

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

March 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 Meeting of December 13, 2006.

PUBLIC HEARINGS:

1. GENERAL PLAN AMENDMENT GPA-06-004 (C) AND ZONE CHANGE ZC-06-028 –
FAUSTO HERNANDEZ

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON
PROPOSED GENERAL PLAN AMENDMENT GPA-06-004 (C) AND ZONE CHANGE
ZC-06-028

- A. GPA-06-004

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION
OF GENERAL PLAN AMENDMENT GPA-06-004(C), AN AMENDMENT TO THE
LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED
ELEMENTS TO RE-DESIGNATE PROPERTY FROM VERY LOW DENSITY
RESIDENTIAL TO LOW DENSITY RESIDENTIAL

- B. ZC-06-028

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION
OF ZONE CHANGE ZC-06-028, A CHANGE OF ZONE TO RECLASSIFY
PROPERTY FROM R-1TB1/2 (SINGLE-FAMILY RESIDENTIAL TRANSITIONAL,
½ ACRE MINIMUM) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

Location – Northwest corner of Mesa Linda Street and Hook Boulevard

2. GENERAL PLAN AMENDMENT GPA-07-001 (A) AND ZONE CHANGE ZC-06-034 – GERALD RAUCH

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED GENERAL PLAN AMENDMENT GPA-07-001 (A) AND ZONE CHANGE ZC-06-034

A. GPA-07-001 (A)

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-07-001 (A), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL

B. ZC-06-034

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-034, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1TB1/2 (SINGLE-FAMILY RESIDENTIAL TRANSITIONAL, ½ ACRE MINIMUM BUILDING SITE) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

Location – Southwest corner of Dos Palmas Road and Braceo Street

3. GENERAL PLAN AMENDMENT GPA-07-001 (B) AND ZONE CHANGE ZC-06-033 – ADULFO VARGAS

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED GENERAL PLAN AMENDMENT GPA-07-001 (B) AND ZONE CHANGE ZC-06-033

A. GPA-07-001 (B)

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-07-001 (B), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL

B. ZC-06-033

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-033, A CHANGE OF ZONE TO RECLASSIFY

PROPERTY FROM R-1TB1/2 (SINGLE-FAMILY RESIDENTIAL TRANSITIONAL, ½ ACRE MINIMUM BUILDING SITE) TO R-1 (SINGLE-FAMILY RESIDENTIAL)

Location – North of Maricopa Road, south of and abutting Dos Palmas Road, east of Hacienda Road and west of Braceo Street

4. SITE PLAN SP-06-018, CONDITIONAL USE PERMIT CUP-06-079 AND TENTATIVE TRACT TT-06-078 – FRANK MUNIA
CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SITE PLAN SP-06-018, CONDITIONAL USE PERMIT CUP-06-079 AND TENTATIVE TRACT TT-06-078

A. SP-06-018

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-118 TO ALLOW FOR A 44-UNIT CONDOMINIUM COMPLEX

B. CUP-06-079

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-079 TO ALLOW FOR CONDOMINIUMS IN A R-2 DISTRICT

C. TT-06-078

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-078 TO ALLOW FOR THE DEVELOPMENT OF A 2-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

Location – South of and abutting Mojave Drive, east of Amargosa Road and west of Civic Drive

5. GENERAL PLAN AMENDMENT AND ZONE CHANGE PLN07-00015 – DAVID PHAM

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE PLN07-00015

A. GENERAL PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT PLN07-00015, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL

B. ZONE CHANGE

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE PLN07-00015, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1(SINGLE-FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL)

Location – North of Seneca Road, south of “D” Street and west of and abutting Hesperia Road

6. ZONE CHANGE PLN07-00018 – BROCKERT, WHITING, COLIZZI, POUND

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED ZONE CHANGE PLN07-00018

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE PLN07-00018, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1B21/2 TO R-1B1/2

Location – North of and abutting Solano Road, east of Bellflower Street and west of Fremontia Road

7. TENTATIVE TRACT TT-06-077 – GOODWIN DR, LLC
CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-077

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-077 TO ALLOW FOR THE DEVELOPMENT OF A 59-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of and abutting Eucalyptus Street, south of and abutting Deodar Street, east of and abutting Richmond Avenue and west of and abutting Mesa Linda Street

8. CONDITIONAL USE PERMIT MODIFICATION PLN07-00019 – OPTIONS FOR YOUTH

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING A MODIFICATION TO APPROVED CONDITIONAL USE PERMIT CUP-25-98 CONDITIONAL USE PERMIT PLN07-00019 TO ALLOW FOR THE EXPANSION OF AN EXISTING CHARTER SCHOOL INTO AN ADJACENT SUITE

Location – 15048 Bear Valley Road

9. SITE PLAN AND CONDITIONAL USE PERMIT PLN07-00021 – OSWALDO WITRON
CONTINUANCE REQUESTED

A. SITE PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00021 TO ALLOW FOR A COMMERCIAL AUTOMOTIVE REPAIR BUILDING

B. CONDITIONAL USE PERMIT

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00021 TO ALLOW FOR AUTOMOTIVE REPAIR AND TOWING USE

Location – 15500 Village Drive

10. SITE PLAN AND CONDITIONAL USE PERMIT PLN07-00023 – VICTOR
ELEMENTARY SCHOOL DISTRICT

A. SITE PLAN

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00023 TO ALLOW FOR AN ELEMENTARY SCHOOL SITE

B. CONDITIONAL USE PERMIT

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00023 TO ALLOW FOR ELEMENTARY SCHOOL USE WITHIN A RESIDENTIAL ZONE

Location – North of Nisqualli Road, south of Yates Road and west of and abutting Arrowhead Drive

11. SITE PLAN PLN07-00024 RUBEN LEMUS

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00024 TO ALLOW FOR THE DEVELOPMENT OF A TWO-UNIT APARTMENT COMPLEX

Location – 16616 Victor Street

CONTINUED PUBLIC HEARINGS:

12. TENTATIVE TRACT TT-06-003 – WAYNE PRIEST
CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-003

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-003 TO ALLOW FOR THE DEVELOPMENT OF AN 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northwest corner of Topaz Road and Sycamore Street

13. 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

14. PARCEL MAP PLN07-00009 – MOJAVE VISTAS, LLC
CONTINUANCE REQUESTED

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

15. PLN07-00005 – SITE PLAN MODIFICATION AND CONDITIONAL USE PERMIT – FRED STERN

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

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

Location – Southeast corner of Amargosa Road and Rancho Road

PUBLIC COMMENTS:

COMMUNICATIONS:

17. FINAL DRAFT OF HESPERIA UNIFIED SCHOOL DISTRICT'S 2007 SCHOOL
FACILITIES NEEDS ANALYSIS
18. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR FEBRUARY 2007
19. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT