

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF VICTORVILLE

September 13, 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:

Joint Meeting of the Victorville Redevelopment Agency and Victorville Planning Commission  
May 9, 2006

PUBLIC HEARINGS:

1. GENERAL PLAN AMENDMENT GPA-06-003 (C) AND ZONE CHANGE ZC-06-020 -  
CITY OF VICTORVILLE

A. GPA-06-003 (C)

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION  
OF GENERAL PLAN AMENDMENT GPA-06-003 (C), AN AMENDMENT TO THE  
LAND USE ELEMENT, AS WELL AS ANY OTHER AFFECTED ELEMENTS, TO  
ALLOW FOR THE PRE-ZONING OF 2,720 ACRES WITHIN THE CITY'S SPHERE  
OF INFLUENCE TO DESIGNATE APPROXIMATELY 400 ACRES AS LOW  
DENSITY RESIDENTIAL WITH R-1 ZONING; 71-ACRES AS LOW DENSITY  
RESIDENTIAL WITH R-1B10,000 ZONING, 170 ACRES AS VERY LOW  
DENSITY RESIDENTIAL WITH R-1B1/2 ZONING; 17-ACRES AS HIGH DENSITY  
RESIDENTIAL; 230 ACRES AS LIGHT INDUSTRIAL WITH AN IPD DISTRICT;  
320 ACRES AS COMMERCIAL WITH C-2, GENERAL COMMERCIAL ZONING;  
95 ACRES AS PUBLIC/INSTITUTIONAL WITH PUBLIC/CIVIC ZONING AND 625  
ACRES AS ESTATE SPECIFIC PLAN WITH SPECIFIC PLAN ZONING, ALL  
WITHIN THE CITY'S SPHERE OF INFLUENCE, WITH SUCH ZONING TO TAKE  
EFFECT UPON ANNEXATION; AND ANNEXATION TO THE CITY OF  
VICTORVILLE, VICTORVILLE SANITARY DISTRICT, VICTORVILLE FIRE  
PROTECTION DISTRICT AND VICTORVILLE PARK & RECREATION DISTRICT.

B. ZC-06-020

**PROJECT** – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-020 TO ESTABLISH THE FOLLOWING ZONE DISTRICTS; OF ZONE TO ALLOW FOR THE PRE-ZONING OF 2,720 ACRES WITHIN THE CITY'S SPHERE OF INFLUENCE TO DESIGNATE APPROXIMATELY 400 ACRES AS R-1; 71-ACRES AS R-1B10,000; 170 ACRES AS R-1B1/2; 17-ACRES AS R-3; 230 ACRES AS INDUSTRIAL PARK DISTRICT; 320 ACRES AS C-2, GENERAL COMMERCIAL; 95 ACRES AS PUBLIC/CIVIC; AND 625 ACRES AS SPECIFIC PLAN, TO TAKE EFFECT UPON ANNEXATION

Location – North of and abutting Lindero Road, south of and abutting Palmdale Road, east of and abutting Caughlin Road, and west of the existing City boundary line.

2. GENERAL PLAN AMENDMENT GPA-06-003 (G) AND ZONE CHANGE ZC-06-022 – MIKE ROGERS & DOROTHY DANIELS

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED GENERAL PLAN AMENDMENT GPA-06-003 (G) AND ZONE CHANGE ZC-06-022

A. GPA-06-003 (G)

**PROJECT** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-003 (G), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL

B. ZC-06-022

**PROJECT** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-022, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1B1/2 (SINGLE-FAMILY RESIDENTIAL – MAXIMUM TWO DWELLING UNITS PER GROSS ACRE) TO R-1 (SINGLE-FAMILY RESIDENTIAL – MAXIMUM FIVE DWELLING UNITS PER GROSS ACRE)

Location – Northwest corner of Beaver Avenue and Olivine Road

3. GENERAL PLAN AMENDMENT GPA-06-003 (H) AND ZONE CHANGE ZC-06-025 – CITY OF VICTORVILLE REDEVELOPMENT AGENCY

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED GENERAL PLAN AMENDMENT GPA-06-003 (H) AND ZONE CHANGE ZC-06-025

A. GPA-06-003 (H)

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-003 (H), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM COMMERCIAL TO HEAVY INDUSTRIAL

B. ZC-06-025

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-025, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM C-2T (GENERAL COMMERCIAL TRANSITIONAL) AND C-MT (COMMERCIAL MANUFACTURING TRANSITIONAL) TO M-2 (HEAVY INDUSTRIAL) ON 7.5 ACRES OF LAND

Location – North of and abutting Ottawa Road and East of Hesperia Road

4. PARCEL MAP PM-06-023 – LIDA AFROOZ  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING PARCEL MAP PM-06-023 TO ALLOW FOR THE CREATION OF TWO PARCELS FROM ONE EXISTING PARCEL

Location – North of and abutting Sitting Bull Street, south of Nisqualli Road, east of Eleventh Avenue and west of Ninth Avenue

5. SITE PLAN SP-06-083 AND CONDITIONAL USE PERMIT CUP-06-058 – A.C. NEDJEDLY  
**CONTINUANCE REQUESTED**

A. SP-06-083

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-083 TO ALLOW FOR THE DEVELOPMENT OF AN AUTOMOBILE SALES FACILITY

B. CUP-06-058

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-058 TO ALLOW FOR AUTOMOBILE SALES

Location – North of and abutting Palmdale Road, south of Seneca Road, east of El Evado Road and west of Del Gado Road

6. SITE PLAN SP-06-084 AND CONDITIONAL USE PERMIT CUP-06-059  
**CONTINUANCE REQUESTED**

A. SP-06-084

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-084 TO ALLOW FOR THE CONVERSION OF AN EXISTING RESIDENTIAL HOME INTO A COMMERCIAL BUILDING

B. CUP-06-059

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-059 TO ALLOW FOR A POOL SALES AND CONSTRUCTION OFFICE WITHIN A R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE DISTRICT

Location – North of Green Tree Boulevard, south of Sunhill Drive and east of and abutting Hesperia Road

7. AMENDMENT TO TRACT AT-06-001 – RONALD EDDY

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AT-06-001, AN AMENDMENT TO TRACT 5764 LOT 41 TO ALLOW FOR THE CHANGE IN A BUILDING SETBACK LINE FROM 50 FEET TO 25 FEET

Location – Northeast corner of Haverhill Street and Prenda Street

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

9. TENTATIVE TRACT TT-06-044 – ALVARO SALDANA

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-044

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-044 TO ALLOW FOR THE DEVELOPMENT OF A 35-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southwest corner of Olivine Road and Mesa View Drive

10. PARCEL MAP PM-06-024 – ORANGE COAST PROPERTIES

PROJECT – TO ALLOW FOR THE CREATION OF THREE VESTED PARCELS FROM ONE EXISTING PARCEL

Location – South of the logical extension of Sycamore Street and west of and abutting Amargosa Road

11. GENERAL PLAN AMENDMENT GPA-06-003 (A) AND ZONE CHANGE ZC-06-017 – TSUNG CHANG TSI  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED GENERAL PLAN AMENDMENT GPA-06-003 (A) AND ZONE CHANGE ZC-06-017

A. GPA-06-003 (A)

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-06-003 (A), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

B. ZC-06-017

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-06-017, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (HIGH DENSITY RESIDENTIAL)

Location – 660 feet north of the northwest corner of Bear Valley Road and Mesa View Drive

CONTINUED PUBLIC HEARINGS:

12. GENERAL PLAN AMENDMENT GPA-05-003 (E) AND ZONE CHANGE ZC-05-025 – HOUSHANG SANAI

**WITHDRAWN BY APPLICANT**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED GENERAL PLAN AMENDMENT GPA-05-003 (E) AND ZONE CHANGE ZC-05-025

A. GPA-05-003 (E)

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF GENERAL PLAN AMENDMENT GPA-05-003 (E), AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ANY OTHER AFFECTED ELEMENTS TO RE-DESIGNATE PROPERTY FROM COMMERCIAL TO HIGH DENSITY RESIDENTIAL

B. ZC-05-025

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE CHANGE ZC-05-025, A CHANGE OF ZONE TO RECLASSIFY PROPERTY FROM C-2T (GENERAL COMMERCIAL – TRANSITIONAL) TO R-4 (VERY HIGH DENSITY MULTIPLE RESIDENTIAL)

Location – North of the logical extension of Dante Street, east of and abutting Venus Avenue and west of and abutting Interstate 15

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

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

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

14. 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

15. 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

PUBLIC COMMENTS:

COMMUNICATIONS:

16. PLANNING DEPARTMENT ACTIVITY SUMMARY FOR AUGUST 2006

17. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT