

PLANNING COMMISSION AGENDA

REGULAR MEETING

Date: January 8, 2015

Time: 6:30 P.M.

COMMISSION MEMBERS

William A. Muller, Vice Chair

Jim Heywood, Commissioner

Tom Murphy, Commissioner

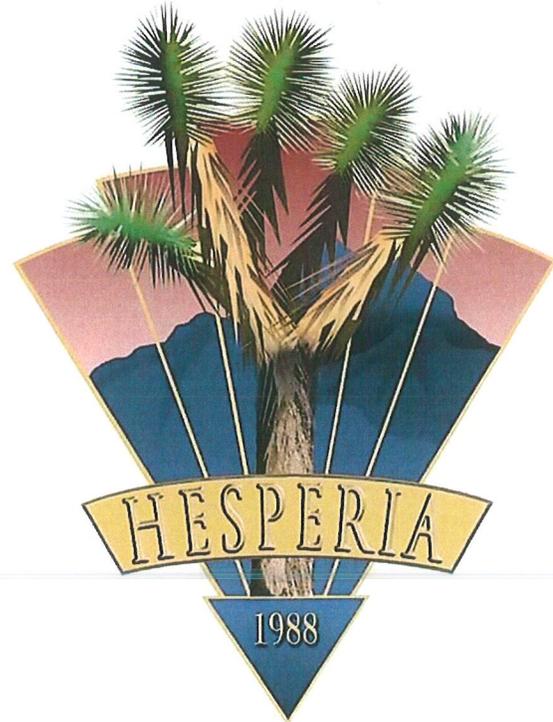
Vacant, Commissioner

Vacant, Commissioner

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Dave Reno, Principal Planner

Jeff M. Malawy, Assistant City Attorney



CITY OF HESPERIA
9700 Seventh Avenue
Council Chambers
Hesperia, CA 92345
City Offices: (760) 947-1000

The Planning Commission, in its deliberation, may recommend actions other than those described in this agenda.

Any person affected by, or concerned regarding these proposals may submit written comments to the Planning Division before the Planning Commission hearing, or appear and be heard in support of, or in opposition to, these proposals at the time of the hearing. Any person interested in the proposal may contact the Planning Division at 9700 Seventh Avenue (City Hall), Hesperia, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays) or call (760) 947-1200. The pertinent documents will be available for public inspection at the above address.

If you challenge these proposals, the related Negative Declaration and/or Resolution in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dave Reno, Principal Planner (760) 947-1200. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.10235.104 ADA Title 11]

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding any item on the Agenda will be made available in the Planning Division, located at 9700 Seventh Avenue during normal business hours or on the City's website.

January 8, 2015

**AGENDA
HESPERIA PLANNING COMMISSION**

Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.

CALL TO ORDER

6:30 p.m.

- A. Installation of Newly Appointed Planning Commissioners and Administration of Oath of Office
- B. Pledge of Allegiance to the Flag
- C. Invocation
- D. Roll Call:
 - Commissioner James Heywood
 - Commissioner Tom Murphy
 - Commissioner _____
 - Commissioner _____
 - Commissioner _____
- E. Reorganization of the Planning Commission
 - 1. Election of Chair
 - 2. Election of Vice Chair

JOINT PUBLIC COMMENTS

Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name and address for the record before making your presentation. This request is optional, but very helpful for the follow-up process.

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.

CONSENT CALENDAR

- F. Approval of Minutes: December 11, 2014 Planning Commission Meeting Draft Minutes.

-1-

PUBLIC HEARINGS

- 1. Public Workshop to discuss Tapestry Specific Plan

1-1

PRINCIPAL PLANNER'S REPORT

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

G. DRC Comments

H. Major Project Update

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

The Chair will close the meeting after all business is conducted.

I, Andrea Ngalo, Planning Commission Secretary for City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, December 18, 2014 at 5:30 p.m. pursuant to California Government Code §54954.2.

Andrea Ngalo
Planning Commission Secretary

HESPERIA PLANNING COMMISSION MEETING
REGULAR MEETING
December 11, 2014
MINUTES

DRAFT

The Regular Meeting of the Planning Commission was called to order at 6:32 p.m. by Chair Elvert in the Council Chambers, 9700 Seventh Avenue, Hesperia, California.

CALL TO ORDER 6:32 p.m.

Pledge of Allegiance to the Flag

Invocation

Roll Call:

Present: Chris Elvert
Tom Murphy
James Heywood
William Muller
Tom Steeno

JOINT PUBLIC COMMENTS

Chair Chris Elvert opened Public Comments at 6:34 p.m.

Chair Chris Elvert closed Public Comments at 6:34 p.m.

CONSENT CALENDAR

Approval of Minutes: November 13, 2014 Planning Commission Meeting Draft Minutes.

Adoption of Resolution to approve a second extension of time for Site Plan Review SPR09-10210 to establish an event center on 103 acres zoned A-2 at 19099 Lemon Street (Case No. SPR09-10210; Applicant: Gail Hasty; APN: 0411-182-18)

Motion by William Muller to approve the November 13, 2014 Planning Commission Meeting Draft Minutes and to approve a second extension of time for SPR09-10210, Seconded by Tom Steeno, passed with the following roll call vote:

AYES: Chris Elvert, Tom Murphy, James Heywood, William Muller, and Tom Steeno
NOES: None

PUBLIC HEARING

Consideration of Conditional Use Permit CUP14-00012 to establish a brewery and tasting room and to review the on-site parking requirements at 11352 Hesperia Road, Suite B (Applicant: Desert Barn Brewing, LLC; APN: 0415-081-41)

Senior Planner Daniel Alcayaga gave a presentation.

Chair Chris Elvert opened Public Comments at 6:39 p.m.

James Langley, representative of property owner and business, spoke in support.

Chair Chris Elvert closed Public Comments at 6:40 p.m.

Commission discussion ensued.

Motion by Tom Steeno to adopt Resolution No. PC-2014-37 to approve CUP14-00012 Seconded by Chris Elvert, passed with the following roll call vote:

AYES: Chris Elvert, Tom Murphy, James Heywood, William Muller, and Tom Steeno
NOES: None

DRC Comments

Major Project Update

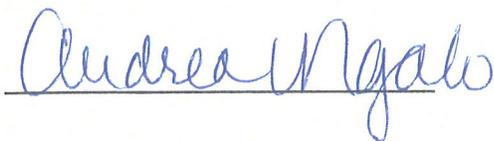
Presentation to outgoing Chair Chris Elvert

ADJOURNMENT

Chair Chris Elvert adjourned the meeting at 6:50 p.m. until January 8, 2015.

Chris Elvert
Chair

By: Andrea Ngalo
Commission Secretary





DATE: January 8, 2015
TO: Planning Commission
FROM: Dave Reno - Principal Planner
SUBJECT: Tapestry Specific Plan Workshop (SPL13-00001, DA13-00002, TT-13-00001[TT-18955], TT14-00004 [TT-18985], TT14-00005 [TT-18989])

RECOMMENDED ACTION

It is recommended that the Planning Commission hold a workshop and take public testimony on the proposed project. As this meeting is being held during the 45-day public comment period for the environmental impact report, public comments made at this meeting will become part of the environmental record. No action will be taken.

BACKGROUND

The Tapestry Specific Plan is located on approximately 9,365 acres in the southeastern portion of the City of Hesperia (City), at the southern edge of the San Bernardino County High Desert area. The site is approximately eight miles east of Interstate 15 along State Route (SR) 138. SR 173 generally serves as the project site's southern and eastern boundary. The northerly boundary is Ranchero Road. Mojave River Forks Regional Park is located to the east of the site, and the San Bernardino National Forest is located to the south. Silverwood Lake, a recreational lake that is part of the State Water Project, is located approximately 0.25 mile south of the southern project boundary. The West Fork of the Mojave River, along with Horsethief Creek and Grass Valley Creek, pass through the site and contain habitat for several sensitive species, including arroyo toad, least Bell's vireo, and southwestern willow flycatcher. The topography varies from rolling hills to steep bluffs with canyons overlooking Silverwood Lake to the south.

The Tapestry Specific Plan area is located within the previously approved Rancho Las Flores Specific Plan (SP-89-01) area. A Final EIR was certified for the original Rancho Las Flores (RLF) Specific Plan in 1990. The Specific Plan established a master-planned mixed-use community of single and multi-family residential units, commercial, town center, recreational, and community uses. A new Specific Plan is now proposed to replace the previously approved plan. In addition, the project applicant is preparing a Tentative Tract Map for Phase 1 of development.

The Tapestry Specific Plan proposes a maximum of 19,311 residential units with a mix of densities ranging from very low density and equestrian to high density and mixed-use. The majority of the residential units would be low/medium density. Development would be separated into three distinctive villages: Mesa Village, Summit Valley Village, and Grass Valley Village. The latter would be primarily equestrian. In addition to residential uses, the Specific Plan also proposes the following:

- Two mixed-use town centers totaling approximately 94 acres
- Approximately 367 acres of park land, including community and neighborhood parks, sports fields, passive recreational open space areas, and water features
- An extensive trail system totaling approximately 114 acres

- Eight elementary schools, one middle school, and one high school totaling approximately 263 acres of school uses
- Public and civic facilities (e.g., post office, library branch, fire station, etc.)
- A wastewater treatment facility and lift stations
- Roadways, drainage facilities, domestic and recycled water infrastructure, and other associated infrastructure
- Preservation of a portion of the site's natural elements and open space

Phase 1 is proposed to include 2,173 units in Mesa Village and would occur in the northeast portion of the project site. The wastewater treatment facility is proposed to be constructed as part of Phase 1.

ISSUES/ANALYSIS

Implementation of the proposed project would require the following approvals by the City:

- Certification of the Subsequent Environmental Impact Report
- Approval of a Specific Plan Amendment
- Formation of a Community Facilities District (or other public financing plan)
- Cancellation of a Williamson Act Contract on 316 acres of the site
- Approval of a Development Agreement
- Approval of Subdivision Maps
- Approval of Tentative Tract Maps
- Approval of Grading Permits and Improvement Plans
- Building Permits

In addition to the City approvals, the project also may be subject to approvals and/or permits from the following agencies:

- U.S. Army Corps of Engineers; pursuant to Section 404 of the Clean Water Act
- U.S. Fish and Wildlife Service; pursuant to the federal Endangered Species Act (preparation of a Biological Opinion)
- California Department of Fish and Wildlife; pursuant to Sections 1603 and 2080.1 of the California Fish and Game Code
- Lahontan Regional Water Quality Control Board; pursuant to Section 401 of the Clean Water Act, as well as National Pollutant Discharge Elimination System and Storm Water and Pollution Prevention Plan requirements
- Federal Emergency Management Agency; Conditional Letter of Map Revision for development within a floodplain

All aspects of the project is being evaluated in compliance with the California Environmental Quality Act (CEQA). The Draft EIR has been circulated to the public for a 45-day review period, concluding on January 20, 2015. Part of the purpose of this workshop is to provide an opportunity for the public to comment on the project. Any comments received will be made part of the environmental record.

A presentation will be provided at the meeting by the project proponents. The representatives and consultants of the Tapestry Specific Plan will be in attendance to answer questions. As this is a workshop, no action will be taken.



City of Hesperia

Gateway to the High Desert

NOTICE OF PUBLIC WORKSHOP TAPESTRY SPECIFIC PLAN

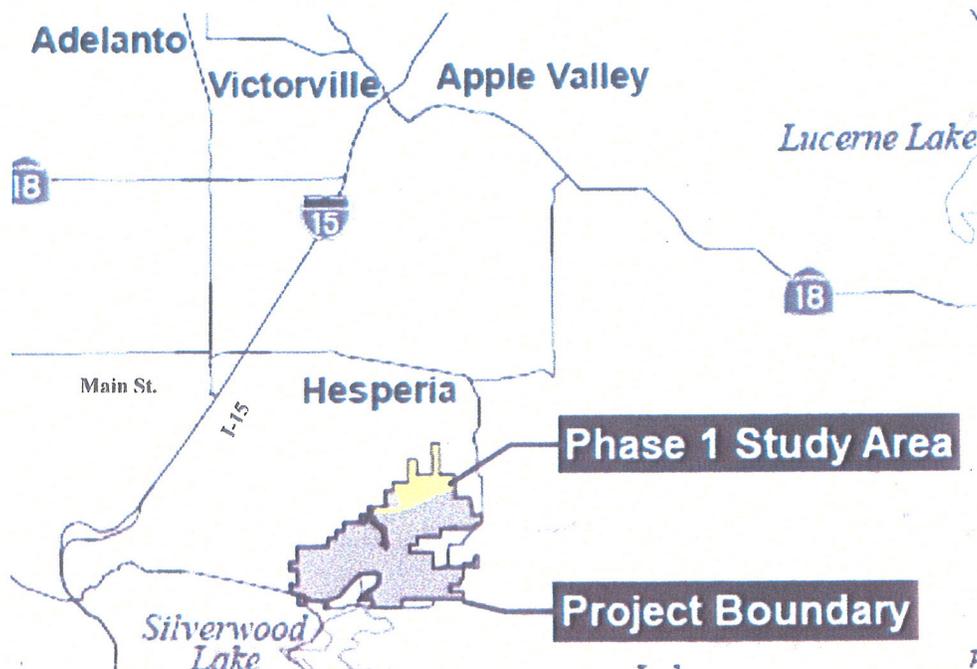
A public workshop will be held by the Planning Commission on Thursday, January 8, 2015, at 6:30 pm. The workshop will be in the City Council Chambers at City Hall, located at 9700 Seventh Avenue, Hesperia CA, 92345.

Notice of Availability of the Draft Environmental Impact Report (EIR) for the Tapestry Specific Plan (SCH # 2013111021)

Copies of the Draft EIR and its Technical Appendices are available for review at the City of Hesperia Planning Department at 9700 Seventh Avenue, Hesperia, California and at www.cityofhesperia.us. Copies of the documents are also available at the Hesperia Branch Library for public review located at 9560 7th Ave., Hesperia, CA, 92345

Written questions or comments should be mailed to the City of Hesperia Planning Department, Attention: Dave Reno, AICP, Principal Planner, at 9700 Seventh Avenue, Hesperia, CA, 92345 or by calling (760) 947-1224 or emailing dreno@cityofhesperia.us.

Written comments on the document must be submitted to the City of Hesperia Planning Department no later than 5:30 P.M. on January 19, 2015. Due to the holiday, this comment period will be extended to January 20, 2015. All comments received by the deadline will be included in the Final EIR, which will be presented to the hearing body.



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**CITY OF HESPERIA
DEVELOPMENT REVIEW COMMITTEE**

**City Hall Joshua Room
9700 Seventh Avenue
Hesperia, CA 92345
BEGINNING AT 10:00 A.M.
WEDNESDAY, December 17, 2014**

A. PROPOSALS:

1. AKRAM ABDELMASEIH (CUP14-00013)

Proposal: Consideration of a Conditional Use Permit to allow live entertainment for an existing hookah lounge

Location: 15923 Bear Valley Road (APN: 0414-021-20)

Planner: Lisette Sanchez- Mendoza