

Council Chambers

CALL TO ORDER - 6:30 PM

A. Pledge of Allegiance to the Flag

Pledge was led by Chair Leis

B. Invocation

Invocation was led by Commissioner Blocker

C. Roll Call

Present Chair Cody Leis
 Vice Chair Rusty Caldwell
 Commissioner James Blocker
 Commissioner Kerrie Justice

JOINT PUBLIC COMMENTS

Chair Leis opened the Public Comments at 6:33pm.
There were no Public Comments.
Chair Leis closed the Public Comments at 6:33pm.

CONSENT CALENDAR

1. Consideration of the July 11, 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 July 11, 2019.

Sponsor: Office Assistant Amanda Malone

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

Aye: Vice Chair Rusty Caldwell
Commissioner Kerrie Justice
Commissioner James Blocker

Abstain: Chair Cody Leis

PUBLIC HEARINGS

1. Consideration of Conditional Use Permit CUP19-00007, to construct a 4,450 square foot convenience store that includes the sale of beer, wine and liquor for off-site consumption, and a 4,104 square foot fueling station with 7 fuel islands in conjunction with Variance VAR19-00002 to reduce the 20' required rear yard setback to approximately 12'-8" (APN: 0408-134-03 & 25; Applicant: Circle K Stores, Inc).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution Nos. PC-2019-20 and PC-2019-22, recommending that the City Council approve CUP19-00007 and VAR19-00002.

Sponsors: Senior Planner Ryan Leonard

Senior Planner Ryan Leonard gave a presentation on the project.

William Scarborough, applicant, offered to answer Commission questions.

Chair Cody Leis opened the Public Comments at 6:42pm.

There were no Public Comments.

Chair Cody Leis closed the Public Comments at 6:43pm.

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

Aye: Commissioner Kerrie Justice
Commissioner Rusty Caldwell

Nay: Chair Cody Leis
Commissioner James Blocker

2. Consideration of Variance VAR19-00003, to allow an accessory building (attached guest house and garage) to exceed the maximum height of 16 feet, when located within 30 feet of a side or rear property line. The building is approximately 17.6 feet in height, 5 feet from the side property line and 10 feet from the rear property line located at 8968 Grapefruit Avenue (Applicant: Heracilio Herrera; APN: 0411-271-18).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2019-21, approving VAR19-00003.

Sponsor: Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga gave a presentation on the project.

Chair Leis recused himself from this item, as his company has worked with Mr. Herrera in the past.

Commissioners discussed concerns with staff.

Vice Chair Rusty Caldwell opened Public Comments at 6:57pm.

Applicant Heracilio Herrera spoke in favor of the project through the assistance of a translator.

Neighbor, Patricia Flynn, spoke in objection of the project.

Ellie Miller spoke in objection of the project

Vice Chair Rusty Caldwell closed the Public Comments at 7:03pm.

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

Aye: Vice Chair Rusty Caldwell
Commissioner Kerrie Justice
Commissioner James Blocker

Abstain: Chair Cody Leis

3. Consideration of General Plan Amendment GPA19-00001, from Rural Residential with a minimum lot size of 2½ acres (RR-2½) to Rural Residential with a minimum lot size of one-acre (RR-1) in conjunction with Tentative Parcel Map TPM19-00004 (PM-20019), to create two parcels from 4.8 gross acres located 300 feet south of Mesquite Street, on the east side of Opal Avenue (Applicant: Mas Tierra, Inc.; APN: 0405-371-37).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution Nos. PC-2019-23 and PC-2019-24, recommending that the City Council approve GPA19-00001 and TPM19-00004.

Sponsor: Senior Planner Daniel Alcayaga

Senior Planner Daniel Alcayaga gave a presentation on the project.

Senior Planner Daniel Alcayaga answered Commission questions.

Chair Cody Leis opened Public Comments at 7:11pm.

There were no Public Comments.

Chair Cody Leis closed Public Comments at 7:11pm.

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

Aye: Chair Cody Leis
Vice Chair Rusty Caldwell
Commissioner Kerrie Justice
Commissioner James Blocker

PRINCIPAL PLANNER'S REPORT

Principal Planner Chris Borchert gave the Commission an update on current projects.

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

D. DRC Comments

There were no comments.

E. Major Project Update

There were no updates.

PLANNING COMMISSION BUSINESS OR REPORTS

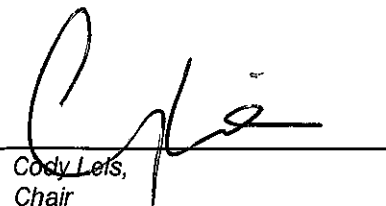
Chair Cody Leis asked for information to be provided to Commission regarding the approval process for alcohol licenses under specific circumstances in order to promote discussion with Council about who the ultimate approval should lie with.

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 7:19pm until Thursday, October 10, 2019.


Amanda Malone,
Planning Commission Secretary


Cody Leis,
Chair