

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

March 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

APPROVAL OF MINUTES:

Planning Commission Regular Meetings of January 24, 2007, February 14, 2007 and
March 14, 2007.

PUBLIC HEARINGS:

1. SITE PLAN AND CONDITIONAL USE MODIFICATION – PLN07-00027 – TRIOSIS INC.
CONTINUANCE REQUESTED

A. SITE PLAN

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE GRANTING SITE PLAN PLN07-00027 TO ALLOW FOR AN
AUTOMATED CARWASH

B. CONDITIONAL USE PERMIT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00027, A
MODIFICATION TO APPROVED CONDITIONAL USE PERMIT CUP-1-89 TO
ALLOW FOR A CARWASH AT AN EXISTING FUEL DISPENSING FACILITY

Location – 12890 Hesperia Road

2. SITE PLAN AND CONDITIONAL USE PERMIT PLN07-00028 – ANATOLIO CHAVEZ

A. SITE PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE GRANTING SITE PLAN PLN07-00028 TO ALLOW FOR THE
DEVELOPMENT OF A COMMERCIAL BUILDING

B. CONDITIONAL USE PERMIT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00028 TO ALLOW FOR TIRE SALES AND INSTALLATION

Location – North of and abutting Bear Valley Road, east of Balsam Road and west of Cypress Avenue

3. VESTED TENTATIVE TRACT – PLN07-00006 – DESERT LAND PARTNERS LLC

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED VESTED TENTATIVE TRACT PLN07-00006

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING A VESTED TENTATIVE TRACT PLN07-00006 TO ALLOW FOR THE DEVELOPMENT OF A 53-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northwest corner of Sycamore Street and Mesa Linda Street

4. SITE PLAN PLN07-00004 – MICHAEL PONTIOUS

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00004 TO ALLOW FOR TWO PROFESSIONAL OFFICE BUILDINGS

Location – West of and abutting Hesperia Road, south of Winona Street and north of Nisqualli Road

5. SITE PLAN MODIFICATION AND CONDITIONAL USE PERMIT PLN07-00020 – DISCOUNT TIRE COMPANY

A. SITE PLAN MODIFICATION

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00020, A MODIFICATION TO APPROVED SITE PLAN SP-05-003 TO ALLOW FOR A COMMERCIAL RETAIL BUILDING

B. CONDITIONAL USE PERMIT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00020 TO ALLOW FOR AUTOMOTIVE TIRE SALES AND INSTALLATION USE

Location – Southwest corner of Civic Drive and Roy Rogers Drive

CONTINUED PUBLIC HEARINGS:

6. 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

7. 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

8. TENTATIVE TRACT TT-06-060 – HELLER DEVELOPMENT

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 77-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southwest corner of Hook Boulevard and Topaz Road

9. 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

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

PUBLIC COMMENTS:

NEW BUSINESS:

11. ADOPT MITIGATED NEGATIVE DECLARATION ON PROPOSED RECLAIMED WATER PIPELINE – VICTORIA HOMES/BALDY MESA WATER DISTRICT

COMMUNICATIONS:

12. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT