

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

June 13, 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 May 23, 2007

PUBLIC HEARINGS:

1. GENERAL PLAN AMENDMENT AND ZONE CHANGE PLN07-00039 - ST. MARY'S
MEDICAL CENTER

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON
PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE PLN07-00039

A. GENERAL PLAN AMENDMENT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF
GENERAL PLAN AMENDMENT PLN07-00039 AN AMENDMENT TO THE LAND USE
ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-
DESIGNATE A PORTION OF PROPERTY FROM HIGH 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 PLN07-00039, A CHANGE OF ZONE TO RECLASSIFY A PORTION OF
PROPERTY FROM R-3T (HIGH DENSITY RESIDENTIAL TRANSITIONAL) AND C-2T
(GENERAL COMMERCIAL TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL)

Location – North of Mojave Street, south of and abutting Mesa Street, east of Topaz
Road and west of Amargosa Road

2. GENERAL PLAN AMENDMENT, ZONE CHANGE, SITE PLAN AND CONDITIONAL USE PERMIT PLN07-00052 – ADELANTO SCHOOL DISTRICT

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE PLN07-00052

A. GENERAL PLAN AMENDMENT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT PLN07-00052, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM LIGHT INDUSTRIAL TO PUBLIC/INSTITUTIONAL

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 PLN07-00052, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM IPDT (INDUSTRIAL PARK DISTRICT TRANSITIONAL) TO P-C (PUBLIC AND CIVIC) DISTRICT

C. SITE PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00052 TO ALLOW FOR THE DEVELOPMENT OF AN ELEMENTARY SCHOOL

D. CONDITIONAL USE PERMIT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00052 TO ALLOW FOR AN ELEMENTARY SCHOOL

Location – Northwest corner of Cactus Road and Cobalt Road

3. CONDITIONAL USE PERMIT PLN07-00053 – JEFF & ELIZABETH STEELE

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00053 TO ALLOW FOR A DETACHED GARAGE APPROXIMATELY 20 FEET IN HEIGHT

Location – 16647 Teton Street

4. CONDITIONAL USE PERMIT PLN0-00055 – JAVIER RAMIREZ

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00055 TO ALLOW FOR AN AUTOMOBILE PAINT AND BODY SHOP WITHIN AN EXISTING BUILDING

Location – 15686 Village Drive

5. CONDITIONAL USE PERMIT AND SITE PLAN PLN07-00057 – ADELANTO SCHOOL DISTRICT

CONTINUANCE REQUESTED

A. CONDITIONAL USE PERMIT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00057 TO ALLOW FOR THE DEVELOPMENT OF A MIDDLE SCHOOL

B. SITE PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00057 TO ALLOW FOR A SCHOOL

Location – Northeast corner of Diamond Road and Cactus Road

6. CONDITIONAL USE PERMIT PLN07-00058 – MARZIEH ZANKESH

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00058 TO ALLOW FOR A MASTER SIGN PROGRAM INCLUDING ILLUMINATED SIGNS AND A FREESTANDING SIGN 20 FEET IN HEIGHT WITHIN A C-A (OFFICE PROFESSIONAL) DISTRICT

Location – Northeast corner of Amargosa Road and Midtown Drive

7. ZONE CHANGE PLN07-00059 – USA SAKAI CORP.

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED ZONE CHANGE PLN07-00059

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE PLN07-00059, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM HIGH DENSITY RESIDENTIAL ½ ACRE MINIMUM TO HIGH DENSITY RESIDENTIAL 1 ACRE MINIMUM

Location – 15579 Barranca Way

8. SITE PLAN PLN07-00060 – JERICHO INVESTMENTS

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00060 TO ALLOW FOR AN OFFICE BUILDING

Location – 15403 Park Avenue

9. CODE AMENDMENTS PLN07-00062 – CITY OF VICTORVILLE

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION

AMENDMENT PLN07-00062, VARIOUS AMENDMENTS OF THE VICTORVILLE MUNICIPAL CODE TO TITLE 17, SUBDIVISIONS AND TITLE 18, ZONING

CONTINUED PUBLIC HEARINGS:

10. 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

11. 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

12. 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 18-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 TO ALLOW FOR A REDUCTION IN THE RECORDED FRONT YARD SETBACK (BSL) FROM 50 FEET TO 37 FEET

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

13. 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 49-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

14. 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

15. 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

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

17. PARCEL MAP PLN07-00041 – BEAR VALLEY ZAMIN, LLC

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PLN07-00041 TO ALLOW FOR THE CREATION OF THREE PARCELS FROM SIX EXISTING PARCELS

Location – Southeast corner of Bear Valley Road and Amethyst Road

PUBLIC COMMENTS:

NEW BUSINESS:

18. INDUSTRIAL GUIDELINES – PCP-07-005

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE ADOPTING PLANNING COMMISSION POLICY PCP-07-005 ESTABLISHING INDUSTRIAL DESIGN GUIDELINES FOR DEVELOPMENT WITHIN INDUSTRIAL DISTRICTS

COMMUNICATIONS:

19. SNOWLINE JOINT UNIFIED SCHOOL DISTRICT SCHOOL FACILITIES NEEDS ANALYSIS

20. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR MAY 2007

21. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT