

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF VICTORVILLE

August 22, 2007  
7:00 p.m.

**City Hall Council Chambers**  
**14343 Civic Drive**

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 Meetings May 9, 2007 and August 8, 2007

PUBLIC HEARINGS:

1. SITE PLAN PLN07-00071 – OPPORTUNITY BUILDERS

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SITE PLAN PLN07-00071

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00071 TO ALLOW FOR A 57-UNIT AFFORDABLE MULTI-FAMILY COMPLEX

Location – North of Green Tree Boulevard, south of Seneca Road, west of Hesperia Road and east of Rodeo Drive

2. CONDITIONAL USE PERMIT PLN07-00083 – RIDGECREST BUSINESS PARK

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00083 TO ALLOW FOR A MULTI-TENANT SHOPPING CENTER SIGN WITHIN A M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT AND A DEVIATION OF 164 SQUARE FEET FROM THE MAXIMUM SIGN SQUARE FOOTAGE OF 100 SQUARE FEET PER SIGN FACE AND A DEVIATION OF 7 FEET FROM THE MAXIMUM SIGN HEIGHT OF 24-FEET

Location – 12180 Ridgcrest Road

3. SITE PLAN PLN07-00086 – RGA ARCHITECTS  
**CONTINUANCE REQUESTED**

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00086 TO ALLOW FOR AN INDUSTRIAL BUILDING

Location – North of and abutting Aerospace, south of Sabre Street and east of Phantom West

4. SITE PLAN AND CONDITIONAL USE PERMIT – PLN07-00088 – SHELLMAN ENTERPRISES

A. SITE PLAN

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN PLN07-00088 TO ALLOW FOR AN AUTO DEALERSHIP

B. CONDITIONAL USE PERMIT

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT PLN07-00088 TO ALLOW FOR AUTOMOBILE SALES AND SERVICES

Location – Northeast corner of Civic Drive and Valley Park Lane

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 AND CONDITIONAL USE PERMIT PLN07-00047 – QUANAHWEST MANAGEMENT, LLC  
**CONTINUANCE REQUESTED**

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

7. PARCEL MAP PLN07-00009 – MOJAVE VISTAS, LLC

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

8. 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

PUBLIC COMMENTS:

COMMUNICATIONS:

9. VICTOR ELEMENTARY SCHOOL DISTRICT'S RESOLUTION ADOPTION OF ALTERNATIVE SCHOOL FACILITY FEES, SCHOOL FACILITIES NEEDS ANALYSIS, AND MAP INDICATING THE BOUNDARIES OF THE AREA SUBJECT OT ALTERNATIVE SCHOOL FACILITY FEES
10. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR JULY 2007
11. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT