



Conference Room A
14343 Civic Drive
Victorville, CA
www.victorvilleca.gov

Zoning Administrator

**Regular Meeting Agenda
Wednesday, March 16, 2022**

10:00 a.m. Regular Meeting

The Zoning Administrator welcomes and encourages public participation and invites the community to attend in person. If you cannot attend in person, the meeting will also be available via Zoom.

To join via Computer, Laptop, or Smart Device:

Meeting ID: 881 8429 5240

Passcode: VV123

*To provide comment, click the “Raise Hand” button and the Clerk will unmute you.

To join via Audio only (cell phone or landline):

Dial: (253) 215-8782

Meeting ID: 376192

*To provide comment dial *9 to “Raise Hand”

Public Comments: Members of the public may submit comments electronically to planning@victorvilleca.gov. All email comments received by 3 p.m. the day before the meeting will be distributed to the Zoning Administrator. Participants are invited to address the Zoning Administrator on agendized and non-agendized topics. Public comments will be no longer than three (3) minutes per community member. Should a speaker conclude their comments prior to the expiration of three (3) minutes, the speaker waives the right to speak for any remaining amount of time.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 955-5135 no later than 72 hours prior to the meeting.

Call to Order

PUBLIC HEARINGS

1. ADMN22-00020 – Martinez + Okamoto Architects, Inc.

Environmental – Environmental Exemption

Project – A Minor Site Plan and Minor Conditional Use Permit with an Environmental Exemption to allow for used car sales with rental car and truck services, and alterations to the site to include minor parking lot reconfigurations and exterior building modifications related to a new indoor truck wash on property zoned Auto Park within the Civic Center Community Sustainability Specific Plan.

Location – 14673 Civic Drive

Attachments – Attachment A – Site Plan & Floor Plan Graphics
Attachment B – Aerial Image

Public Comments

Adjournment



ZONING ADMINISTRATOR STAFF REPORT

DATE: March 16, 2022

AGENDA NO. 1

CASE: ADMN22-00020

SUBJECT: A Minor Site Plan and Minor Conditional Use Permit with an Environmental Exemption to allow for used car sales with rental car and truck services, and alterations to the site to include minor parking lot reconfigurations and exterior building modifications related to a new indoor truck wash on property zoned Auto Park within the Civic Center Community Sustainability Specific Plan.

APPLICANT: Martinez + Okamoto Architects, Inc.

LOCATION: 14673 Civic Drive

I. STAFF RECOMMENDATION:

Staff recommends that the Zoning Administrator conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

- 1. Environmental Assessment** – Find the project categorically exempt per CEQA Section 15301 – Existing Facilities.
- 2. Minor Conditional Use Permit** – Approve case ADMN22-00020 subject to the recommended Conditions of Approval.
- 3. Minor Site Plan** – Approve case ADMN22-00020 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant is requesting approval of this Minor Conditional Use Permit and Minor Site Plan in order to allow for a used automobile sales and vehicle rental business at a fully developed and vacant site located at 14673 Civic Drive. Located within the Auto Park District of the Civic Center Community Sustainability Specific Plan, the proposed used car sales and rental operations are conditionally permitted and will occupy a site previously used as a new car dealership. The applicant proposes a vehicle sales display area along the Civic Drive frontage, vehicle rental display along the Inverness Circle frontage, with van and box truck rental and return areas toward the rear of the property. The proposal also includes a minor parking lot reconfiguration, trash enclosure upgrade, and modifications to the existing building to allow for the establishment of an indoor truck wash area.

III. STAFF ANALYSIS:

1. Environmental Assessment.

California Environmental Quality Act (CEQA) Section 15301 allows a categorical exemption for the permitting of private structures that involve negligible or no expansion of use. Since an auto use has previously occupied the site and used car sales are conditionally permitted

in the underlying Auto Park District, Staff finds that this exemption is applicable to this proposal.

2. Minor Conditional Use Permit.

Business Operations / Site History

- The proposal will accommodate an Enterprise Rent-A-Car used vehicle sales and rental facility within the Auto Park Zone of the Civic Center Community Sustainability Plan. Vehicle sales will consist primarily of cars and trucks that were previously part of the business's rental fleet while rental operations will generally follow the operator's typical rental business model.

The applicant has not provided hours of operation at this time; however, Staff assumes the used auto sales and vehicle rental business will operate seven days a week during hours consistent with the other nearby dealerships. In the event that business hours or operations negatively impact the surrounding properties, Minor Conditional Use Permit Condition #6 has been included allowing the Zoning Administrator the ability to reevaluate the conditional use.

- The site's underlying Auto Park Zone has been recently amended to conditionally allow uses such as this proposal, which will utilize a developed site that has not been used for vehicle sales since 2018.

Required Findings

- In order to approve a Conditional Use Permit the Development Code requires that the Zoning Administrator make the following findings:
 - *The proposed location of the conditional use is in accord with the objectives and requirements of the Development Code.*
 - Comment: The underlying AP (Auto Park) zoning of the property conditionally permits used car facilities on properties over 1 gross acre in size. Property records indicate that this site is approximately 3.8 acres in size, and therefore eligible for a conditional use permit for used vehicle sales. Vehicle rental facilities are also conditionally permitted in the AP zone district. Therefore, the proposed location of the use is in accord with the objectives and requirements of the Development Code.
 - *The proposed location of the conditional use and the conditions under which it will be operated is consistent with the General Plan and will not be detrimental to the public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.*
 - Comment: The site has a General Plan designation of Specific Plan with a zoning district of Auto Park that conditionally allows for the proposed facility. The Land Use Element of the General Plan requires that the integrity of each land use district be maintained in an effort to protect existing development from intrusion by new incompatible land uses. The automotive uses proposed at this site are in line with the intent of the Auto Park zone and are compatible with the surrounding car dealership developments. Staff finds that the proposal is consistent with the General Plan and will not be detrimental to the public health,

safety and welfare or materially injurious to uses, properties or improvements in the vicinity.

- *The traffic generated by the proposed conditional use will not overload the capacity of the surrounding street system and will not create a hazard to public safety.*
 - Comment: Since the proposed use will utilize hours of operation which are similar to existing auto dealerships in the area that operate without overloading the capacity of the roadways, the proposal is not anticipated to overload the surrounding street system or include impacts greater than those that similar uses would generate during peak hours. Additionally, the site abuts and is accessed via Civic Drive, an Arterial Roadway, which has the ability to adequately serve the use.
- *The proposed conditional use will comply with each of the applicable provisions of the "Zoning and Land Use Requirements" chapter of Title 16.*
 - Comment: The existing site is fully developed, including sufficient parking for the proposed use in accordance with current Specific Plan and Municipal Code requirements. Additionally, a used automobile sales and vehicle rental facility is listed as a conditional use within the underlying AP zoning of the site. Therefore, Staff finds that the proposal will comply with each of the applicable provisions of the "Zoning and Land Use Requirements" chapter of Title 16.

3. Minor Site Plan

Site Improvements

- The proposal includes improvements to the following areas in accordance with the provisions of the Civic Center Sustainability Specific Plan and Section 16-3.05.060(c) of the Development Code that will update the site and address non-conforming site issues such as:
 - Modifications to the exterior of the existing building including the expansion of bay doors to accommodate an interior truck wash;
 - Updated parking design and layout, including the appropriate quantity of off-street parking spaces and sufficient emergency access;
 - Replacement and/or relocation of landscaping as needed due to parking lot reconfiguration; and
 - A new trash enclosure in accordance with current Development Code standards.
- The requested building elevation changes are generally in accordance with the Commercial Design Guidelines as the proposed bay door additions will be on the rear of the building, screened from view of the public right-of-way.

Parking

- The parking standard for a vehicle sales establishment in the Civic Center Community Sustainability Specific Plan is 1 space for every 450 square feet of floor area. The existing building is 21,108 square feet, meaning 47 parking spaces are required. A review of the plans provided for the proposed parking lot reconfiguration indicate that 261 parking spaces will be provided on-site. Of these spaces, 42 are designated as employee and customer spaces, 99 are designated for vehicle sales, 83 for rental

services, and an additional 37 flex spaces are provided to be used as needed. Staff finds that with the inclusion of flex spaces, adequate parking for employees and visitors is provided. Should the proposed parking modifications result in a loss of landscaping, Minor Site Plan Condition #10 has been included to require additional plant materials to be installed elsewhere on site with verification to take place during the Building permit plan review process.

Site Condition

- The site is fully developed with street improvements, and paved parking areas accessible from Civic Drive, Iverness Circle, and Valley Park Lane. Generally, the building is in satisfactory condition; however, the site needs repair, including asphalt crack repair, landscape maintenance and replacement, and trash enclosure compliance to City standards, including metal gates. Therefore, Staff has included Minor Site Plan Conditions #4, #5, #9, & #10 to remedy these issues.

Signage

- Any proposed wall signage will need to meet the sign placement area requirements of the Civic Center Community Sustainability Specific Plan, as well as all other wall sign regulations outlined in Title 16. In line with all surrounding auto dealership developments, freestanding signage is limited to monument sign only. Minor Site Plan Conditions #6 & #7 have been added to address this.

Scope of Review

- In accordance with Section 16-3.01.030 of the Development Code, Staff finds that the proposed Minor Site Plan meets the requirements of Title 16 as follows:
 - Staff finds that the elevation changes are in accordance with the Commercial Design Guidelines given the bay doors orientation away from neighboring properties. The location of the proposed use with expanded roll-up doors added to the rear of the building ensures sufficient screening of the interior truck wash area as proposed and utilizes the existing characteristics of the site such as buildings and access; and
 - Adverse impacts to surrounding properties will be minimized due to the truck wash areas screened location and site improvements that improve the aesthetics of the existing site in conformance with the Development Code; and
 - Surrounding uses will be minimally disrupted due to the proposals existing location and included site improvements; and
 - As proposed and conditioned, the Minor Site Plan fulfills the applicable requirements of the Development Code and the Civic Center Community Sustainability Specific Plan.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Commercial Building	Specific Plan	Auto Park	Civic Center Specific Plan
North	Car Dealer	Specific Plan	Auto Park	Civic Center Specific Plan
South	Car Dealer	Specific Plan	Auto Park	Civic Center Specific Plan
East	Car Dealer	Specific Plan	Auto Park	Civic Center Specific Plan
West	Vacant	Specific Plan	Auto Park	Civic Center Specific Plan

NUMBER OF RADIUS LETTERS MAILED: 6

DK

Attachments:

Attachment A – Site Plan & Floor Plan Graphic

Attachment B – Aerial Image

THE ZONING ADMINISTRATOR'S ACTION WILL BE FINAL UNLESS APPEALED TO THE PLANNING COMMISSION WITHIN TEN DAYS.

CONDITIONS OF APPROVAL
ADMN22-00020
March 16, 2022

A MINOR SITE PLAN AND MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR USED CAR SALES WITH RENTAL CAR AND TRUCK SERVICES, AND ALTERATIONS TO THE SITE TO INCLUDE MINOR PARKING LOT RECONFIGURATIONS AND EXTERIOR BUILDING MODIFICATIONS RELATED TO A NEW INDOOR TRUCK WASH ON PROPERTY ZONED AUTO PARK WITHIN THE CIVIC CENTER COMMUNITY SUSTAINABILITY SPECIFIC PLAN LOCATED AT 14673 CIVIC DRIVE

Minor Conditional Use Permit

Planning Conditions:

1. This approval shall be valid for a used automobile sales and vehicle rental business with minor site modifications at 14673 Civic Drive.
2. Any expansion of the proposed use beyond the scope of this conditional use permit shall require submission and approval of a conditional use permit modification or a new conditional use permit based upon the extent of the expansion.
3. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in non-compliance of Title 16 and the Civic Center Community Sustainability Specific Plan shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
4. The proposed improvements and use shall comply with all applicable development standards of Title 16 and the Civic Center Community Sustainability Specific Plan.
5. The proposed improvements and use shall be in substantial conformity with the plans submitted as part of this application unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
6. As noted on the approved site plan on file with the City, rental box trucks shall not be displayed or parked west of the building. This parking area located west of the building is for car sales only.
7. Should the City of Victorville receive complaints from patrons or adjacent neighbors of the site indicating business operations or hours that negatively impact the surrounding area, the Zoning Administrator reserves the right to review the use and modify, revoke, or suspend the conditional use permit in accordance with Title 16 guidelines.
8. There shall be no outdoor repair work performed on the automobiles on the site.
9. The Applicant/Owner shall agree to defend, indemnify, and hold harmless, the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City of Victorville or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Victorville shall promptly notify the applicant of any such claim, action or proceeding, and the City of Victorville shall cooperate fully in the defenses.

Fire Department Conditions:

10. Shall comply with all 2019 Building and Fire Code requirements based on occupancy classification.
11. Monitored fire sprinkler system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.
12. Monitored fire alarm system(s) are required for proposed building(s). Plans shall be submitted prior to construction.
13. Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
14. Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. Fire Department access roadways providing access to the buildings in this project shall be a minimum of 26 feet wide and shall be directly adjacent to 2 sides of the building. If gates, installed must comply with Fire Department Standards.
15. An approved on-site fire protection system, in accordance with Fire and Water Department Standards is required. The system is required to be in place and serviceable prior to building construction.
16. Provide a preliminary on-site fire protection plan which indicates the location of all required fire protection appliances (FDC's, PIV's, RP's, hydrants, etc.) Required appliances shall be unobstructed by fencing, storage containers, parked vehicles, etc.
17. An approved water supply system, complete with street hydrants complying with Fire Department Standards, shall be in place prior to any combustible construction.
18. Required fire flow for this project is 2,250gpm @ 20psi for 3 hours duration at furthest remote hydrant. Contact Water Department to assure availability of required fire flow.
19. Fire Department access roadways greater than 150' in length shall require approved turnarounds per Fire Department Standard. Any street exceeding 600; will require secondary access.
20. Knox Box/Key Box is required and shall be provided and installed in accordance with Fire Department Standards.
21. Access gates shall be provided with an "Opticom" receiver capable of opening gates via decoding of the "Opticom" strobe signal transmitted by Fire, Police, and Ambulance units. All access gates shall require mechanical means for opening in event of power failure, shall not impinge on required clear width when fully open, and shall be equipped with Knox Box lock actuation devices.
22. Street Addressing for Commercial, Condominiums and Industrial Buildings:
 - a. The street address shall be posted with a minimum of twelve (12) inch in height numbers with a one (1) inch stroke, visible from the street of the corresponding address. During the hours of darkness, they shall be electrically illuminated either

externally or internally.

- b. Posted numbers shall contrast with their background and be legible from the street of the corresponding address prior to occupancy.
- c. Where building setbacks exceed one hundred (100) feet from roadway, additional non-illuminated contrasting numbers twelve (12) inch in height with a one (1) inch stroke, shall be displayed at property access entrance on a permanent monument.
- d. Commercial/Industrial buildings - Secondary or rear entrance doors shall be marked with unit designators with a minimum of four (4) inch high and 3/8-inch stroke numbers/letters.
- e. In multifamily complex there shall be positioned at each entrance of the complex, an illuminated diagrammatic representation of the complex showing the location of fire hydrants, egress/ingress, building and unit designators within the complex.
- f. Where interior buildings exist, completely detached from roadway circulation, illuminated or reflector signs shall be posted along walkway entrances from road circulation points, indicating interior buildings that take access from that particular path.
 1. Each individual unit/building within the complex shall display a prominent identification letter, not less than six (6) inches in height and one-half (1/2) inch stroke, which is easily visible to approaching vehicular and/or pedestrian traffic. During the hours of darkness, these letters shall be internally or externally electrically illuminated.
- g. Each individual unit shall have a number/letter with the first digit indicating floor level, not less than four (4) inches in height and one-half (1/2) inch stroke.

Minor Site Plan

Planning Conditions:

1. This approval shall be valid for a used automobile sales and vehicle rental business with minor site modifications at 14673 Civic Drive.
2. The proposed improvements and use shall comply with all applicable development standards of Title 16 and the Civic Center Community Sustainability Specific Plan.
3. The proposed improvements and use shall be in substantial conformity with the plans submitted as part of this application unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
4. The site shall have the parking areas repaired, including any crack repair prior to occupancy.
5. The applicant shall install an upgraded trash enclosure in accordance with Section 16-3.10.060(d)(2) & Sec. 16-3.24.110 of the Victorville Municipal Code prior to occupancy. The enclosure shall be architecturally compatible with the building design with matching colors and materials and meet Title 16 standards (e.g. pedestrian access). Additionally, in accordance with the City's Small MS4 Permit, a solid roof/cover that is architecturally compatible with the primary building onsite and serves to protect the refuse area from inclement weather shall be provided, as well as wrought iron that fully encloses the trash enclosures between the block wall/metal gates and the roof to prevent unauthorized entry.
6. All proposed signs, including any freestanding signage, shall comply with Title 16 and the Civic Center Specific Plan. The applicant shall be required to submit a sign package for review and must gain approval by the Planning Commission prior to approval of any signage proposed which is inconsistent with Title 16. Painted and off-site signs are prohibited and all signs shall be subject to Planning Staff review and approval prior to obtaining a sign permit.
7. Freestanding signage shall be limited to a monument sign only, subject to the size and placement standards of Sec. 16-3.22.090 and Sec. 16-3.22.130 of the Victorville Municipal Code and the Civic Center Specific Plan.
8. All proposed temporary signage shall comply with Title 16 and the Civic Center Specific Plan. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the suite they serve in accordance with an approved Temporary Sign Permit. Flags or other off-site signage is prohibited within multi-tenant developments.
9. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants and groundcover when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system.
10. Any plant materials lost due to the proposed parking lot reconfiguration shall be planted elsewhere on site. A landscape plan shall be provided during the Building permit plan review process for verification.

11. The Applicant/Owner shall agree to defend, indemnify and hold harmless, the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City of Victorville or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Victorville shall promptly notify the applicant of any such claim, action or proceeding, and the City of Victorville shall cooperate fully in the defense.

Building Conditions:

12. The project shall comply with all Building and Fire codes in effect at the time of plan submittal.
13. Shall comply with all current Building and Fire Code requirements based on occupancy classification.
14. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B-202 of the California Building Code.
15. Plan check fees for this project will be due, and shall be paid in full, upon submittal of plans to the Building Division. The Building Department may be contacted at (760) 955-5100 for an estimation of these fees. Actual amount owed will be determined upon submittal of the plans to the Building Department.

Engineering Conditions:

16. Unless waived by the City Engineer, the owner/developer shall install all improvements required by Section 9.32.040 of the Victorville Municipal Code along the street frontages of the project, in accordance with the Standard Specifications for Public Improvements of the City of Victorville. The required street improvements include:
 - a. The existing ramp at the SEC of Civic Drive and Inverness Circle does not meet current ADA and City Standards and shall be removed and replaced per City Standard No. S-11B.
 - b. The existing ramp at the NEC of Civic Drive and Valley Park Lane does not meet current ADA and City Standards and shall be removed and replaced per City Standard No. S-11B.
17. A permit issued from the City's Engineering Department is required prior to commencement of any work performed within public right-of-way and the City's inspection process followed for the connection to and construction of any facilities that are to be dedicated to, owned and maintained by the City.

Fire Department Conditions:

18. Shall comply with all 2019 Building and Fire Code requirements based on occupancy classification.
19. Monitored fire sprinkler system(s) are required for the proposed building(s). Plans shall be submitted prior to construction.
20. Monitored fire alarm system(s) are required for proposed building(s). Plans shall be submitted

prior to construction.

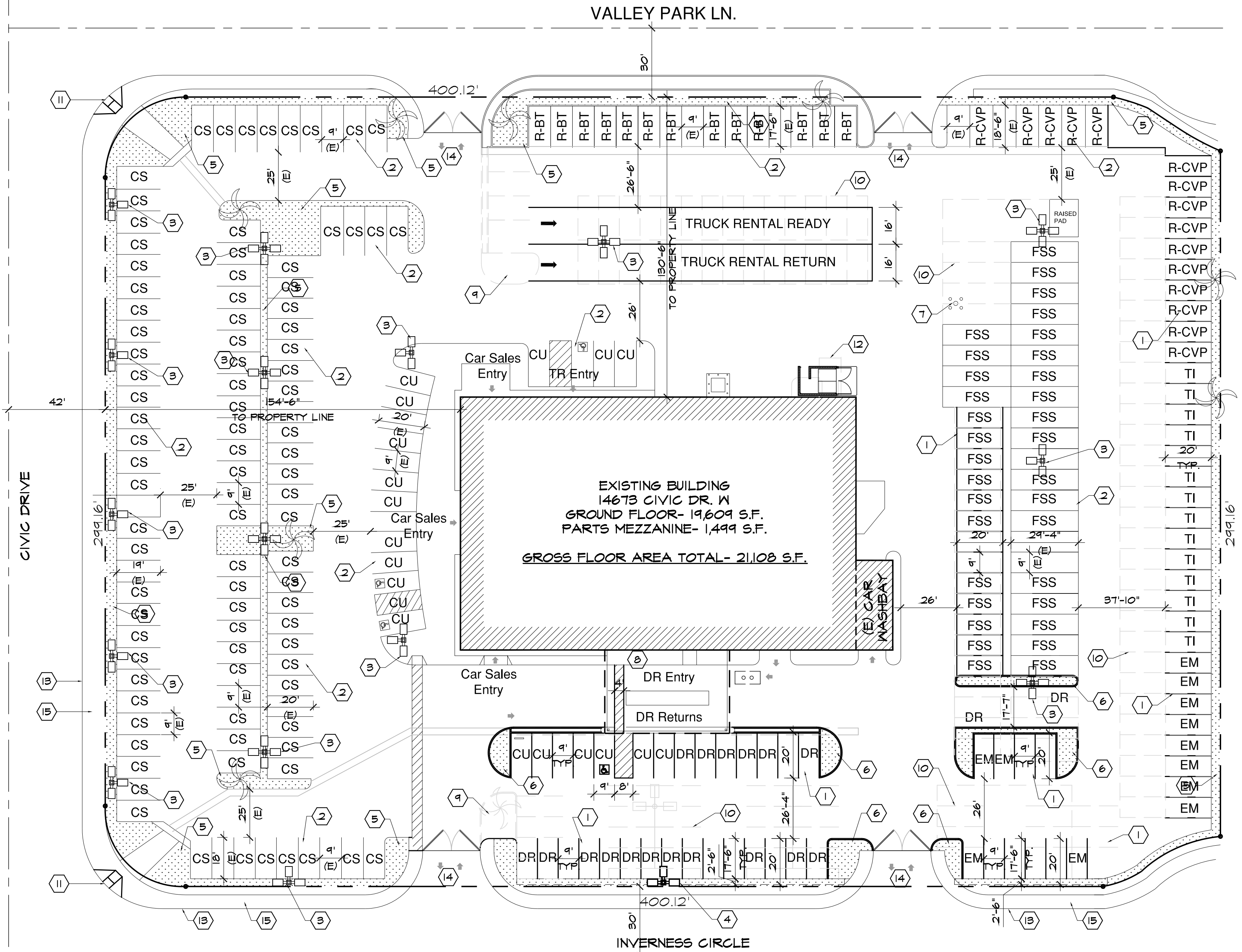
21. Paved access from 2 points shall be required for completion and occupancy. Plans shall be submitted and approved prior to construction commencement.
22. Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. Fire Department access roadways providing access to the buildings in this project shall be a minimum of 26 feet wide and shall be directly adjacent to 2 sides of the building. If gates, installed must comply with Fire Department Standards.
23. An approved on-site fire protection system, in accordance with Fire and Water Department Standards is required. The system is required to be in place and serviceable prior to building construction.
24. Provide a preliminary on-site fire protection plan which indicates the location of all required fire protection appliances (FDC's, PIV's, RP's, hydrants, etc.) Required appliances shall be unobstructed by fencing, storage containers, parked vehicles, etc.
25. An approved water supply system, complete with street hydrants complying with Fire Department Standards, shall be in place prior to any combustible construction.
26. Required fire flow for this project is 2,250gpm @ 20psi for 3 hours duration at furthest remote hydrant. Contact Water Department to assure availability of required fire flow.
27. Fire Department access roadways greater than 150' in length shall require approved turnarounds per Fire Department Standard. Any street exceeding 600'; will require secondary access.
28. Knox Box/Key Box is required and shall be provided and installed in accordance with Fire Department Standards.
29. Access gates shall be provided with an "Opticom" receiver capable of opening gates via decoding of the "Opticom" strobe signal transmitted by Fire, Police, and Ambulance units. All access gates shall require mechanical means for opening in event of power failure, shall not impinge on required clear width when fully open, and shall be equipped with Knox Box lock actuation devices.
30. Street Addressing for Commercial, Condominiums and Industrial Buildings:
 - a. The street address shall be posted with a minimum of twelve (12) inch in height numbers with a one (1) inch stroke, visible from the street of the corresponding address. During the hours of darkness, they shall be electrically illuminated either externally or internally.
 - b. Posted numbers shall contrast with their background and be legible from the street of the corresponding address prior to occupancy.
 - c. Where building setbacks exceed one hundred (100) feet from roadway, additional non-illuminated contrasting numbers twelve (12) inch in height with a one (1) inch stroke, shall be displayed at property access entrance on a permanent monument.

- d. Commercial/Industrial buildings - Secondary or rear entrance doors shall be marked with unit designators with a minimum of four (4) inch high and 3/8-inch stroke numbers/letters.
- e. In multifamily complex there shall be positioned at each entrance of the complex, an illuminated diagrammatic representation of the complex showing the location of fire hydrants, egress/ingress, building and unit designators within the complex.
- f. Where interior buildings exist, completely detached from roadway circulation, illuminated or reflector signs shall be posted along walkway entrances from road circulation points, indicating interior buildings that take access from that particular path.
 - i. Each individual unit/building within the complex shall display a prominent identification letter, not less than six (6) inches in height and one-half (1/2) inch stroke, which is easily visible to approaching vehicular and/or pedestrian traffic. During the hours of darkness, these letters shall be internally or externally electrically illuminated.
- g. Each individual unit shall have a number/letter with the first digit indicating floor level, not less than four (4) inches in height and one-half (1/2) inch stroke.

ATTACHMENT A

ENTERPRISE RENT-A-CAR, CAR SALES, AND TRUCK RENTAL

14673 CIVIC DR. W,
VICTORVILLE, CA. 92392



PROPOSED SITE PLAN
SCALE: 1"=30'-0"

LANDSCAPE TABULATION

MIN. 10% OF LOT GROSS AREA 164,908 S.F.
LANDSCAPE REQUIRED: 16,490.8 S.F.
LANDSCAPE PROVIDED: 9,976 S.F.
LANDSCAPE COVERAGE: 6 %

PARKING TABULATION

REQUIRED:
BUILDING AREA = 1 SPACE PER 300 S.F. OF GROSS BLDG. AREA.

GROUND FLOOR OVERALL:	19,609 S.F.
PARTS MEZZANINE:	1,499 S.F.
GROSS FLOOR AREA TOTAL:	21,108 S.F.
GROSS AREA:	
- BUILDINGS AREA = 21,108 / 300	70 SPACES
TOTAL SPACES REQUIRED	70 SPACES
PROVIDED PARKING:	
CUSTOMER SPACES:	24 SPACES
EMPLOYEE PARKING:	18 SPACES
CAR AND TRUCK SALES SPACES:	49 SPACES
DAILY RENTAL READY SPACES:	34 SPACES
TRUCK RENTAL READY:	20 SPACES
RETURN SPACES:	10 SPACES
TRADE IN:	14 SPACES
FLEX/STORAGE/SERVICE	37 SPACES
TOTAL SPACES:	261 SPACES (INCLUDES ACCESSIBLE SPACES)
STANDARD ACCESSIBLE SPACES	1 SPACE
VAN ACCESSIBLE SPACES	3 SPACES

SPACE ALLOCATION LEGEND

CS	CAR SALES	R-CVP	READY - CARGO VAN PICKUP
TI	TRADE-IN	TI	TRUCK RETURNS
DR	READY - DAILY RENTAL	CU	CUSTOMER
RETURN	RETURN - DAILY RENTAL	EM	EMPLOYEE
READY	READY - 26' BOX TRUCK	FSS	FLEX/STORAGE/SERVICE
RT-B	READY - 15' BOX TRUCK		

SITE NOTES:

- (E) DENOTES EXISTING TO REMAIN UNLESS NOTED OTHERWISE ON PLANS.
- (1) NEW STRIPED PARKING SPACES
- (2) (E) STRIPED PARKING SPACES
- (3) (E) STANDARD PARKING LOT LIGHT TO REMAIN
- (4) NEW STANDARD PARKING LOT LIGHT
- (5) (E) PLANTER
- (6) NEW 6" WIDE CONCRETE CURB W/6" HIGH CURB FACE. TYPICAL AT ALL PLANTER LOCATIONS.
- (7) (E) FIRE HYDRANT W/BOLLARDS AROUND
- (8) (E) 0" CURB
- (9) (E) PORTION OF PLANTER AND STRIPING TO BE REMOVED
- (10) (E) STRIPING TO BE REMOVED
- (11) DEMOLISH (E) CURB RAMP SHALL BE REMOVED AND REPLACED PER CITY STANDARD 5-11B
- (12) TRASH ENCLOSURE TO BE REMOVED AND NEW CITY STANDARD TRASH ENCLOSURE TO BE CONSTRUCTED
- (13) (E) CURB & GUTTER TO REMAIN
- (14) (E) DRIVEWAY TO REMAIN
- (15) (E) PUBLIC SIDEWALK TO REMAIN

CODE COMPLIANCE

CONSTRUCTION SHALL CONFORM TO ALL GOVERNMENTAL AGENCIES AND CODES HAVING JURISDICTION, INCLUDING, BUT NOT LIMITED TO:

CITY MUNICIPAL CODE

2019 CALIFORNIA BUILDING CODE W/ LOCAL AMENDMENTS

2019 CALIFORNIA ELECTRICAL CODE W/ LOCAL AMENDMENTS

2019 CALIFORNIA MECHANICAL CODE W/ LOCAL AMENDMENTS

2019 CALIFORNIA PLUMBING CODE W/ LOCAL AMENDMENTS

2019 CALIFORNIA FIRE CODE W/ LOCAL AMENDMENTS

2019 BUILDING ENERGY EFFICIENCY STANDARDS STATE TITLE 24 REGULATIONS (1-24-6)

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE W/LOCAL AMENDMENTS

LEGEND:

- PROPERTY LINE
- STREET CENTER LINE
- TO BE DEMOLISHED
- ⊙ NUMBER OF PARKING SPACES PROVIDED
- ▨ LANDSCAPED AREAS
- ⊙ (E) TREE TO REMAIN

SHEET INDEX

ARCHITECTURAL
A0.0 SITE PLAN, PROJECT DATA
A0.1 COLORED SITE PLAN
A1.0 PROPOSED FLOOR PLAN
A2.0 EXTERIOR ELEVATION

SITE DATA

APN NUMBER:
3106-261-40

LOT SIZE:
164,908 S.F. (2.3 NET ACRES)

LOT F.A.R.
12.8%

EXISTING ZONING:
SP-SPECIFIC PLAN

LEGAL DESCRIPTION:
PARCEL 3, PARCEL MAP 16169, RECORDED IN BOOK 201 OF PARCEL MAPS, PAGES 18 THROUGH 21. APN 345-361-11 AND 12

OWNER OF RECORD

14673 CIVIC DR., LLC., A CALIFORNIA LIMITED LIABILITY COMPANY
CONTACT: KAMRAN MESHKANI

101 N. WEIR CANYON RD.
ANAHEIM, CA 92807

APPLICANT

ENTERPRISE RENT-A-CAR COMPANY OF LOS ANGELES, LLC A DELAWARE LIMITED LIABILITY COMPANY
CONTACT: ANN-MARIE HARRIS

333 CITY BLVD. WEST STE. #115
ORANGE, CA. 92668

CELL: 310-840-4774 EMAIL: ann.m.harris@ehi.com

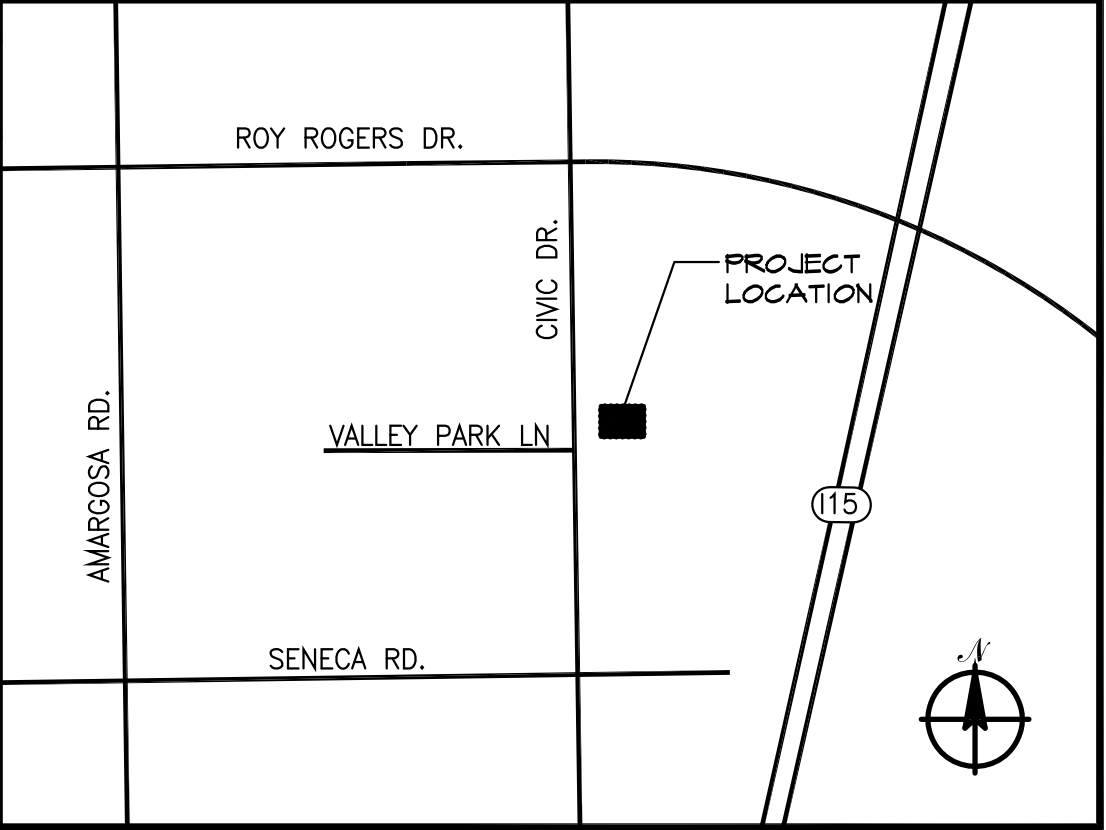
PLANS PREPARED BY/APPLICANT REP.:

MARTINEZ + OKAMOTO ARCHITECTS, INC.
ROBERT A. MARTINEZ, AIA, CASp
14467 PARK AVE. VICTORVILLE, CA. 92392
BUS: (760) 241-7858
FAX: (760) 241-7854
E-MAIL: robert.martinez@moa.archi

SCOPE OF WORK

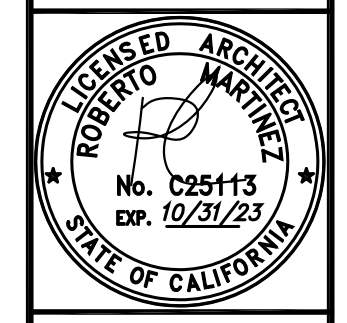
PER RESOLUTION NO P-21-029 OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE, ENTERPRISE HOLDINGS, INC. IS REQUESTING CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW FOR USED CAR SALES, RENTAL CAR AND TRUCK RENTAL (WITH TRUCK WASH PAD) IN THE AUTO PARK COMMERCIAL DISTRICT. THE SITE WAS THE PREVIOUS LOCATION OF KIA AUTO SALES. USED CAR SALES WILL OCCUPY THE PARKING SPACES FRONTING CIVIC DRIVE, CAR RENTAL WILL OCCUPY THE PARKING SPACES FRONTING INVERNESS CIRCLE AND TRUCK RENTAL WILL OCCUPY THE PARKING SPACES FRONTING VALLEY PARK CIRCLE. BUILDING WALL SIGNAGE WILL BE ADDED AS WAY-FINDING FOR EACH BUSINESS MODEL AS WELL AS DIRECTIONAL SIGNAGE.

VICINITY MAP



REVISION	BY

ENTERPRISE RENT-A-CAR,
CAR SALES, AND TRUCK RENTAL
14673 CIVIC DRIVE
VICTORVILLE, CA 92392



MARTINEZ + OKAMOTO
architects, inc.
14467 PARK AVE.
VICTORVILLE, CA 92392
FAX: (760) 241-7854
BUS: (760) 241-7858

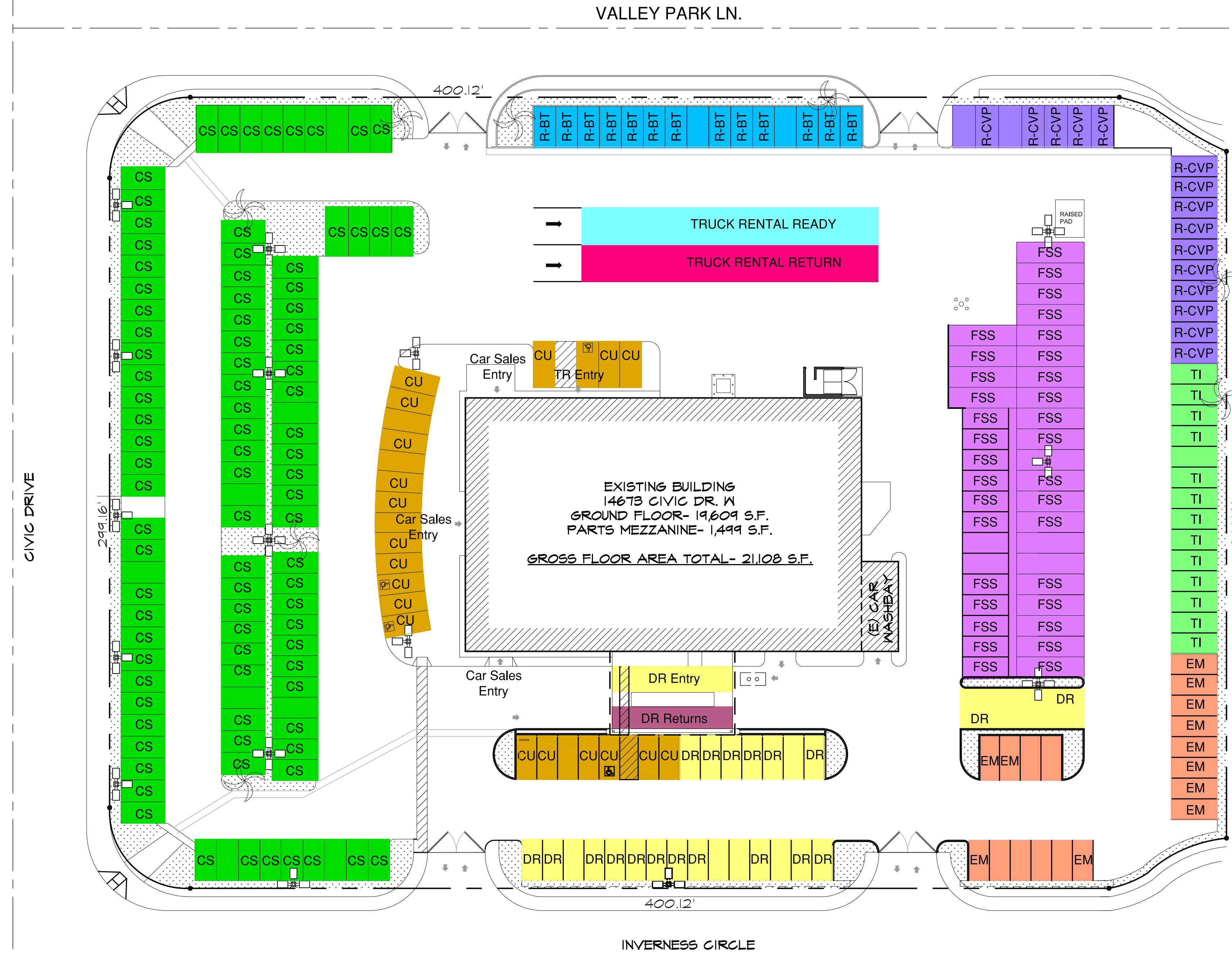
M:O:A
architects

PROPOSED
SITE PLAN

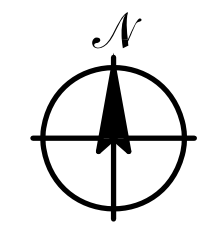
DATE:	1/31/22
SCALE:	AS SHOWN
DRAWN BY:	RC
JOB:	21-55
CHECKED BY:	
FILE:	STATION (ACTIVE)
SHEET:	A0.0

ENTERPRISE RENT-A-CAR NEW TRUCK WASH

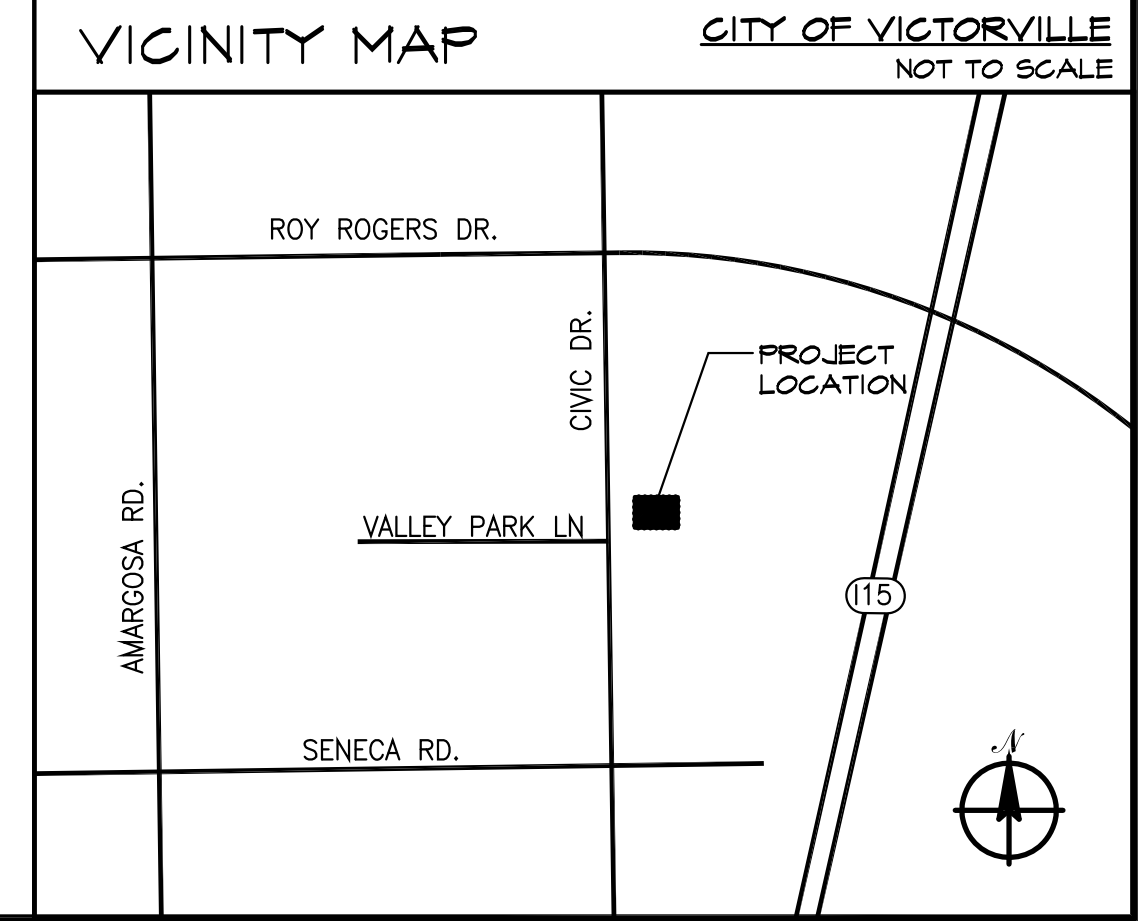
14673 CIVIC DR. W,
VICTORVILLE, CA. 92392



PROPOSED SITE PLAN
SCALE: 1"=30'-0"

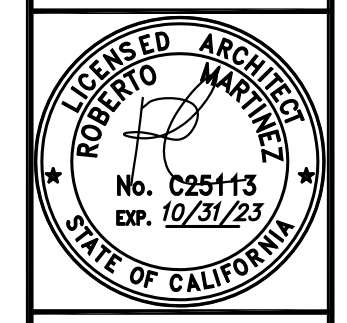


PARKING LEGEND:			
PARKING COUNT			
CS	CAR SALES	R-CVP	READY - CARGO VAN PICKUP (17)
TI	TRADE-IN	TI	TRUCK RETURNS (5)
DR	READY - DAILY RENTAL	CU	CUSTOMER (24)
RETURN	RETURN - DAILY RENTAL	EM	EMPLOYEE (17)
READY	READY - 26' BOX TRUCK	FSS	FLEX/STORAGE/SERVICE (27)
RT-B	READY - 15' BOX TRUCK		



REVISION	BY

**ENTERPRISE RENT-A-CAR,
CAR SALES, AND TRUCK RENTAL**
14673 CIVIC DRIVE
VICTORVILLE, CA 92392



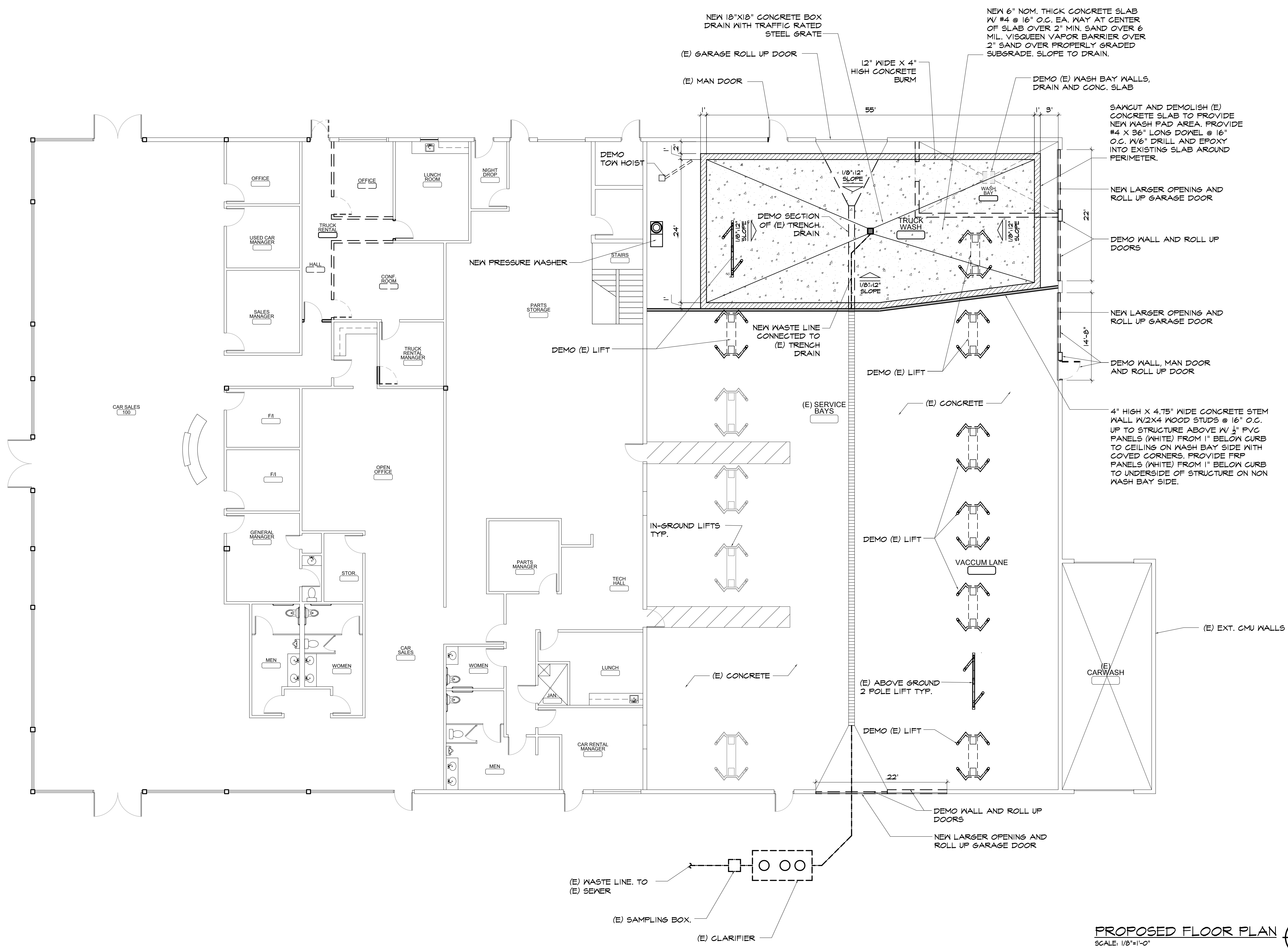
MARTINEZ + OKAMOTO
architects, inc.
1467 PARK AVE.
VICTORVILLE, CA 92392
FAX: (760) 241-7854
BUS. (760) 241-7858

M:OA
architects

**COLORED
SITE PLAN**

DATE:	11/08/21
SCALE:	AS SHOWN
DRAWN BY:	RC
JOB:	21-55
CHECKED BY:	
FILE:	STATION INACTIVE

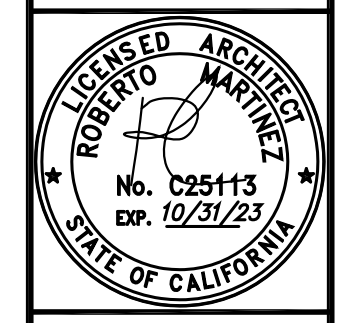
SHEET
A0.1



PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISION	BY

**ENTERPRISE RENT-A-CAR,
CAR SALES, AND TRUCK RENTAL**
14673 CIVIC DRIVE
VICTORVILLE, CA 92392

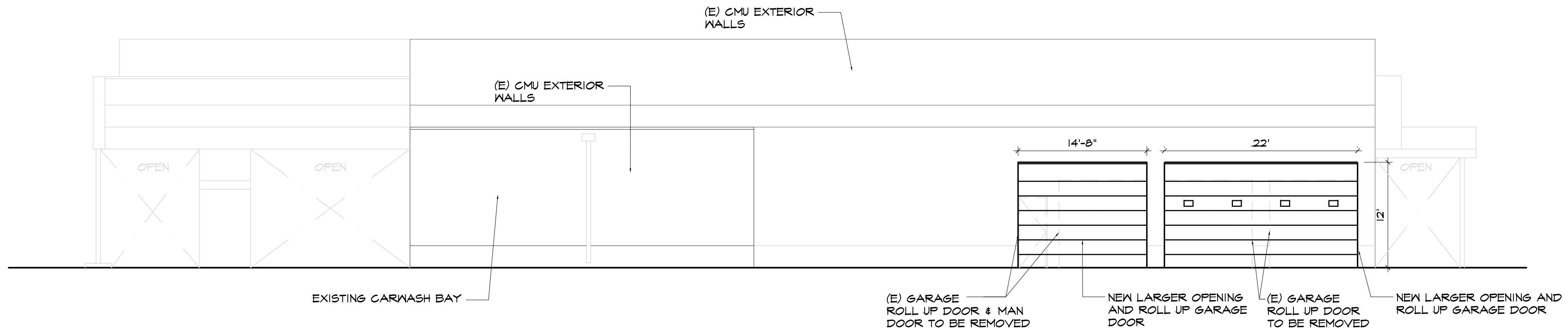


MARTINEZ + OKAMOTO
architects, inc.
1467 PARK AVE.
VICTORVILLE, CA 92392
FAX: (760) 241-7854
BUS: (760) 241-7858

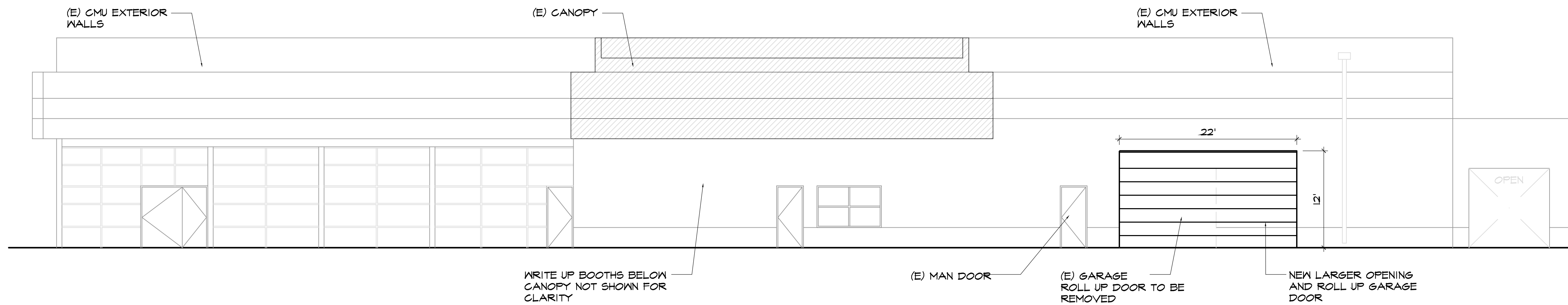
M:OA
architects

**PROPOSED
FLOOR PLAN**

DATE:	1/31/22
SCALE:	1/8"=1'-0"
DRAWN BY:	RC
JOB:	21-55
CHECKED BY:	
FILE STATION (ACTIVE):	
SHEET:	A1.0



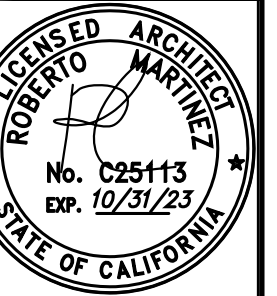
EXTERIOR ELEVATION-EAST
SCALE: 1/8"=1'-0"



EXTERIOR ELEVATION-SOUTH
SCALE: 1/8"=1'-0"

REVISION	BY

**ENTERPRISE RENT-A-CAR,
CAR SALES, AND TRUCK RENTAL**
14673 CIVIC DRIVE
VICTORVILLE, CA 92392



MARTINEZ + OKAMOTO
architects, inc.
14467 PARK AVE.
VICTORVILLE, CA 92392
FAX: (760) 241-7854
BUS: (760) 241-7858

M:OA
architects

**EXTERIOR
ELEVATIONS**

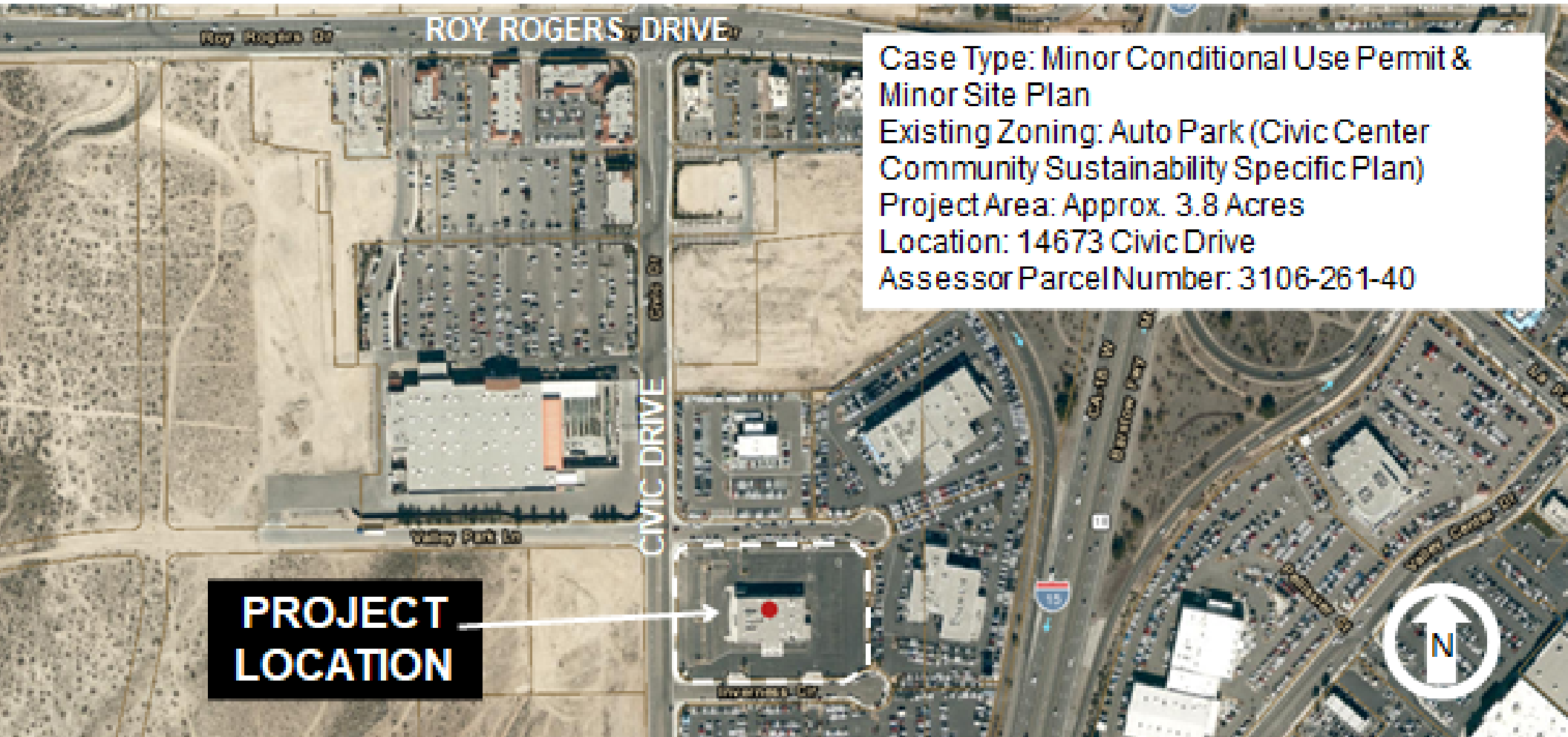
DATE:	1/31/22
SCALE:	AS SHOWN
DRAWN BY:	LH
JOB:	21-55
CHECKED BY:	
FILE:	STATION (ACTIVE)

SHEET
A2.0

**THIS PAGE LEFT
BLANK
INTENTIONALLY**

ATTACHMENT B

CASE: ADMN22-00020





SUBJECT: PUBLIC COMMENTS ON PLANNING MATTERS

In compliance with the Brown Act, it is necessary for the Zoning Administrator to make available time for members of the public to address the Zoning Administrator on items of interest that fall within the Zoning Administrator's subject matter jurisdiction.

cj