

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

May 9, 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 March 28, 2007 and April 11, 2007

PUBLIC HEARINGS:

1. TENTATIVE TRACT PLN07-00025 – CANADAY AND COMPANY

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON
PROPOSED TENTATIVE TRACT PLN07-00025

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING TENTATIVE TRACT PLN07-00025 TO ALLOW FOR THE
DEVELOPMENT OF A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of Olivine Road, south of La Mesa Road and east of and abutting
Bellflower Street

2. TENTATIVE TRACT PLN07-00026 – CANADAY AND COMPANY
CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON
PROPOSED TENTATIVE TRACT PLN07-00026

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING TENTATIVE TRACT PLN07-00026 TO ALLOW FOR THE
DEVELOPMENT OF A 33-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of Olivine Road, south of La Mesa Road and east of and abutting
Bellflower Street

3. SITE PLAN AND CONDITIONAL USE PERMIT PLN07-00043 – ERNEST OCHOA

A. SITE PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00043 TO ALLOW FOR THE CONVERSION OF AN EXISTING BUILDING INTO A BANQUET HALL

B. CONDITIONAL USE PERMIT

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00043 TO ALLOW FOR A BANQUET FACILITY AND ON-SITE SALES OF BEER AND WINE WITHIN 300' OF RESIDENTIAL PROPERTY AND A DEVIATION OF 52 PARKING SPACES REQUIRED BY TITLE 18 DEVELOPMENT STANDARDS

Location – 15010 Circle Drive

4. TENTATIVE TRACT EXTENSION – PLN07-00044 – VICTORY DEVELOPMENT INC.
CONTINUANCE REQUESTED

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT PLN07-00044 TO ALLOW FOR A THREE-YEAR TIME EXTENSION TO PREVIOUSLY APPROVED TT-04-004

Location – Northwest corner of Ottawa Street and Third Avenue

5. PARCEL MAP PLN07-00046 – GUILLERMO FALLA

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PLN07-00046 TO ALLOW FOR THE CREATION OF TWO SINGLE-FAMILY RESIDENTIAL LOTS FROM ONE EXISTING LOT

Location – 16874 Lambert Lane

6. SITE PLAN SP-06-111 – M. KHURSHID CHAUHAN & ASHKA PATEL
CONTINUANCE REQUESTED

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-111 TO ALLOW FOR THE DEVELOPMENT OF A 4-STORY 93-ROOM HOTEL

Location – Northeast corner of Mariposa Road and Ottawa Road

7. SITE PLAN SP-06-120 AND CONDITIONAL USE PERMIT CUP-06-080 – JUAN LOZANO

A. SP-06-120

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-120 TO ALLOW FOR THE DEVELOPMENT OF A COMMERCIAL BUILDING

B. CUP-06-080

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-080 TO ALLOW FOR A TIRE SHOP AND MINOR AUTO REPAIR

Location – Northeast corner of Mojave Drive and Condor Road

CONTINUED PUBLIC HEARINGS:

8. 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

9. 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

10. PARCEL MAP PLN07-00033 – JUAN LARA
WITHDRAWN BY APPLICANT

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

11. SITE PLAN AND AMENDMENT TO TRACT PLN07-00034 – WESTERN PACIFIC BUILDERS INC.
CONTINUANCE REQUESTED

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

12. 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

13. 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

14. 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

15. 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:

16. COMMERCIAL VEHICLE PARKING LETTER

17. CITY OF HESPERIA SCHOOL FACILITIES NEEDS ANALYSIS

18. STATUS OF ENGINEERING COMMENTS ON PLANNING COMMISSION ITEMS

19. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR APRIL 2007

20. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT