

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF VICTORVILLE

July 26, 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

APPROVAL OF MINUTES:

Planning Commission Regular Meeting of June 28, 2006

PUBLIC HEARINGS:

1. SITE PLAN SP-06-067 – BUDDY PLASTER

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING SITE PLAN SP-06-067 TO ALLOW FOR THE  
DEVELOPMENT OF A 3,300 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING

Location – North of and abutting West Sand Street, south of Seneca Road, east of  
California Avenue and west of Park Avenue

2. SITE PLAN SP-06-068 – BUDDY PLASTER

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING SITE PLAN SP-06-068 TO ALLOW FOR THE  
DEVELOPMENT OF A 3,300 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING

Location – North of and abutting West Sand Street, south of Seneca Road, east of  
California Avenue and West of Park Avenue

3. SITE PLAN SP-06-069 – BUDDY PLASTER

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING SITE PLAN SP-06-069 TO ALLOW FOR THE  
DEVELOPMENT OF A 3,300 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING

Location – North of West Sage Street, south of and abutting West Sand Street, east of California Avenue, west of Park Avenue

4. SITE PLAN SP-06-075 – BAMBI CAHILLY  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-075 TO ALLOW FOR THE DEVELOPMENT OF A LIGHT MANUFACTURING/WAREHOUSE BUILDING WITHIN THE SOUTHERN CALIFORNIA LOGISTICS AIRPORT

Location – South corner of Eagle Street and George Boulevard

5. SITE PLAN SP-06-072 AND CONDITIONAL USE PERMIT CUP-06-053 – CHRIS ASLANIAN

A. SP-06-072

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-072 TO ALLOW FOR A FULL SERVICE CAR WASH AND LUBE/OIL CHANGE FACILITY

B. CUP-06-053

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-053 TO ALLOW FOR A FULL SERVICE CAR WASH AND A LUBE/OIL CHANGE FACILITY

Location – North of Palmdale Road, east of Cahuenga Road and west of McArt Road

6. SITE PLAN SP-06-071 – BRANDI JOHNSON

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-071 TO ALLOW FOR THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE TO A COMMERCIAL OFFICE

Location – 13334 Amargosa Road

7. SITE PLAN SP-06-073 – REDHOUSE D & E INC.

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-073 TO ALLOW FOR THE DEVELOPMENT OF AN OFFICE BUILDING

Location – Southeast corner of Bonanza Road and Amargosa Road

8. SPECIFIC PLAN AMENDMENT SPA-88-002 (A-16) AND TENTATIVE TRACT TT-06-032 OVERLAND OPPORTUNITY FUND, LLC

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SPECIFIC PLAN AMENDMENT SPA-88-002 (A-16) AND TENTATIVE TRACT TT-06-032

A. SPA-88-002 (A-16)

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF SPECIFIC PLAN AMENDMENT SPA-88-002, A SIXTEENTH AMENDMENT TO SPECIFIC PLAN 2-88 (MESA VERDE) TO A) REVISE THE CIRCULATION ELEMENT; AND B) TO REVISE THE LAND USE OVERLAY DESIGNATION IN PLANNING AREA 22 FROM MULTI-FAMILY RESIDENTIAL (HIGH DENSITY) AND SINGLE-FAMILY RESIDENTIAL (MEDIUM DENSITY) TO SINGLE-FAMILY RESIDENTIAL (MEDIUM DENSITY)

B. TT-06-032

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-032 TO ALLOW FOR THE DEVELOPMENT OF A 108-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northwest corner of Creosote Drive and Cantina Drive

9. SITE PLAN SP-06-055 – B.V. RD, LLC

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-055 TO ALLOW FOR THE DEVELOPMENT OF A RETAIL SHOPPING CENTER

Location – 14780 Bear Valley Road

CONTINUED PUBLIC HEARINGS:

10. PARCEL MAP PM-06-013 – VICTORVILLE STORAGE, LLC  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-149 TO ALLOW FOR THE CREATION OF THREE PARCELS FROM ONE EXISTING PARCEL

Location – North of Eucalyptus Street, south of Sycamore Street, east of Amethyst Road and west of Interstate 15

11. SITE PLAN SP-06-039 AND CONDITIONAL USE PERMIT CUP-06-035 – GLENN BECK  
**CONTINUANCE REQUESTED**

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

12. SITE PLAN SP-06-060 – WILLIAM SPENCER

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-060 TO ALLOW FOR AN EXISTING 99-UNIT APARTMENT COMPLEX AND THE ADDITION OF A COMMUNITY CLUBHOUSE BUILDING

Location – 14202 Rodeo Drive

13. PLANNED UNIT DEVELOPMENT PUD-06-001, DEVELOPMENT PLAN DP-06-002 AND TENTATIVE TRACT TT-06-013 – BRENTWOOD INVESTORS, LP AND TAGGART INVESTMENTS, INC

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED PLANNED UNIT DEVELOPMENT PUD-06-001, DEVELOPMENT PLAN DP-06-002 AND TENTATIVE TRACT TT-06-013

A. PUD-06-001

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF A 286-LOT SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT PUD-06-001

B. DP-06-002

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING DEVELOPMENT PLAN DP-06-002 TO ALLOW FOR THE DEVELOPMENT OF 286 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS AND RECREATIONAL AREAS WITHIN A PROPOSED PLANNED UNIT DEVELOPMENT PUD-06-001 AND TENTATIVE TRACT TT-06-013 (TRACT 17759)

C. TT-06-013

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-013 TO ALLOW FOR THE DEVELOPMENT OF A 286-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of Seneca Road, south of Hook Boulevard, east of Topaz Road, and west of Diamond Road.

14. PARCEL MAP PM-06-009 – THELMA AYALA – TOVAR & JOSE AYALA – AROCHE  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-009 TO ALLOW FOR THE CREATION OF FOUR PARCELS AND A REMAINDER PARCEL FROM ONE EXISTING PARCEL

Location – North of Sunset Road, south of Sycamore Road, and west of and abutting Mesa Linda Street

15. 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

16. SITE PLAN SP-06-021 – MIKE PONTIOUS  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-021 TO ALLOW FOR THE DEVELOPMENT OF A RETAIL CENTER

Location – Southeast corner of Tamarack Road and Amargosa Road

17. TENTATIVE TRACT TT-05-074 – THOUSAND PALMS PARTNERS, LLC  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-05-074

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-05-074 TO ALLOW FOR THE DEVELOPMENT OF A 161-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

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

18. SITE PLAN SP-06-043 – KIM SCOTT  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-043 TO ALLOW FOR THE DEVELOPMENT OF AN OFFICE/RETAIL/RESTAURANT BUILDING

Location – Northwest corner of Anacapa Road and Amargosa Road

19. SITE PLAN SP-06-026, TENTATIVE TRACT TT-06-015 AND CONDITIONAL USE PERMIT CUP-06-014 - MJM INVESTMENTS CO., LLC  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SITE PLAN SP-06-026, TENTATIVE TRACT TT-06-015 AND CONDITIONAL USE PERMIT CUP-06-014

A. SP-06-026

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-026 TO ALLOW FOR THE DEVELOPMENT OF A 270-UNIT CONDOMINIUM COMPLEX

B. TT-06-015

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-015 TO ALLOW FOR THE DEVELOPMENT OF A 1-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

C. CUP-06-014

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-014 TO ALLOW FOR A 270-UNIT CONDOMINIUM COMPLEX

Location – The southwest corner of Ridgecrest Road and Green Tree Boulevard

20. 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

21. CONDITIONAL 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

22. SITE PLAN MODIFICATION SP-06-052 – TOPAZ CAPITAL AND INVESTMENTS, INC.

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

23. TENTATIVE TRACT TT-06-030 – RMH PROPERTIES INC.  
**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

24. SITE PLAN SP-06-046 – BEAR VALLEY ASSOCIATES I

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

PUBLIC COMMENTS:

COMMUNICATIONS:

25. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR JUNE 2006

26. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT