

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

February 28, 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. TENTATIVE TRACT EXTENSION TT-06-073 – ADVANCED HOME BUILDERS, INC.

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON
PROPOSED TENTATIVE TRACT TT-06-073

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING TENTATIVE TRACT TT-06-073, A THREE-YEAR
EXTENSION OF TIME TO ALLOW FOR THE RECORDATION OF APPROVED
TENTATIVE TRACT TT-03-043 AN 86-LOT SINGLE FAMILY RESIDENTIAL
SUBDIVISION

Location – North of and abutting Abbey Lane, south of Dante Street, east of and abutting
Stoddard wells Road and west of and abutting Interstate 15

2. PLN07-00013 – SITE PLAN AND CONDITIONAL USE PERMIT – CECILIA LIBUSE

A. SITE PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE GRANTING SITE PLAN PLN07-00013 TO ALLOW FOR
COMMERCIAL IMPROVEMENTS FOR A PRE-SCHOOL

B. CONDITIONAL USE PERMIT

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00013 TO
ALLOW FOR PRE-SCHOOL USE

Location – 13486 Amargosa

3. PLN07-00014 – SPECIFIC PLAN AMENDMENT – MOJAVE VISTAS LLC

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF SPECIFIC PLAN AMENDMENT PLN07-00014, A FIRST AMENDMENT TO SPECIFIC PLAN 05-001 (MOJAVE VISTAS), AN AMENDMENT TO ADJUST THE ACREAGE OF PLANNING AREAS AND THE OPEN SPACE CONSERVATION AREA

Location – North of Interstate 15, west of National Trails Highway, east of Brookfield Drive and south of Rancho Road

4. PLN07-00016 – PARCEL MAP – RONALD KRAJIAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PLN07-00016 TO ALLOW FOR THE CREATION OF TWO PARCELS FROM ONE EXISTING PARCEL

Location – South of and abutting Mojave Drive, east of Highway 395 and west of Mesa Linda Avenue

5. PLN07-00003 – SITE PLAN – FRED SHEU

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00003 TO ALLOW FOR AN OFFICE BUILDING

Location - North of Civic Drive, south of Sage Street and west of and abutting California Avenue

6. PLN07-00005 – SITE PLAN MODIFICATION AND CONDITIONAL USE PERMIT – FRED STERN
CONTINUANCE REQUESTED

A. SITE PLAN MODIFICATION

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN MODIFICATION PLN07-00005 TO ALLOW FOR THE DEMOLISHMENT OF AN EXISTING FUEL DISPENSING FACILITY AND THE DEVELOPMENT OF A NEW FUEL STATION, CONVENIENCE STORE AND CAR WASH

B. CONDITIONAL USE PERMIT

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00005 TO ALLOW FOR MODIFICATIONS TO AN EXISTING FUEL DISPENSING FACILITY

Location – 16251 “D” Street

CONTINUED PUBLIC HEARINGS:

7. SITE PLAN SP-06-039 AND CONDITIONAL USE PERMIT CUP-06-035 – GLENN BECK

CONTINUANCE REQUESTED

A. SP-06-039

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-039 TO ALLOW FOR THE DEVELOPMENT OF A FAST FOOD RESTAURANT AND FUEL DISPENSING FACILITY

B. CUP-06-035

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-035 TO ALLOW FOR A FUEL DISPENSING FACILITY

Location – Northeast corner of Highway 395 and Palmdale Road

8. SITE PLAN SP-06-093 – ELIAS ALFATA

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

9. PARCEL MAP 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

10. SITE PLAN SP-06-112 – DUANE WATROUS & BILL POZZI
WITHDRAWN BY APPLICANT

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

11. 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

12. SITE PLAN SP-06-103 AND TENTATIVE TRACT TT-06-064 – D & J COMMERCIAL

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

13. PARCEL MAP PM-06-024 ORANGE COAST PROPERTIES

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

14. SITE PLAN PLN07-00001 – CALVIN PETERS

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

15. TENTATIVE TRACT MODIFICATION – TT-06-056 – OM RANCHO LLC

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 THREE-YEAR TIME EXTENSION FOR TT-03-034, A 109-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southeast corner of Amargosa Road and Rancho Road

16. 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

PUBLIC COMMENTS:

COMMUNICATIONS:

17. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT