

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

February 14, 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

APPROVAL OF MINUTES:

Planning Commission Regular Meetings of September 27, 2006 and January 10, 2007.

PUBLIC HEARINGS:

1. SITE PLAN PLN07-00001 – CALVIN PETERS
CONTINUANCE REQUESTED

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING SITE PLAN PLN07-00001 TO ALLOW FOR A RESIDENTIAL
DUPLEX

Location – Southwest corner of Third Street and “C” Street

2. TENTATIVE TRACT MODIFICATION PLN07-00007 – PINEHURST, LLC

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING PLN07-00007 A SECOND MODIFICATION TO APPROVED
TENTATIVE TRACT TT-03-005 TO CHANGE CONDITION #21 TO ALLOW FOR THE
REAR YARD PAD AREA TO BE REDUCED FROM 20 FEET TO 15 FEET

Location – North of Village Drive, south of Rancho Road and west of and abutting Blue
Canyon Road

3. TENTATIVE TRACT MODIFICATION PLN07-00008 – PINEHURST, LLC

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING PLN07-00008 A SECOND MODIFICATION TO APPROVED
TENTATIVE TRACT TT-03-006 TO CHANGE CONDITION #21 TO ALLOW FOR THE
REAR YARD PAD AREA TO BE REDUCED FROM 20 FEET TO 15 FEET

Location – North of Village Drive and south of Rancho Road and west of and abutting Blue Canyon Road

4. PARCEL MAP PLN07-00009 – MOJAVE VISTAS, LLC

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PLN07-00009 TO ALLOW FOR THE CREATION OF SIX PARCELS AND ONE REMAINDER PARCEL FROM THREE EXISTING PARCELS WITHIN THE MOJAVE VISTAS SPECIFIC PLAN

Location – Southwest corner of Rancho Road and National Trails Highway

5. CONDITIONAL USE PERMIT MODIFICATION PLN07-00010 – GEORGE ALLEN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PLN07-00010 TO ALLOW FOR A MODIFICATION TO APPROVED CONDITIONAL USE PERMIT CUP-06-009 TO ALLOW FOR GENERAL ALCOHOL SALES IN ADDITION TO BEER AND WINE INCLUDING A FINDING OF PUBLIC CONVENIENCE OR NECESSITY

Location – 16137 Green Tree Boulevard

6. CONDITIONAL USE PERMIT PLN07-00012 – VICTOR ELEMENTARY SCHOOL DISTRICT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00012 TO ALLOW FOR A NEW MULTI-USE BUILDING WITHIN AN EXISTING ELEMENTARY SCHOOL

Location – 15907 South Mojave Drive

7. SITE PLAN SP-06-116 AND CONDITIONAL USE PERMIT CUP-06-078 – BEAR VALLEY & AMETHYST PARTNERS, LLC

A. SP-06-116

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-116 TO ALLOW FOR THE DEVELOPMENT OF A SHOPPING CENTER

B. CUP-06-078

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-078 TO ALLOW FOR DRIVE-THRU SERVICES WITHIN ONE HUNDRED FEET OF A RESIDENTIAL ZONE

Location – North of Sierra Road, south of Bear Valley Road, east of Remuda Road and west of Amethyst Road

CONTINUED PUBLIC HEARINGS:

8. SITE PLAN SP-06-065 AND CONDITIONAL USE PERMIT CUP-06-052 – STIRLING WITHDRAWN BY APPLICANT

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SITE PLAN SP-06-065 AND CONDITIONAL USE PERMIT CUP-06-056

A. SP-06-065

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-065 TO ALLOW FOR A SHIPPING CONTAINER STORAGE FACILITY WITHIN THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT SPECIFIC PLAN

B. CUP-06-052

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-052 TO ALLOW FOR A SHIPPING CONTAINER STORAGE FACILITY WITHIN THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT SPECIFIC PLAN ON 136 ACRES OF PROPERTY

Location – North of Air Expressway, south of the existing runway, east of Adelanto Road and west of Phantom West Road

9. SITE PLAN SP-06-013 – DARLINGTON DEVELOPMENT COMPANY

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SITE PLAN SP-06-013

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-013 TO ALLOW FOR THE DEVELOPMENT OF A RETAIL SHOPPING CENTER

Location – Southeast corner of Highway 395 and La Mesa Road

10. TENTATIVE TRACT MODIFICATION – TT-06-056 – OM RANCHO LLC CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT MODIFICATION TT-06-056

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-056 TO ALLOW FOR A MODIFICATION AND A 3-YEAR TIME EXTENSION FOR TT-03-034, A 109-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southeast corner of Amargosa Road and Rancho Road

11. TENTATIVE TRACT TT-06-039 – UNITED ENGINEERING GROUP
CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-039

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-039 TO ALLOW FOR THE DEVELOPMENT OF A 174-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northeast corner of Dos Palmas Road and Mesa Linda Avenue

12. 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

13. 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

14. TENTATIVE TRACT TT-06-071 – RAMANI REAL ESTATE

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

PUBLIC COMMENTS:

NEW BUSINESS:

15. COMMERCIAL DESIGN GUIDELINES

COMMUNICATIONS:

16. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR JANUARY 2007
17. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT