

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF VICTORVILLE

November 8, 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 October 11, 2006

PUBLIC HEARINGS:

1. AMENDMENT A-06-001 AND PLANNING COMMISSION POLICY PCP-06-001– CITY  
OF VICTORVILLE

A. A-06-011

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION  
AMENDMENT A-06-001, VARIOUS AMENDMENTS OF THE VICTORVILLE  
MUNICIPAL CODE TO TITLE 17, SUBDIVISIONS; AND TITLE 18 ZONING

B. PCP-06-001

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF VICTORVILLE ADOPTING PLANNING COMMISSION POLICY PCP-06-001  
ESTABLISHING MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES FOR  
DEVELOPMENT WITHIN MULTI-FAMILY RESIDENTIAL DISTRICTS

2. SITE PLAN SP-06-091 – MASOOD MIAN  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING SITE PLAN SP-06-091 TO ALLOW FOR A 5,189 SQUARE  
FOOT RETAIL BUILDING

Location – Northwest corner of 7<sup>th</sup> Street

3. SITE PLAN SP-06-092 – MICHAEL PONTIOUS

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-092 TO ALLOW FOR THE DEVELOPMENT OF A THREE STORY 12,092 SQUARE-FOOT PROFESSIONAL OFFICE BUILDING

Location – South of and abutting Civic Drive, east of Amargosa Road and west of Kentwood Boulevard

4. SITE PLAN SP-06-094 – STARBUCKS  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-094 TO ALLOW FOR THE DEMOLITION OF AN EXISTING RESTAURANT TO ACCOMMODATE THE DEVELOPMENT OF A STARBUCKS DRIVE-THRU COFFEE SHOP

Location – 15327 Palmdale Road

5. SITE PLAN SP-06-095 – LUNNEN DEVELOPMENT

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-095 TO ALLOW FOR THE DEVELOPMENT OF A 3,328 SQUARE-FOOT OFFICE BUILDING

Location – Northeast corner of California Avenue and West Sage Street

6. SITE PLAN SP-06-096 AND CONDITIONAL USE PERMIT CUP-06-066 – VICTORWASH/BVR, LLC

A. SP-06-096

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-096 TO ALLOW FOR THE DEVELOPMENT OF AN AUTOMATED CARWASH AND RESCINDING RESOLUTION NO. P-05-257 FOR SITE PLAN SP-05-043

B. CUP-06-066

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-066 TO ALLOW FOR THE DEVELOPMENT OF AN AUTOMATED CARWASH

Location – Northeast corner of Bear Valley Road and Industrial Boulevard

7. SITE PLAN SP-06-097 – MICHAEL PONTIOUS  
**CONTINUANCE REQUESTED**

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-097 TO ALLOW FOR THE DEVELOPMENT OF A TWO-STORY OFFICE BUILDING

Location – Northwest corner of Hesperia Road and Sunhill Drive

8. TENTATIVE TRACT TT-06-054 - AMERICAN HERITAGE COMMUNITIES

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-054

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-054 TO ALLOW FOR THE DEVELOPMENT OF A 70-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southeast corner of Bear Valley Road and Verbena Road

9. TENTATIVE TRACT TT-06-056 – OM RANCHO LLC  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-056

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-056 TO ALLOW FOR A MODIFICATION AND A 3-YEAR TIME EXTENSION FOR TT-03-034, A 108-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southeast corner of Amargosa Road and Rancho Road

10. TENTATIVE TRACT TT-06-057 – VICTORIA HOMES

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON PROPOSED TENTATIVE TRACT TT-06-057

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-057 TO ALLOW FOR THE DEVELOPMENT OF A 249-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southeast corner of La Mesa Road and Beaver Avenue

11. SITE PLAN SP-06-087 – ANNE MARTIN & DEBRA MALMAZADA

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-087 TO ALLOW FOR THE DEVELOPMENT OF A PAIR OF TWO STORY OFFICE BUILDINGS

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

12. SITE PLAN SP-06-089 – ANNE MARTIN & DEBRA MALMAZADA

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-089 TO ALLOW FOR THE DEVELOPMENT OF A 3-STORY OFFICE BUILDING TOTALING 20,000 SQUARE FEET

Location – Southwest corner of Sage Street and Cajon Street

13. SITE PLAN SP-06-086, CONDITIONAL USE PERMIT CUP-06-061 AND TENTATIVE TRACT TT-06-055 – VICTORIAN 124, LP

A. SP-06-086

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-086 TO ALLOW FOR A MODIFICATION TO APPROVED SITE PLAN SP-03-017 TO ALLOW FOR STREET PARKING IN ORDER TO COMPLY WITH CONDOMINIUM PARKING REGULATIONS

B. CUP-06-061

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-061 TO ALLOW FOR THE CONVERSION OF APARTMENTS TO CONDOMINIUMS

C TT-06-055

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-055 TO ALLOW FOR THE DEVELOPMENT OF A 1-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

Location – Southwest corner of El Evado Road and Seneca Road

14. SITE PLAN SP-06-088 AND CONDITIONAL USE PERMIT CUP-06-062 – VALLEY-HI TOYOTA

A. SP-06-088

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-088 TO ALLOW FOR THE EXPANSION AND REMODEL OF AN EXISTING AUTO DEALERSHIP

B. CUP-06-062

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-062 TO ALLOW FOR THE EXPANSION OF AN EXISTING AUTO DEALERSHIP

Location – 14612 Valley Center Drive

15. SITE PLAN SP-06-098 – RICHARD LIM

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-098 TO ALLOW FOR THE DEVELOPMENT OF A 3-STORY 19,796 SQUARE FOOT RETAIL/OFFICE BUILDING

Location – North of and abutting Monarch Boulevard, east of Mariposa Road and west of Cottonwood Avenue

16. CONDITIONAL USE PERMIT CUP-06-068 – ARVIS JACOBS

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-068 TO ALLOW FOR A WIND-POWERED GENERATOR ON 2.5 ACRE PARCEL IN THE R-1 DISTRICT

Location – 11830 Joshua Dell Road

17. CONDITIONAL USE PERMIT CUP-06-069 – KINDERHAUS MONTESSORI PRESCHOOL

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-069 TO ALLOW FOR A PRESCHOOL AND CHILD CARE CENTER

Location – 16460 Victor Street

18. SITE PLAN SP-06-104 AND CONDITIONAL USE PERMIT CUP-06-070 – COSTCO WHOLESALE

A. SP-06-104

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN SP-06-104 TO ALLOW FOR THE ON-SITE RELOCATION OF A PROPOSED 160,068 SQUARE FOOT WHOLESALE/RETAIL BUILDING

B. CUP-06-070

PROJECT – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-070 TO ALLOW FOR WHOLESALING OVER 6,000 SQUARE-FEET, AN AUTO REPAIR/TIRE CENTER AND A FUEL DISPENSING FACILITY

Location – 14601 Valley Center Drive

19. TENTATIVE TRACT TT-06-045 – TAFT CORPORATION  
**CONTINUANCE REQUESTED**

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON  
PROPOSED TENTATIVE TRACT TT-06-045

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING TENTATIVE TRACT TT-06-045 TO ALLOW FOR THE  
DEVELOPMENT OF A 72-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION

Location – Northwest corner of Mojave Drive and Cordova Road

20. TENTATIVE TRACT TT-06-052 – THATCHER ENGINEERING & ASSOCIATES  
NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON  
PROPOSED TENTATIVE TRACT TT-06-052

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
VICTORVILLE GRANTING TENTATIVE TRACT TT-06-052 TO ALLOW FOR THE  
DEVELOPMENT OF AN 8-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – Southeast corner of Hopland Street and Falling Star Street

CONTINUED PUBLIC HEARINGS:

21. PLANNED UNIT DEVELOPMENT PUD-05-001, DEVELOPMENT PLAN DP-05-003  
AND TENTATIVE TRACT TT-05-067 – VICTOR VALLEY LAND PARTNERS, INC.  
WITHDRAWN BY APPLICANT

NOTICE OF ADOPTION OF A NEGATIVE DECLARATION AND PUBLIC HEARING ON  
PROPOSED PLANNED UNIT DEVELOPMENT PUD-05-001, DEVELOPMENT PLAN  
DP-05-003 AND TENTATIVE TRACT TT-05-067

A. PUD-05-001

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION  
OF PUD-05-001, A 137-UNIT RESIDENTIAL PLANNED UNIT DEVELOPMENT

B. DP-05-003

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF VICTORVILLE GRANTING DEVELOPMENT PLAN DP-05-003 TO ALLOW  
FOR THE DEVELOPMENT OF 137 SINGLE-FAMILY RESIDENTIAL DWELLING  
UNITS WITHIN PLANNED UNIT DEVELOPMENT PUD-05-001

C. TT-05-067

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-05-067 TO ALLOW FOR THE DEVELOPMENT OF A 137-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of Green Tree Boulevard, south of Seneca Road, east of and abutting Rodeo Drive and west of Hesperia Road

22. 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

23. 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

24. **TENTATIVE TRACT TT-06-033 – THE BRASWELL FAMILY LIMITED PARTNERSHIP**  
**CONTINUANCE REQUESTED**

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

25. **CONDITIONAL USE PERMIT CUP-06-030 – NEXTEL COMMUNICATIONS**  
**WITHDRAWN BY APPLICANT**

**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

26. **CONDITIONAL USE PERMIT CUP-06-031 – NEXTEL COMMUNICATIONS**  
**WITHDRAWN BY APPLICANT**

**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

27. **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

28. CONDITIONAL USE PERMIT CUP-06-064 – VICTOR VALLEY RESCUE MISSION

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING CONDITIONAL USE PERMIT CUP-06-064 TO ALLOW FOR A HOMELESS OUTREACH CENTER AND RELATED SERVICES

Location – 16822 C Street

29. TENTATIVE TRACT TT-06-053 – VICTORVILLE 244 LOST, LLC

PROJECT - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING TENTATIVE TRACT TT-06-053 TO ALLOW FOR A MODIFICATION AND A 3-YEAR TIME EXTENSION TO APPROVED TENTATIVE TRACT TT-03-018, A 222-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Location – North of and abutting Tawney Ridge Lane, south of and abutting Hopland Street, east of and abutting El Evado Road and west of and abutting Cahuenga Road

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

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

31. SITE PLAN SP-06-043 – SCOTT KIM  
**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

32. 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

PUBLIC COMMENTS:

COMMUNICATIONS:

33. PRESENTATION OF REPORTS BY COMMISSION MEMBERS

ADJOURNMENT