

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

July 12, 2006
7:00 p.m.

Mojave Desert Air Quality
Management District - Boardroom
14306 Park Avenue

ANY INDIVIDUAL WITH A DISABILITY WHO REQUIRES REASONABLE
ACCOMMODATION 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

PUBLIC HEARINGS:

1. CONDITIONS USE PERMIT CUP-06-051 - DENNIS McCANN
CONTINUANCE REQUESTED

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-051 TO ALLOW FOR
THE EXPANSION OF AN EXISTING POTTERY SALES BUSINESS

Location – Southeast corner of D Street and Tenth Street

2. PARCEL MAP PM-06-017 VICTORVILLE CENTER LIMITED, LLC

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING PARCEL MAP PM-06-017 TO ALLOW FOR THE
CREATION OF EIGHT PARCELS FROM ONE EXISTING PARCEL

Location – Northwest corner of Jasmine Street and Business Center Drive

3. SITE PLAN SP-06-061 – STONELEDGE FURNITURE

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING SITE PLAN SP-06-061 TO ALLOW FOR THE
DEVELOPMENT OF A 47,231 SQUARE FOOT RETAIL FURNITURE BUILDING

Location – Southwest corner of Amargosa Road and Bear Valley Road

4. PARCEL MAP PM-06-019 – CHUCK McCLAIN

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-019 TO ALLOW FOR THE CREATION OF TWO PARCELS FROM ONE EXISTING PARCEL

Location – Northwest corner of Avalon Road and Molino Drive

5. SITE PLAN SP-06-063 – M.S. WALKER & ASSOCIATES, INC.
CONTINUANCE REQUESTED

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-063 TO ALLOW FOR THE DEVELOPMENT OF AN OFFICE BUILDING

Location – North of Seventh Street, south of Lorene Drive, east of and abutting Valley Center Drive and west of East Sage Street

6. SITE PLAN SP-06-066 – KERRIE JUSTICE

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-066 TO ALLOW FOR THE DEVELOPMENT OF A PROFESSIONAL OFFICE BUILDING

Location – Southwest corner of West Sage Street and California Avenue

7. GENERAL PLAN AMENDMENT GPA-06-002 (N), ZONE CHANGE ZC-06-018 AND PARCEL MAP PM-06-018 – UNITED ENGINEERING

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED GENERAL PLAN AMENDMENT GPA-06-002 (N) AND ZONE CHANGE ZC-06-018

A. GPA-06-002 (N)

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-002 (N), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE APPROXIMATELY 11 ACRES OF PROPERTY FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL

B. ZC-06-018

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-018, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1T(4) (SINGLE-FAMILY RESIDENTIAL – TRANSITIONAL, ALLOWING FOUR DWELLING UNITS PER ACRE), C-2T (GENERAL COMMERCIAL – TRANSITIONAL) AND C-4T (HIGHWAY AND SERVICE COMMERCIAL – TRANSITIONAL) TO C-2 (GENERAL COMMERCIAL)

C. PM-06-018

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-018 TO ALLOW FOR THE CREATION OF FOUR PARCELS WITH ONE REMAINDER PARCEL FROM THREE EXISTING PARCELS

Location – North of and abutting Dos Palmas, south of and abutting Palmdale Road, east of Highway 395 and west of Mesa Linda Avenue

8. SITE PLAN SP-06-019 AND CONDITIONAL USE PERMIT CUP-06-011 – ROSA RAMOS
CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SITE PLAN SP-06-019 AND CONDITIONAL USE PERMIT CUP-06-011

A. SP-06-019

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-019 TO ALLOW FOR THE DEVELOPMENT OF A NURSERY, GARDEN ART, AND PATIO FURNITURE SALES FACILITY

B. CUP-06-011

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-011 TO ALLOW FOR THE OPEN STORAGE OF PRODUCTS

Location – North of “D” Street and east of the I-15/Stoddard Wells overpass

9. CONDITIONAL USE PERMIT CUP-06-045 – TIMOTHY AND SYLVIA HOUSEMAN

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-045 TO ALLOW FOR AN OUTDOOR FOOD AND BEVERAGE CART AT THE HOME DEPOT STORE

Location – 15150 Bear Valley Road

10. TENTATIVE TRACT TT-06-024 – PLEASANT VALLEY INVESTMENTS

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-024 TO ALLOW FOR THE DEVELOPMENT OF A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of and abutting Tawney Ridge Lane, south of Hopland Street, east of Amethyst Road and west of Cordova Road

11. SITE PLAN SP-06-070 – DEL RIO SUNROOMS

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING A MODIFICATION TO APPROVED SITE PLAN SP-05-011, ALSO KNOWN AS SP-06-070 TO ALLOW FOR BUILDING ELEVATION MODIFICATIONS

Location – North of and abutting Bear Valley Road, east of Cypress Avenue and west of Eleventh Avenue

12. SITE PLAN SP-06-045 – BEAR VALLEY ASSOCIATES I

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-045 TO ALLOW FOR THE DEVELOPMENT OF A 22,000 SQUARE FOOT STEEL BUILDING (SHELL) WITHIN THE HEAVY INDUSTRIAL ZONE

Location – Southeast corner of Nisqualli Road and Production Place

13. SITE PLAN SP-06-046 – BEAR VALLEY ASSOCIATES I
CONTINUANCE REQUESTED

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-046 TO ALLOW FOR THE DEVELOPMENT OF A 29,068 SQUARE FOOT STEEL BUILDING (SHELL) WITHIN THE HEAVY INDUSTRIAL ZONE

Location – Southwest corner of Nisqualli Road and Production Place

CONTINUED PUBLIC HEARINGS:

14. TENTATIVE TRACT TT-06-022 – DESERT WIND, LLC

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-022

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-022 TO ALLOW FOR THE DEVELOPMENT OF A 79-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northeast corner of Mesa Linda Avenue and Hook Boulevard

15. SITE PLAN SP-06-052 – TOPAZ CAPITAL AND INVESTMENTS, INC.
CONTINUANCE REQUESTED

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING A MODIFICATION TO APPROVED SITE PLAN SP-06-014, ALSO KNOWN AS SP-06-052, TO ALLOW FOR PHASES 3 AND 4 (192 UNITS)

Location – North of and abutting Midtown Drive, east of Amargosa Road and west of Civic Drive

16. SITE PLAN SP-06-049 AND CONDITIONAL USE PERMIT CUP-06-042 – ISAIAS ARAGUNDI

A. SP-06-049

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-049 TO ALLOW FOR THE DEVELOPMENT OF AN AUTOMOBILE REPAIR FACILITY WITHIN THE OLD TOWN SPECIFIC PLAN

B. CUP-06-042

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-042 TO ALLOW FOR AN AUTOMOBILE REPAIR FACILITY WITHIN THE OLD TOWN SPECIFIC PLAN

Location – Northwest corner of Tenth Street and D Street

17. TENTATIVE TRACT TT-06-018 AND DEVELOPMENT PLAN DP-06-003 – VICTOR CROSSING, LLC

A. TT-06-018

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-018 TO ALLOW FOR THE DEVELOPMENT OF A VESTED 112-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITHIN THE CROSSINGS SPECIFIC PLAN

B. DP-06-003

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING DEVELOPMENT PLAN DP-06-003 TO ALLOW FOR THE DEVELOPMENT OF 112 SINGLE-FAMILY RESIDENTIAL HOMES WITHIN TRACT 18056 OF THE CROSSINGS SPECIFIC PLAN

Location – North of Luna Road, south of Dos Palmas Road, east of Verbena Road and west of Bellflower Street

18. TENTATIVE TRACT TT-06-019 AND DEVELOPMENT PLAN DP-06-004 – VICTOR CROSSING, LLC

A. TT-06-019

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-019 TO ALLOW FOR THE DEVELOPMENT OF A VESTED 75-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITHIN THE CROSSINGS SPECIFIC PLAN

B. DP-06-004

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING DEVELOPMENT PLAN DP-06-004 TO ALLOW FOR THE DEVELOPMENT OF 75 SINGLE-FAMILY RESIDENTIAL HOMES WITHIN TRACT 18057 OF THE CROSSINGS SPECIFIC PLAN

Location – North of Luna Road, south of Dos Palmas Road, east of Verbena Road and west of Bellflower Street

19. TENTATIVE TRACT TT-06-020 AND DEVELOPMENT PLAN DP-06-005 – VICTOR CROSSING, LLC

A. TT-06-020

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-020 TO ALLOW FOR THE DEVELOPMENT OF A VESTED 115-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITHIN THE CROSSINGS SPECIFIC PLAN

B. DP-06-005

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING DEVELOPMENT PLAN DP-06-005 TO ALLOW FOR THE DEVELOPMENT OF 115 SINGLE-FAMILY RESIDENTIAL HOMES WITHIN TRACT 18058 OF THE CROSSINGS SPECIFIC PLAN

Location – North of Luna Road, south of Dos Palmas Road, east of Verbena Road and west of Bellflower Street

20. TENTATIVE TRACT TT-06-021 AND DEVELOPMENT PLAN DP-06-006 – VICTOR CROSSING, LLC

A. TT-06-021

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-021 TO ALLOW FOR THE DEVELOPMENT OF A VESTED 94-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH THE CROSSINGS SPECIFIC PLAN

B. DP-06-006

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING DEVELOPMENT PLAN DP-06-006 TO ALLOW FOR THE DEVELOPMENT OF 94 SINGLE-FAMILY RESIDENTIAL HOMES WITHIN TRACT 18059 OF THE CROSSINGS SPECIFIC PLAN

Location – North of Luna Road, south of Dos Palmas Road, east of Verbena Road and west of Bellflower Street

21. TENTATIVE TRACT TT-06-030 – RMH PROPERTIES
CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-030

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-030 TO ALLOW FOR THE DEVELOPMENT OF A 321-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northwest corner of Bellflower Road and Olivine Road

22. CONDITIONAL USE PERMIT CUP-06-048 – LINDA SMITH

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-048 TO ALLOW FOR A MEDICAL CAREER SCHOOL WITHIN A C-A (ADMINISTRATIVE PROFESSIONAL OFFICE DISTRICT) AND C-2 (GENERAL COMMERCIAL) ZONE

Location – 14944 Culley Court and 16534 Victor Street

23. TENTATIVE TRACT TT-06-001 – PLEASANT VALLEY INVESTMENTS, LLC

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-001

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-001 TO ALLOW FOR THE DEVELOPMENT OF A 53-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northwest corner of Poppy road and Pacoima Road

24. CONDITIONAL USE PERMIT CUP-06-039 – OPTIONS FOR YOUTH

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-039 TO ALLOW FOR A CHARTER SCHOOL (ACADEMIC COUNSELING PROGRAM) WITHIN THE GENERAL COMMERCIAL ZONE

Location – 14434 California Street

PUBLIC COMMENTS:

COMMUNICATIONS:

25. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT