



**City of Hesperia**  
**Meeting Minutes**  
**PLANNING COMMISSION**  
**SPECIAL MEETING**

City Council Chambers  
9700 Seventh Ave.  
Hesperia CA, 92345

---

Thursday, January 27, 2022

---

**CALL TO ORDER - 6:33 PM**

- A. **Pledge of Allegiance to the Flag**  
Chair Leis led the Pledge of Allegiance
- B. **Invocation**  
Commissioner Abreo led the Invocation
- C. **Roll Call**  
**Present**  
Chair Cody Leis  
Vice Chair Vacant  
Commissioner Dale Burke  
Commissioner Roger Abreo  
Commissioner Sophie Steeno
- D. **Presentation to outgoing Planning Commissioner Cody Leis**  
Mayor Bennington and Councilmember Gregg thanked Chair Cody Leis for his years with the Planning Commission.

E. **Reorganization of the Planning Commission**

1. Election of Chair

A motion was made by Chair Leis, seconded by Burke, that this item be adjourned. The motion carried by the following vote:

**Aye: 3** - Burke, Leis and Steeno

**Nay: 0**

**Abstain: 1** - Abreo

2. Election of Vice Chair

A motion was made by Abreo, seconded by Leis, that this item be adjourned. The motion carried by the following vote:

**Aye: 3** - Abreo, Burke and Leis

**Nay: 0**

**Abstain: 1** - Steeno

**JOINT PUBLIC COMMENTS**

Public comments were opened at 6:43  
There were no public comments.  
Public Comments were closed at 6:44

**CONSENT CALENDAR**

1. Consideration of the November 4, 2021 Planning Commission Meeting Minutes.

**Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the special meeting held on November 4, 2021.

**Sponsors:** Office Assistant Maricruz Montes

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

**Aye:** 4 - Abreo, Burke, Leis and Steeno

**Nay:** 0

**PUBLIC HEARINGS**

2. Development Code Amendment DCA21-00002

**Recommended Action:**

It is recommended that the Planning Commission provide input and direction on the proposed accessory building code amendments and adopt Resolution No. PC-2021-18 recommending that the City Council introduce and place on first reading an ordinance approving DCA21-00002, modifying development standards associated with Accessory Buildings and Structures.

**Sponsors:** Senior Planner Ryan Leonard

Council Member Cameron Gregg spoke regarding this project.

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

**Aye:** 4 - Abreo, Burke, Leis and Steeno

**Nay:** 0

3. Appeal APP21-00001 of the DRC approval of SPRR21-00005, a retail commercial building located in the parking lot of the Hesperia Square shopping center; Appellant: Envision Foods, LLC. (dba Jack in the Box)

**Recommended Action:**

It is recommended that the Planning Commission review testimony from the appellant, the project proponent and the public and adopt Resolution No. PC-2021-17, denying the appeal.

**Sponsors:** Senior Planner, Ryan Leonard

Kelly Gregg gave his concerns over vacant existing units.

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

**Aye:** 4 - Abreo, Burke, Leis and Steeno

**Nay:** 0

4. Consideration of Specific Plan Amendment SPLA21-00002 to change approximately 55.5 gross acres within the Main Street and Freeway Corridor Specific Plan from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP) and to change approximately 3.5 gross acres from Regional Commercial (RC) to Public Institutional Overlay (PIO) generally located on the west side of Amargosa Road between Avenal Street and Palmetto Way and north of the California Aqueduct (Applicant: RSC Hesperia LLC; APNs: 3064-461-04, 06, and 0405-072-37, 52 thru 55)

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2021-19 recommending that the City Council introduce and place on first reading an ordinance approving SPLA21-00002.

Applicant Mark Armbruster thanked staff for reviewing the possible zone change, requested that it not be approved.

**Sponsors:** Senior Planner Ryan Leonard

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

**Aye:** 3 - Abreo, Burke and Leis

**Nay:** 1 - Steeno

**NEW BUSINESS**

5. Discussion of the Sign Regulations for Industrial Buildings

**Recommended Action:**

Determine whether to review signage individually or amend the code to suit larger buildings.

**Sponsors:** Senior Planner Ryan Leonard

Commissioners directed staff to amend the code and return for review by the Planning Commission.

**PLANNING DIVISION REPORT**

Senior Planner Ryan Leonard gave updates on projects in the City and Housing Element in the future.

**PLANNING COMMISSION COMMENTS**

Commissioners Thanked Commissioner Leis for his mentorship.

**ADJOURNMENT**

Meeting adjourned at 8:06 p.m. until our next scheduled meeting, Thursday, March 10, 2022 at 6:30 p.m.

  
Maricruz Montes,  
Planning Commission Secretary

  
Roger Abreo,  
Planning Commission Chair