

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

June 27, 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 June 13, 2007

PUBLIC HEARINGS:

1. SITE PLAN AND CONDITIONAL USE PERMIT PLN07-00061 – OMNIPOINT
COMMUNICATIONS, INC.

A. SITE PLAN

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING SITE PLAN PLN07-00061 TO ALLOW FOR A WIRELESS
ANTENNA AND A DEVIATION FROM THE MINIMUM 1,000-FOOT SEPARATION
BETWEEN WIRELESS TOWERS REQUIRED BY TITLE 18 DEVELOPMENT
STANDARDS

B. CONDITIONAL USE PERMIT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00061 TO ALLOW
FOR A WIRELESS ANTENNA AND A DEVIATION FROM THE MINIMUM 1,000-FOOT
SEPARATION BETWEEN WIRELESS TOWERS REQUIRED BY TITLE 18
DEVELOPMENT STANDARDS

Location – 13574 Sixth Avenue

2. CONDITIONAL USE PERMIT PLN07-00063 – VICTORVILLE ELEMENTARY SCHOOL DISTRICT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00063 TO ALLOW FOR A FREESTANDING SPONSORED SIGN AT GREEN TREE EAST SCHOOL

Location – 17246 Gibraltar Drive

3. SITE PLAN AND CONDITIONAL USE PERMIT PLN07-00064 – O'DONNELL ATKINS

A. SITE PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00064 TO ALLOW FOR A TWO-STORY COMMERCIAL BUILDING

B. CONDITIONAL USE PERMIT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00064 TO ALLOW FOR A TRADE SCHOOL

Location – Southwest corner of Pahute Avenue and Locust Road

4. CONDITIONAL USE PERMIT PLN07-00068 – IBOLIT VETERINARY MEDICAL

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00068 TO ALLOW FOR A VETERINARY CLINIC WITHIN A PREVIOUSLY APPROVED RETAIL CENTER

Location – 15610 Bear Valley Road

CONTINUED PUBLIC HEARINGS:

5. 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

6. SITE PLAN SP-06-039 AND CONDITIONAL USE PERMIT CUP-06-035 – GLENN BECK

A. SP-06-039

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-039 TO ALLOW FOR THE DEVELOPMENT OF A FAST FOOD RESTAURANT AND FUEL DISPENSING FACILITY

B. CUP-06-035

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-035 TO ALLOW FOR A FUEL DISPENSING FACILITY

Location – Northeast corner of Highway 395 and Palmdale Road.

7. SITE PLAN AND CONDITIONAL USE MODIFICATION – PLN07-00027 – TRIOSIS INC.

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

8. 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

9. SPECIFIC PLAN AMENDMENT PLN07-00014 – MOJAVE VISTAS, LLC

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF SPECIFIC PLAN AMENDMENT PLN07-00014, A FIRST AMENDMENT TO SPECIFIC PLAN 05-001 (MOJAVE VISTAS), TO ADJUST THE ACREAGE OF PLANNING AREAS AND THE OPEN SPACE CONSERVATION AREA

Location – North of I-15, west of National Trails Highway, east of Brookfield Drive and south of Rancho Road

10. 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

11. 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

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

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 322,000 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

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

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

PUBLIC COMMENTS:

COMMUNICATIONS:

17. VICTOR ELEMENTARY SCHOOL DISTRICT FACILITIES NEEDS ANALYSIS

18. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT