

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF VICTORVILLE

January 24, 2007  
7:00 p.m.

Mojave Desert Air Quality  
Management District – Boardroom  
14306 Park Avenue

ANY INDIVIDUAL WITH A DISABILITY WHO REQUIRES REASONABLE  
ACCOMMODATIONS TO PARTICIPATE IN A PLANNING COMMISSION  
MEETING MAY REQUEST ASSISTANCE AND/OR RECEIVE THE AGENDA  
IN AN ALTERNATIVE FORMAT BY CONTACTING THE PLANNING  
DEPARTMENT SECRETARY AT (760) 955-5132 NO LATER THAN SEVENTY-  
TWO HOURS PRIOR TO THE MEETING

Call to Order

Roll Call

Invocation & Pledge of Allegiance

PUBLIC HEARINGS:

1. PARCEL MAP PM-06-030 ISHAK IBRAHAM

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING PARCEL MAP PM-06-030 TO ALLOW FOR THE  
CREATION OF TWO PARCELS FROM ONE EXISTING PARCEL

Location – 13323 Winter Park Street

2. SITE PLAN SP-06-119 – DANIEL CASQUINO

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING SITE PLAN SP-06-119 TO ALLOW FOR THE  
CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITHIN THE OLD TOWN  
SPECIFIC PLAN

Location – 15577 Third Street

3. CONDITIONAL USE PERMIT CUP-06-077 – GURPREET SINGH TAKKAR

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-077 TO ALLOW FOR  
THE SALE OF BEER AND WINE WITHIN 300 FEET OF A RESIDENCE WHICH  
REQUIRES, BASED ON FINDINGS, A DETERMINATION OF PUBLIC CONVENIENCE  
OR NECESSITY IN ORDER FOR THE MATTER TO BE CONSIDERED BY THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

Location – Northwest corner of Hesperia Road and Sunhill Drive

4. PARCEL MAP PM-06-031 D & J COMMERCIAL

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-031 TO ALLOW FOR THE CREATION OF TWO PARCELS FROM ONE EXISTING PARCEL

Location – Southwest corner of Pahute Avenue and Locust Avenue

5. PARCEL MAP PM-06-027 AND TENTATIVE TRACT TT-06-066 – GREEN TREE BLVD, LLC

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED PARCEL MAP PM-06-027 AND TENTATIVE TRACT TT-06-066

A. PM-06-027

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-027 TO ALLOW FOR THE CREATION OF FOUR PARCELS FROM ONE EXISTING PARCEL

B. TT-06-066

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-066 TO ALLOW FOR THE DEVELOPMENT OF A 22-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northeast corner of Green Tree Boulevard and Hesperia Road

6. SITE PLAN SP-06-093 – ELIAS ALFATA  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SITE PLAN SP-06-093

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-093 TO ALLOW FOR THE DEVELOPMENT OF A 57,000 SQUARE FOOT COMMERCIAL RETAIL COMPLEX

Location – Northwest corner of Palmdale Road and Mesa Linda Avenue

7. SITE PLAN SP-06-105 AND CONDITIONAL USE PERMIT CUP-06-071 – GREG JABIN

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SITE PLAN SP-06-105 AND CONDITIONAL USE PERMIT CUP-06-071

A. SP-06-105

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-105 TO ALLOW FOR THE DEVELOPMENT OF A SELF-SERVICE STORAGE FACILITY

B. CUP-06-071

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-071 TO ALLOW FOR A SELF-SERVICE STORAGE FACILITY WITHIN A C-1 (NEIGHBORHOOD RETAIL) DISTRICT

Location – North of Dos Palmas Road, south of Palmdale Road and west of and abutting Amethyst Road

8. PARCEL PAM PM-06-028 AND SITE PLAN SP-06-109 CIVIC ROGERS, LLC  
**CONTINUANCE REQUESTED**

A. PM-06-028

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-028 TO ALLOW FOR THE CREATION OF THREE PARCELS FROM ONE EXISTING PARCEL

B. SP-06-109

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-109 TO ALLOW FOR THE DEVELOPMENT OF TWO DRIVE-THRU RESTAURANTS

Location – Southeast corner of Civic Drive and Roy Rogers Drive

9. SITE PLAN SP-06-112 – DUANE WATROUS & BILL POZZI  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-112 TO ALLOW FOR THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE TO AN INDUSTRIAL USE

Location – 16577 E Street

10. SITE PLAN SP-06-117 – FAMILY AUTO SALES  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-117 TO ALLOW FOR THE DEVELOPMENT OF AN AUTOMOTIVE SALES FACILITY AND DETAILING CENTER

Location – Northeast corner of Mariposa Road and Talpa Street

11. TENTATIVE TRACT TT-06-074 - G & G INVESTMENT PROPERTY

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-074 TO ALLOW FOR THE DEVELOPMENT OF AN 8-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southeast corner of Foxfire Road and Estero Road

12. TENTATIVE TRACT - TT-06-076 – JERRY RONNEBECK, ENGINEERING, LLC

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-076 TO ALLOW FOR THE DEVELOPMENT OF AN 8-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – South of and abutting Dos Palmas Road, east of Del Cerro Street and west of Amethyst Road

13. ZONE CHANGE - ZC-06-032 – JOE SAMUEL

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-032, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM C-4 (HIGHWAY SERVICE COMMERCIAL) TO C-2 (GENERAL COMMERCIAL)

Location – 14848 Monarch Boulevard

14. SITE PLAN SP-06-114 – PGP PARTNERS INC.

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-114 TO ALLOW FOR THE DEVELOPMENT OF A 300,000 SQUARE FOOT INDUSTRIAL BUILDING

Location – North of Aerospace Street, south of Sabre Street, east of Phantom West Street and west of George Boulevard

15. SITE PLAN SP-06-115 – PGP PARTNERS INC.

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-115 TO ALLOW FOR THE DEVELOPMENT OF TWO MULTI-TENANT INDUSTRIAL BUILDINGS

Location – Southwest corner of Phantom West Street and George Boulevard

CONTINUED PUBLIC HEARINGS:

16. SITE PLAN SP-06-103 AND TENTATIVE TRACT TT-06-064 – D & J COMMERCIAL  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON  
PROPOSED SITE PLAN SP-06-103 AND TENTATIVE TRACT TT-06-064

A. SP-06-103

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF VICTORVILLE GRANTING SITE PLAN SP-06-103 TO ALLOW FOR THE  
DEVELOPMENT OF A 301,800 SQUARE FOOT OFFICE COMPLEX  
CONSISTING OF NINE BUILDINGS IN NINE PHASES

B. TT-06-064

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-064 TO ALLOW FOR  
THE DEVELOPMENT OF A NINE-LOT COMMERCIAL SUBDIVISION FOR  
CONDOMINIUM PURPOSES

Location – Southwest corner of Pahute Avenue and Locust Avenue

17. PARCEL MAP PM-06-024 ORANGE COAST PROPERTIES  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING PARCEL MAP PM-06-024 TO ALLOW FOR THE  
CREATION OF THREE VESTED PARCELS FROM ONE EXISTING PARCEL

Location – Sycamore Street and west of and abutting Amargosa Road

18. TENTATIVE TRACT TT-06-060 – HELLER DEVELOPMENT  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON  
PROPOSED TENTATIVE TRACT TT-06-060

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING TENTATIVE TRACT TT-06-060 TO ALLOW FOR THE  
DEVELOPMENT OF A 78-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southwest corner of Hook Boulevard and Topaz Road

19. TENTATIVE TRACT TT-06-071 – RAMANI REAL ESTATE  
**CONTINUANCE REQUESTED**

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-071 TO ALLOW FOR A MODIFICATION TO APPROVED TENTATIVE TRACT TT-06-006 TO ALLOW FOR THE DEVELOPMENT OF A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southeast corner of Luna Road and Joshua Road

20. SITE PLAN SP-06-099 – JOHN BOVETAS

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-099 TO ALLOW FOR A RETAIL COMPLEX AND RESTAURANT WITH DRIVE-THRU FACILITIES

Location – Southeast corner of Palmdale Road and Petaluma Road

PUBLIC COMMENTS:

COMMUNICATIONS:

21. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR DECEMBER 2006

22. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT