

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF VICTORVILLE

September 27, 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 August 9, 2006

PUBLIC HEARINGS:

1. PARCEL MAP PM-06-020, SITE PLAN SP-06-054 AND CONDITIONAL USE PERMIT  
CUP-06-046 – MOJAVE VICTORVILLE, L.P.  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON  
PROPOSED PARCEL MAP PM-06-020, SITE PLAN SP-06-054 AND CONDITIONAL  
USE PERMIT CUP-06-046

- A. PM-06-020

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF VICTORVILLE GRANTING PARCEL MAP PM-06-020 TO ALLOW FOR THE  
CREATION OF FOUR PARCELS FROM ONE EXISTING PARCEL

- B. SP-06-054

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF VICTORVILLE GRANTING SITE PLAN SP-06-054 TO ALLOW FOR THE  
DEVELOPMENT OF A RETAIL CENTER AND RESTAURANT WITH DRIVE-  
THRU FACILITIES

C. CUP-06-046

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-046 TO ALLOW FOR A RESTAURANT WITH DRIVE THRU FACILITIES WITHIN 100- FEET OF RESIDENTIAL PROPERTY

Location – Southwest corner of Mojave Drive and Village Drive

2. SITE PLAN SP-06-085 AND CONDITIONAL USE PERMIT CUP-06-060 – HIGH DESERT ACADEMY

A. SP-06-085

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-085 TO ALLOW FOR THE DEVELOPMENT OF A CHARTER SCHOOL EXPANSION

B. CUP-06-060

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-060 TO ALLOW FOR THE EXPANSION OF AN EXISTING CHARTER SCHOOL

Location – 15411 and 15421 Village Drive

3. TENTATIVE TRACT TT-06-033 – THE BRASWELL FAMILY LIMITED PARTNERSHIP

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-033

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-033 TO ALLOW FOR THE DEVELOPMENT OF A 154-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of Mesa Street, south of Eucalyptus Street and east of and abutting Topaz Road

4. TENTATIVE TRACT TT-06-046 – FRANK MUNGIA

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-046

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-046 TO ALLOW FOR A MODIFICATION AND A THREE-YEAR TIME EXTENSION TO AN APPROVED TENTATIVE TRACT TT-03-025; TO ALLOW FOR THE DEVELOPMENT OF A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of and abutting Roy Rogers Drive, south of Mojave Drive, east of and abutting Civic Drive and west of Interstate 15

5. TENTATIVE TRACT TT-06-047 – HEIDE HART

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-047

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-047 TO ALLOW FOR THE DEVELOPMENT OF A 37-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of Eucalyptus Road, south of Sycamore Street and west of and abutting Topaz Road

6. TENTATIVE TRACT TT-06-048 – G.L. PROJECT 1 LLC  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-048

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-048 TO ALLOW FOR THE DEVELOPMENT OF A 118-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Northeast corner of Nyack and Aster Road

CONTINUED PUBLIC HEARINGS:

7. 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

8. 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

9. SITE PLAN SP-06-058 – VICTORVILLE CENTER LIMITED LLC

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-058 TO ALLOW FOR THE DEVELOPMENT OF AN OFFICE/WAREHOUSE BUILDING

Location – Southwest corner of Industrial Center Drive, north of Jasmine Street and east of Business Center Drive

10. CONDITIONAL USE PERMIT CUP-06-030 – NEXTEL COMMUNICATIONS  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-030 TO ALLOW FOR A WIRELESS COMMUNICATIONS FACILITY 45 FEET IN HEIGHT

Location – 15980 Bear Valley Road

11. CONDITIONAL USE PERMIT CUP-06-031 – NEXTEL COMMUNICATIONS  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-031 TO ALLOW FOR A WIRELESS COMMUNICATIONS FACILITY 75 FEET IN HEIGHT

Location – 17035 D Street

12. 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

13. 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

14. PARCEL MAP PM-06-023 – LIDA AFROOZ

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

15. SITE PLAN SP-06-084 AND CONDITIONAL USE PERMIT CUP-06-059 – POOL TYME, INC.  
**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

16. 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

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

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

PUBLIC COMMENTS:

COMMUNICATIONS:

18. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT