

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF VICTORVILLE

August 9, 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 Adjourned General Plan Workshop of June 1, 2006 and Regular Meetings
of July 12, 2006 and July 26, 2006.

PUBLIC HEARINGS:

1. SITE PLAN SP-06-077 – GUZ SUNG KIM

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING SITE PLAN SP-06-077 TO ALLOW FOR THE
DEVELOPMENT OF A 10,662 SQUARE FOOT RETAIL BUILDING

Location – West of Amethyst Road, east of Cobalt Road and north of and abutting
Palmdale Road

2. TENTATIVE TRACT TT-06-035 AND DEVELOPMENT PLAN DP-06-008 – VICTOR
CROSSING INC.

A. TT-06-035

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-035 TO ALLOW FOR
THE DEVELOPMENT OF A VESTED 86-LOT SINGLE-FAMILY RESIDENTIAL
SUBDIVISION WITHIN THE CROSSINGS SPECIFIC PLAN

B. DP-06-008

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE GRANTING DEVELOPMENT PLAN DP-06-008 TO ALLOW

FOR THE DEVELOPMENT OF AN 86-LOT SINGLE-FAMILY RESIDENTIAL
SUBDIVISION WITHIN THE CROSSINGS SPECIFIC PLAN

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

3. TENTATIVE TRACT TT-06-036 AND DEVELOPMENT PLAN DP-06-009 – VICTOR
CROSSING INC.
CONTINUANCE REQUESTED

A. TT-06-036

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-036 TO ALLOW FOR
THE DEVELOPMENT OF A VESTED 171-LOT SINGLE-FAMILY RESIDENTIAL
SUBDIVISION WITHIN THE CROSSINGS SPECIFIC PLAN

B. DP-06-009

THE PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF VICTORVILLE GRANTING DEVELOPMENT PLAN DP-06-009 TO
ALLOW FOR THE DEVELOPMENT OF AN 171-LOT SINGLE-FAMILY
RESIDENTIAL SUBDIVISION WITHIN THE CROSSINGS SPECIFIC PLAN

Location - North of La Mesa Road, south of Luna Road, east of Verbena Road and west
of Bellflower Road

4. SITE PLAN MODIFICATION SP-98-009, ALSO KNOWN AS SP-06-079 – CEC
ENTERTAINMENT, INC.

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
VICTORVILLE GRANTING A MODIFICATION TO APPROVED SITE PLAN SP-98-009,
ALSO KNOWN AS SP-06-079, TO ALLOW FOR THE EXPANSION OF AN EXISTING
RESTAURANT/FAMILY ENTERTAINMENT CENTER

Location – 12790 Amargosa Road

5. SITE PLAN SP-06-057 AND CONDITIONAL USE PERMIT CUP-06-049 – JAMES
PHILLIPS
CONTINUANCE REQUESTED

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON
PROPOSED SITE PLAN SP-06-057 AND CONDITIONAL USE PERMIT CUP-06-049

A. SP-06-057

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF VICTORVILLE GRANTING SITE PLAN SP-06-057 TO ALLOW FOR THE
DEVELOPMENT OF A COMMERCIAL CENTER

B. CUP-06-049

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-049 TO ALLOW FOR A COMMERCIAL/PROFESSIONAL CENTER ON RESIDENTIAL PROPERTY

Location – North of and abutting Bear Valley Road, south of La Mesa Road, east of San Dimas Street and west of Cobalt Road

6. TENTATIVE TRACT TT-06-038 – RAMANI REAL ESTATE, INC.

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-038

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-038 TO ALLOW FOR THE DEVELOPMENT OF A 44-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of Tawney Ridge Lane and south of Hopland Street between Amethyst Road and Falling Star Street

7. TENTATIVE TRACT TT-06-026 – TANDIS HOMES

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-026

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-026 TO ALLOW FOR THE DEVELOPMENT OF A VESTED 76-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A 4-ACRE COMMERCIAL PARCEL

Location – Southwest corner of Sunset Road and Mesa Linda Street

8. TENTATIVE TRACT TT-06-029 – TRIMARK PACIFIC HOMES

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-029

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-029 TO ALLOW FOR THE DEVELOPMENT OF A VESTED 291-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southeast corner of Olivine Road and Monte Vista Road

9. TENTATIVE TRACT TT-06-037 – KEN RICHMOND

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-037

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-037 TO ALLOW FOR THE DEVELOPMENT OF A 71-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northwest corner of Nisqualli Road and Cypress Avenue

CONTINUED PUBLIC HEARINGS:

10. SITE PLAN SP-06-033 AND CONDITIONAL USE PERMIT CUP-06-024 – LE BATA, INC.

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED SITE PLAN SP-06-033 AND CONDITIONAL USE PERMIT CUP-06-024

A. SP-06-033

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-033 TO ALLOW FOR THE DEVELOPMENT OF A CONCRETE PLANT

B. CUP-06-024

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-024 TO ALLOW FOR ROCK CRUSHING IN CONJUNCTION WITH A CONCRETE BATCH PLANT

Location – North of Rancho Road and Northwest of Stoddard Wells Road

11. SITE PLAN SP-06-047 AND CONDITIONAL USE PERMIT CUP-06-040 – JOSE ZAMORA

A. SP-06-047

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-047 TO ALLOW FOR THE DEVELOPMENT OF AN AUTOMOBILE REPAIR BUILDING

B. CUP-06-040

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-040 TO ALLOW FOR AUTOMOBILE REPAIRS

Location – North of Calgo Lane, south of Tawney Ridge Lane, and west of and abutting Village Drive

12. 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

13. SITE PLAN SP-06-075 – BAMBI CAHILLY

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

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

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. SITE PLAN SP-06-021 – MIKE PONTIOUS

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

16. SITE PLAN SP-06-063 – M.S. WALKER & ASSOCIATES, INC.

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

17. 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

18. TENTATIVE TRACT TT-06-030 – RMH PROPERTIES INC.

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

PUBLIC COMMENTS:

NEW BUSINESS:

19. TENTATIVE TRACT MODIFICATION TT-04-080, ALSO KNOWN AS TT-06-040 - FRONTIER

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING A MODIFICATION TO THE ORIGINAL CONDITIONS OF APPROVAL FOR TENTATIVE TRACT TT-04-080, ALSO KNOWN AS TT-06-040, TO ALLOW FOR CHANGES RELATED TO OFF-SITE STREET IMPROVEMENTS

Location – Southwest corner of Monte vista Road and Dos Palmas Road

COMMUNICATIONS:

20. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR JULY 2006

21. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT