

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

April 11, 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. SITE PLAN, CONDITIONAL USE PERMIT AND PARCEL MAP PLN07-00002 – JIM
ROACHELLE

CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON
PROPOSED SITE PLAN, CONDITIONAL USE PERMIT AND PARCEL MAP PLN07-00002

A. SITE PLAN

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING SITE PLAN PLN07-00002 TO ALLOW FOR AN
APPROXIMATELY 317,354 SQUARE FOOT MULTI-TENANT COMMERCIAL CENTER

B. CONDITIONAL USE PERMIT

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00002 TO ALLOW
FOR A FUEL DISPENSING AND AUTO REPAIR FACILITY AND SIGN PROGRAM

C. PARCEL MAP

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING PARCEL MAP PLN07-00002 TO ALLOW FOR THE
CREATION OF SIXTEEN PARCELS FROM FOUR EXISTING PARCELS

Location – Southeast corner of Highway 395 and Mojave Drive

2. TENTATIVE TRACT PLN07-00011 – HCP-VICTORVILLE, LLC

CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT PLN07-00011

PROJECT: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT PLN07-00011 TO ALLOW FOR THE DEVELOPMENT OF A 71-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northwest corner of Dos Palmas Road and Braceo Street

3. PARCEL MAP PLN07-00033 – JUAN LARA

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PLN07-00033 TO ALLOW FOR A 3-LOT SUBDIVISION

Location – North of Tawney Ridge Lane, south of Village Drive and West of and abutting Heatherdale Road

4. SITE PLAN AND AMENDMENT TO TRACT PLN07-00034 – WESTERN PACIFIC BUILDERS INC.

A. SITE PLAN

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00034 TO ALLOW FOR THE DEVELOPMENT OF A 20-UNIT APARTMENT COMPLEX

B. AMENDMENT TO TRACT

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF PLN07-00034 AN AMENDMENT TO TRACT 4749 TO ALLOW FOR A REDUCTION IN THE REQUIRED FRONT YARD SETBACK FROM 50 FEET TO 20 FEET

Location – North of Mojave Drive, south of Orick Avenue and west of and abutting Vazquez Avenue

5. CONDITIONAL USE PERMIT PLN07-00036 – STEPHANIE HUTCHISON

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00036 TO ALLOW FOR AN INTERNET CAFÉ

Location – 14845 Monarch Boulevard

6. CONDITIONAL USE PERMIT PLN07-00038 – BEAU GRIFFIN

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00038 TO ALLOW FOR A SMOKING LOUNGE

Location – 14845 Monarch Boulevard

7. TENTATIVE TRACT PLN07-00032 – ALTEC ENGINEERING

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT PLN07-00032 TO ALLOW FOR THE DEVELOPMENT OF A 41-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of Winona Street, east of and abutting 6th Avenue and west of and abutting Ottawa Place

CONTINUED PUBLIC HEARINGS:

8. SITE PLAN SP-06-018, CONDITIONAL USE PERMIT CUP-06-079 AND TENTATIVE TRACT TT-06-078 – FRANK MUNGIA
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

9. 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

10. 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

11. 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

12. 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

13. 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

14. 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

15. 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

PUBLIC COMMENTS:

NEW BUSINESS:

16. PLANNING COMMISSION POLICY – PCP-07-003

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE ESTABLISHING OPERATING GUIDELINES AND DEFINITIONS FOR INTERNET CAFÉS

17. PLANNING COMMISSION POLICY – PCP-07-004

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE ESTABLISHING OPERATING GUIDELINES AND DEFINITIONS FOR SMOKING LOUNGES

COMMUNICATIONS:

18. FINAL DRAFT OF VICTOR VALLEY UNION HIGH SCHOOL DISTRICT'S 2007 SCHOOL FACILITIES NEEDS ANALYSIS FOR ALTERNATIVE SCHOOL FEES
19. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR FEBRUARY 2007
20. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT