

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

July 25, 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 June 27, 2007

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT PLN07-00066 - NELSON DAY
Withdrawn by Applicant

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00066 TO ALLOW FOR A
DETACHED GARAGE IN EXCESS OF FIFTEEN FEET IN HEIGHT

Location – 14938 Hopland Street

2. SITE PLAN AND CONDITIONAL USE PERMIT PLN07-00047 – QUANAHWEST
MANAGEMENT, LLC

A. SITE PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING SITE PLAN PLN07-00047 TO ALLOW FOR A 120-UNIT
HOTEL WITH MORE THAN 20 PERCENT OF THE PROPOSED UNITS CONTAINING
A KITCHEN OR KITCHENETTE AND DEVIATIONS OF 24,000 SQUARE-FEET OF
REQUIRED LIVING AREA, A DEVIATION OF 91,962 SQUARE-FEET OF
RECREATIONAL LIVING SPACE, A DEVIATION OF 5-FEET FROM THE MAXIMUM
BUILDING HEIGHT IN THE GENERAL COMMERCIAL ZONE, A 3-FOOT DEVIATION
FROM THE REQUIRED 5-FOOT LANDSCAPING AREA, A DEVIATION FROM THE
REQUIRED PEDESTRIAN ACCESS GATE OF A CITY APPROVED TRASH
ENCLOSURE, A DEVIATION FROM THE ARCHITECTURAL DESIGN STANDARDS
OF THE COMMERCIAL DESIGN GUIDELINES, A DEVIATION FROM THE

ARCHITECTURAL DESIGN STANDARDS OF THE MULTI-FAMILY DESIGN GUIDELINES, A 36-FOOT DEVIATION FROM THE MAXIMUM 24-FOOT FREESTANDING SIGN HEIGHT IN THE GENERAL COMMERCIAL ZONE AND DEVIATION FROM THE REQUIRED ARCHITECTURAL COMPATIBILITY STANDARDS FOR SIGNAGE

B. CONDITIONAL USE PERMIT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00047 TO ALLOW FOR A DEVIATION FROM TITLE 18 MULTI-FAMILY DESIGN STANDARDS AND A 36-FOOT DEVIATION FROM THE MAXIMUM 24-FOOT FREESTANDING SIGN HEIGHT IN THE GENERAL COMMERCIAL ZONE

Location – East of and abutting Valley Center Drive, south of Lorene Drive and north of Green Tree Boulevard

3. SITE PLAN PLN07-00056 – J & M CONSTRUCTION, LLC

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00056 TO ALLOW FOR THE EXPANSION OF AN EXISTING BUILDING AND ADDITIONAL COMMERCIAL IMPROVEMENTS

Location – 16427 Victor Street

4. SITE PLAN PLN07-00073 – UNITED INTERNATIONAL REALTY

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00073 TO ALLOW FOR AN OFFICE BUILDING AND A DEVIATION OF 2-FEET FROM THE REQUIRED BUILDING SETBACK LINE REQUIRED BY TITLE 18 DEVELOPMENT STANDARDS

Location – Southeast corner of Park Avenue and Seneca Street

CONTINUED PUBLIC HEARINGS:

5. 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

6. 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

7. PARCEL MAP PM-06-028 AND SITE PLAN SP-06-109 - CIVIC ROGERS, LLC

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 FOUR 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 THREE DRIVE-THRU RESTAURANTS

Location – Southeast corner of Civic Drive and Roy Rogers Drive

8. TENTATIVE TRACT TT-06-077 – GOODWIN DR, LLC

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

9. 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

10. 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:

11. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR JUNE 2007

12. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT