



Conference Room A  
14343 Civic Drive  
Victorville, CA  
[www.victorvilleca.gov](http://www.victorvilleca.gov)

## Zoning Administrator

**Regular Meeting Agenda  
Wednesday, December 7, 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: 824 8744 1152

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

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

Dial: (669) 444-9171

Meeting ID: 824 8744 1152

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

**Public Comments:** Members of the public may submit comments electronically to [planning@victorvilleca.gov](mailto: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 agenda and non-agenda 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. ADMN22-00138 – Lorrie Hoel & Associates, Inc.

**Environmental** – Environmental Exemption

**Project** – A Minor Conditional Use Permit and Finding of Public Convenience or Necessity with an Environmental Exemption to allow for the sale of beer & wine for off-site consumption within an existing fueling station convenience store.

**Location** – 16850 Stoddard Wells Road

**Attachments** – Attachment A – Site Plan and Floor Plan  
Attachment B – Justification for CUP & FPCN  
Attachment C – Aerial Image

2. ADMN22-00143 – Cier Dental

**Environmental** – Environmental Exemption

**Project** – A Minor Conditional Use Permit and Environmental Exemption to allow for a dental laboratory.

**Location** – 14240 St. Andrews Drive, Unit #202

**Attachments** – Attachment A – Floor Plan and Business Operations  
Attachment B – Aerial Image

## Public Comments

## Adjournment



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**DATE:** DECEMBER 7, 2022 **AGENDA NO. 1**

**CASE:** ADMN22-00138

**SUBJECT:** A MINOR CONDITIONAL USE PERMIT AND FINDING OF PUBLIC CONVENIENCE OR NECESSITY WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE SALE OF BEER & WINE FOR OFF-SITE CONSUMPTION WITHIN AN EXISTING FUELING STATION CONVENIENCE STORE

**APPLICANT:** LORRIE HOEL & ASSOCIATES, INC.

**LOCATION:** 16850 STODDARD WELLS ROAD

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**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; and
- 2. Minor Conditional Use Permit** – Approve Minor Conditional Use Permit Case No. ADMN22-00138 subject to the recommended Conditions of Approval.

**II. SUMMARY:**

The applicant is requesting approval of a Minor Conditional Use Permit to allow for the sale of alcoholic beverages for off-site consumption at an existing convenience store associated with a Mobil fueling station. The I-15 Travel Stop is open seven days a week, 24 hours a day and has been in operation as a convenience market since 1975. Previously the site had a license to sell alcoholic beverages, but the license was closed in 1994. The facility is required a Conditional Use Permit along with a Finding of Public Convenience or Necessity (FPCN) due to the City's alcoholic beverage regulations intended to further improve the safety of the community while eliminating and/or preventing nuisance conditions. Several site conditions fail to meet current Municipal Code requirements which Staff has discussed below.

**III. STAFF ANALYSIS:**

**1. Environmental Assessment.**

California Environmental Quality Act (CEQA) Section 15301 allows a categorical exemption for projects involving the permitting of private structures involving no expansion of use. The use of an existing convenience market with alcohol sales for off-site consumption will not constitute an expansion of use as major construction activities or other expansions are not proposed.

## **2. Minor Conditional Use Permit.**

The applicant is proposing beer and wine sales for off-site consumption in conjunction with the existing fuel dispensing facility and associated convenience store located within the Light Industrial (LI) zone district of the Desert Gateway Specific Plan. Though the Desert Gateway Specific Plan does not speak to alcohol sales, fueling stations are conditionally permitted in the LI zone district. Section 4.1.6 of the specific plan states that any use not expressly listed in the table is prohibited unless the Director of Development determines that the use is in substantial conformance with the intent of the land use designation. Being that the fueling station and convenience market have existed here for nearly 50 years without incident, the Director of Development (Zoning Administrator) can make the determination to allow for the CUP for off-site alcohol sales subject to the regulations of Section 16-3.07.020(a) of the City of Victorville's Municipal Code.

### **Overconcentration**

- The underlying census tract (121.01) has an overconcentration of alcohol sales based upon California Department of Alcoholic Beverage Control (ABC) allowances which permit 4 off-sale licenses, whereas 5 currently exist. However, the Zoning Administrator may make a finding of Public Convenience or Necessity because the sales are associated with a fuel dispensing facility and limited to beer and wine only.

### **Business Operations**

- The 1,491 square foot convenience market has operated at this location since 1975 in conjunction with a fueling station. ABC records indicate that the establishment previously held a license for off-site beer and wine sales, but closed the license in 1994. The site recently underwent a change in ownership and the new business owner would like to reimplement beer and wine sales. Per the floor plans provided, only 65 square feet of the 749 square foot retail area of the market will make up the alcohol display area. Section 16-3.07.020(a) of the City of Victorville's Municipal Code stipulates that no more than 10% of the floor area can be allocated to alcohol display. At 8.7%, the proposal is in conformity with this section of code.

### **Parking**

- Section 5.8 of the Specific Plan states that parking requirements are based on the City of Victorville Municipal Code. Title 16 requires 1 space per 200 sq. ft. of floor area for the convenience store portion of the development. Based upon the standards noted above, the site is sufficient in parking as 9 spaces are provided and 8 are required (1,491 sq. ft. convenience store / 200 sq. ft. = 7.5 spaces). Further, it is likely that many of those who will utilize the convenience store will be those purchasing fuel which will in turn reduce the demand for the required parking spaces (the fuel canopy provides parking for up to 8 vehicles). Staff finds the parking provided sufficient as proposed. However, should a parking problem arise in connection with this use, Staff has included Conditions #5 requiring the business to address the parking concerns subject to the review and approval of the Zoning Administrator.

### Site Condition

- The site requires maintenance and repair as the parking area, landscaping, and trash enclosure either require attention or need updating to comply with current Municipal Code standards. Staff finds that the issues noted herein can be remedied with the approval of this Minor Conditional Use Permit via Conditions of Approval as follows:
  - Landscape – The landscaping on-site is substandard and requires significant modification to be brought into conformity with Specific Plan and Title 16 standards. The only landscape area that exists on-site currently is located on the southern portion of the site and has bare dirt with two mature shrubs, and is surrounded by a low curb. Additional plant materials, ground cover, and a permanent irrigation system will need to be installed here. Additionally, a new landscape planter will be required to be installed at the front of the site adjacent to the public right-of-way. This new planter shall be a minimum of 5 feet in width and include live vegetation, groundcover such as rock with a diameter of no less than ¾", and a permanent irrigation system. In order to ensure that these improvements are made, Staff has included Conditions 14, 15 & 16, requiring the new and enhanced landscape planters on-site prior to the issuance of the new ABC license.
  - Parking Area/Access - Parking and access areas are weathered, lack general maintenance and at a minimum require repair, slurry coat, and seal. Therefore, Staff has included Condition 13 to remedy this issue.
  - Trash Enclosure – There is not currently a trash enclosure on-site. A new enclosure with gates as well as a roof/cover as required by Title 16 must be installed in a location approved by the Zoning Administrator prior to the issuance of the new ABC license. Staff has included Condition 12, requiring the trash enclosure to comply with the applicable standards of Title 16 (e.g. appropriate size, screening, and security).
  - Storage Container – At the rear of the property exists an unpermitted storage container. There are no allowances within the Specific Plan or Municipal Code to permit for the container to remain on the site of a fueling station development. Staff has included Condition 17 to require the removal of the storage container immediately, or the site shall be subject to Code Enforcement action.

### 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 and the Specific Plan.*
    - Comment: The underlying LI (Light Industrial) zoning designation of the property conditionally permits fueling station developments with convenience markets. Though the Specific Plan does not reference alcohol sales, Section 4.1.6 allows for the use should it be in substantial conformance with the intent of the land use designation. Alcohol sales in conjunction with a convenience market and the business's sale of beer and wine will serve public

convenience. 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 allowances that conditionally permit the proposed alcohol sales. Additionally, the Vision for the Land Use Element of the General Plan notes that a “*Separation of incompatible land uses and integration of complementary ones*” is one characteristic of the Vision for Victorville. Since the proposal is located more than 1,000 feet from a sensitive land use (a church), 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 location is an existing fueling station with no major traffic impacts, and due to the site’s location within a developed commercial center abutting an Arterial Roadway (Stoddard Wells Road), the proposal will not overload the capacity of the surrounding street system and will not create a hazard to public safety.
  
- *The proposed conditional use will comply with each of the applicable provisions of the “Zoning and Land Use Requirements” chapter of Title 16 and the Desert Gateway Specific Plan.*
  - Comment: The existing site is fully developed, including sufficient parking for the proposed use, and existing improvements in accordance with current Development Code requirements. Additionally, the intensified use is conditionally permitted within the underlying zoning of the site, and the proposal will not negatively affect the existing uses on-site or within the vicinity. 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 and the Specific Plan.

**IV. SITE CHARACTERISTICS:**

	<b>Existing Land Use</b>	<b>General Plan</b>	<b>Zoning</b>	<b>Specific Plan District</b>
Site	Fueling Station with Convenience Store	Specific Plan	LI	Desert Gateway Specific Plan
North	Hotel	Specific Plan	LI	Desert Gateway Specific Plan
South	Vacant	Specific Plan	LI	Desert Gateway Specific Plan
East	I-15 Fwy	N/A	N/A	N/A
West	Hotel	Specific Plan	LI	Desert Gateway Specific Plan

**NUMBER OF RADIUS LETTERS MAILED: 7**

DK

Attachments:

- Attachment A – Site Plan & Floor Plan
- Attachment B – Justification for CUP & FPCN
- Attachment C – Aerial Image

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

CONDITIONS OF APPROVAL  
ADMN22-00138  
December 7, 2022

A MINOR CONDITIONAL USE PERMIT AND FINDING OF PUBLIC CONVENIENCE OR NECESSITY WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE SALE OF BEER & WINE FOR OFF-SITE CONSUMPTION WITHIN AN EXISTING FUELING STATION CONVENIENCE STORE ON PROPERTY ZONED LIGHT INDUSTRIAL WITHIN THE DESERT GATEWAY SPECIFIC PLAN LOCATED AT 16850 STODDARD WELLS ROAD.

**Planning Conditions:**

1. This approval shall be valid for beer and wine sales for off-site consumption in conjunction with a fuel dispensing facility located at 16850 Stoddard Wells Road. The convenience market currently operates 24 hours a day, 7 days a week. Proposed alcohol sales will take place between 6:00AM and 2:00AM.
2. The proposed improvements and use shall comply with all applicable development standards of Title 16 and the Desert Gateway Specific Plan.
3. The proposed development shall be in substantial conformity with the plans submitted as part of this conditional use permit, unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
4. Any expansion of this proposed use beyond the scope of this minor conditional use permit shall require submission and approval of a minor conditional use permit modification or a new minor conditional use permit based upon the extent of the expansion.
5. 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 shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
6. Approval of the Conditional Use Permit shall not abrogate the applicant from obtaining all necessary licenses for alcoholic beverage sales from the Department of Alcoholic Beverage Control.
7. A maximum of ten percent of retail display area may be devoted to the sale and display of beer and wine. Proof of compliance with this requirement has been noted on the floor plans submitted with this application.
8. Operational standards – Off-site alcoholic beverage sales activities shall be designed, constructed, and operated to conform to all of the following operational standards and alcohol sales limitations:
  - a. An establishment selling alcoholic beverages shall not result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
  - b. An establishment selling alcohol for off-site consumption shall be prohibited from selling single-serve alcoholic beverages as follows:
    1. Individual containers of beer, malt liquor and alcoholic energy drinks of any size; individual containers of wine of less than 750ml in size; individual containers of



distilled spirits of less than 375ml in size; or any other individual container of alcoholic beverage for single-serve consumption. This restriction shall not be required of an establishment consisting of a general retail store, a grocery store, or a retail pharmacy with greater than 8,000 square feet of gross area. This restriction is not intended to prohibit the sale of such beverages in kegs or other types of containers, with a volume of two or more gallons, which are clearly designed to dispense multiple servings.

2. Wine in bottles or containers smaller than 750ml; individual containers of distilled spirits of less than 375ml in size; wine coolers, beer, malt liquor and alcoholic energy drinks in containers of any size; and/or any other individual alcoholic beverage for single-serve consumption shall only be sold in the manufacturer's pre-packaged multi-unit quantities.

The above restrictions do not apply to existing establishments selling alcoholic beverages for off-site consumption with an active beer, wine or liquor license established prior to July 18, 2013 (the effective date of Ordinance 2299), unless the license has lapsed for 90 or more consecutive days, or was originally prohibited from selling single-serve alcoholic beverages through a Conditional Use Permit, a Finding of Public Convenience or Necessity and/or through a Department of Alcoholic Beverage Control license.

- c. An establishment selling alcoholic beverages shall not result in nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, sales to minors or police detentions and arrests.
- d. An establishment shall comply with all provisions of local, state or federal laws, regulations or orders, including but not limited to those of the ABC, California Business and Professions Code §§ 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual city business license fees.
- e. The premises upkeep and operating characteristics shall be compatible with, and shall not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
- f. An establishment shall comply with the following public nuisance prevention measures:
  1. Lighting: Exterior areas of the premises and adjacent parking lots shall be provided with sufficient lighting in a manner that provides adequate illumination for alcohol establishment patrons while not spilling onto surrounding residential and commercial properties. A photometric study may be required to demonstrate compliance.
  2. Litter: Adequate litter receptacles shall be provided on site and in the building. The premises shall be kept free of the accumulation of litter and shall be removed no less frequently than once each day the business is open.
  3. Loitering: The establishment's operators or employees shall be required to discourage loiterers and to ask persons loitering longer than fifteen minutes to leave the area and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if persons requested to leave fail to do so.

4. Signage: There shall be no exterior advertising of alcoholic products, or tobacco and paraphernalia or similarly controlled products.
5. Signs: The following signs shall be required to be prominently posted in a readily visible manner on an interior wall or fixture, and not on windows, in English and Spanish:
  - i. "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age."
  - ii. "No Loitering or Public Drinking."
  - iii. "It is illegal to possess an open container of alcohol in the vicinity of this establishment."
6. Presentation of Documents: A copy of the conditions of approval and the California Department of Alcoholic Beverage Control license shall be required to be kept on the premises and presented to any enforcement officer or authorized state or county official upon request.
7. Mitigating Alcohol Related Problems: The establishment shall be required to operate in a manner appropriate with mitigating alcohol related problems that negatively impact those individuals living or working in the neighborhood including but not limited to congregation of individuals, violence, drunkenness, public urination, solicitation, drug-dealing, drug use, and loud noise on or near the premises. Such mitigation measure shall include the operators and employees of the establishment maintaining adequate surveillance of the premises and nearby areas and contacting local law enforcement officials during the early stages of a disturbance.
8. Drug Paraphernalia: An off-site alcohol establishment shall be prohibited from selling drug/tobacco paraphernalia products as defined in Health and Safety Code sections 11014.5 and 11364.5. "Drug paraphernalia" means all equipment products and materials of any kind that are used intended for use or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of the California Uniform Controlled Substances Act commencing with California Health and Safety Code section 11000.
9. Prohibited Vegetation: Exterior vegetation shall not be planted or maintained that could be used as a hiding place for persons on the premises. Exterior vegetation may be planted and maintained in a manner that minimizes its use as a hiding place.
10. Window Obstructions: To ensure clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance, no more than 15% of windows and entry doors shall be blocked by signs, vending machines, shelves, racks, storage, etc.
11. Training: Each off-site operator and their employees selling alcohol shall complete the Responsible Beverage Service (RBS) Training component. To satisfy this requirement, a certified program must meet the standards of the Alcohol Beverage Control Responsible Beverage Service Advisory Board or other certifying/licensing body designated by the state of California. Proof of completion shall be kept on the premises and provided to City officials within 48 hours of a written request.
12. Posting of Documents: A copy of these operational standards, any applicable ABC or city operating conditions, and any training requirements shall be posted in at least one prominent place within the interior of the establishment where it will be readily visible and legible to the employees and patrons of the establishment.

9. Failure to comply with any of the operating standards in Condition #7 & #8 shall constitute grounds for revocation of a conditional use permit and/or business license. These above requirements shall not be considered the sole grounds for revocation of a conditional use permit and/or business license.
10. The sales or advertisement of pornography, including those items typically sold by an "Adult Bookstore" or referred to as "Adult Sexually Oriented Merchandise" as defined by Title 16, Chapter 3, Article 23 of the Development Code entitled "Regulation of Adult-Oriented Businesses" shall be prohibited on-site.
11. Tobacco product and paraphernalia sales shall be permitted in accordance with the standards outlined in Section 16-3.07.020 of the Victorville Municipal Code as follows:
  - 1) No license may be issued to authorize retail tobacco product and paraphernalia sales at any location that is not licensed under state law to sell alcoholic beverages for consumption off the premises (e.g. an "off-sale" license issued by the California Department of Alcoholic Beverage Control).
  - 2) The display area of tobacco products, including paraphernalia, shall not exceed 10 percent of the total floor area of a business establishment.
  - 3) The display area devoted to tobacco paraphernalia shall not exceed a 2 foot in depth by 4 foot in length section of a single shelf space.
  - 4) The display of tobacco products and paraphernalia shall be located behind a service counter in a manner that prohibits self-service by the customer.
  - 5) It shall be a violation of this municipal code for any licensee or any of the licensee's agents or employees to violate any local, state, or federal law regulating controlled substances or Drug Paraphernalia, such as, for example, California Health and Safety Code section 11364.7.
  - 6) No smoking or vaping shall be permitted on the premises at any time.
  - 7) The sale of tobacco products and paraphernalia to a minor is prohibited.
  - 8) No sales may be solicited or conducted on the premises by minors.
  - 9) No distribution of free or low-cost tobacco, tobacco products or tobacco paraphernalia, as well as coupons for said items, shall be permitted.
12. Prior to the issuance of the new ABC license, a trash enclosure in conformance current code shall be provided. 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. (See Section 16-3.10.060(d)(2) & Sec. 16-3.24.110.
13. All parking areas and access thereto, including access to the trash enclosure, shall be repaired prior to the issuance of the ABC license. Repair shall include repaving, patching and/or slurry coat & seal as needed to repair broken and weathered asphalt throughout the site. Additionally, all parking spaces and directional arrows shall be restriped prior to the issuance of the ABC license.

14. 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, replacements of plants when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system.
15. Landscape improvements in conformance with Sec. 16-3.24.030 and the Desert Gateway Specific Plan shall be provided prior to the issuance of the new ABC license, including a new 5-foot-wide landscape planter at the front of the site adjacent to Stoddard Wells Road street improvements unless otherwise modified for approval by the Zoning Administrator, as well as new plant materials, rock, and irrigation installed in all existing planters on-site.
16. Prior to the issuance of the ABC license, the Applicant/Owner shall submit documentation that demonstrates the site will be regularly maintained by a commercial landscape company or comparable means, subject to the review and approval of the Zoning Administrator. The Applicant/Owner shall also include current property management contact information when submitting the documentation.
17. All unpermitted structures, including shipping containers, shall be removed from the property immediately. Failure to do so will result in Code Enforcement action.
18. All proposed signs, including any freestanding signage, shall comply with Title 16. 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.
19. All proposed temporary signage shall comply with Title 16 and Specific Plan requirements. 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.
20. Special events and/or any use proposed outdoors shall be required to obtain Temporary Use Permit or Conditional Use Permit Modification at the discretion of the City Planner.
21. The applicant/business owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
22. The handling and disposal of construction and demolition waste for the project shall comply with 6.36.040 of the Victorville Municipal Code. In summary, only the City of Victorville's employees working in their official capacity and the City's waste handling contractor, Victorville Disposal (Burrtec Waste), are authorized to provide solid waste handling services from any and all premises in the City; and no person other than those above specified shall provide solid waste handling services, convey or transport any solid waste material in, along or over any public street, alley or highway in the City, with the exception of solid waste removed from any premises by the waste generator, and which is transported personally by such waste generator (or his/her employees) to a processing or disposal facility in a manner consistent with all applicable laws and regulations, utilizing equipment owned and/or leased by the waste generator.
23. 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.

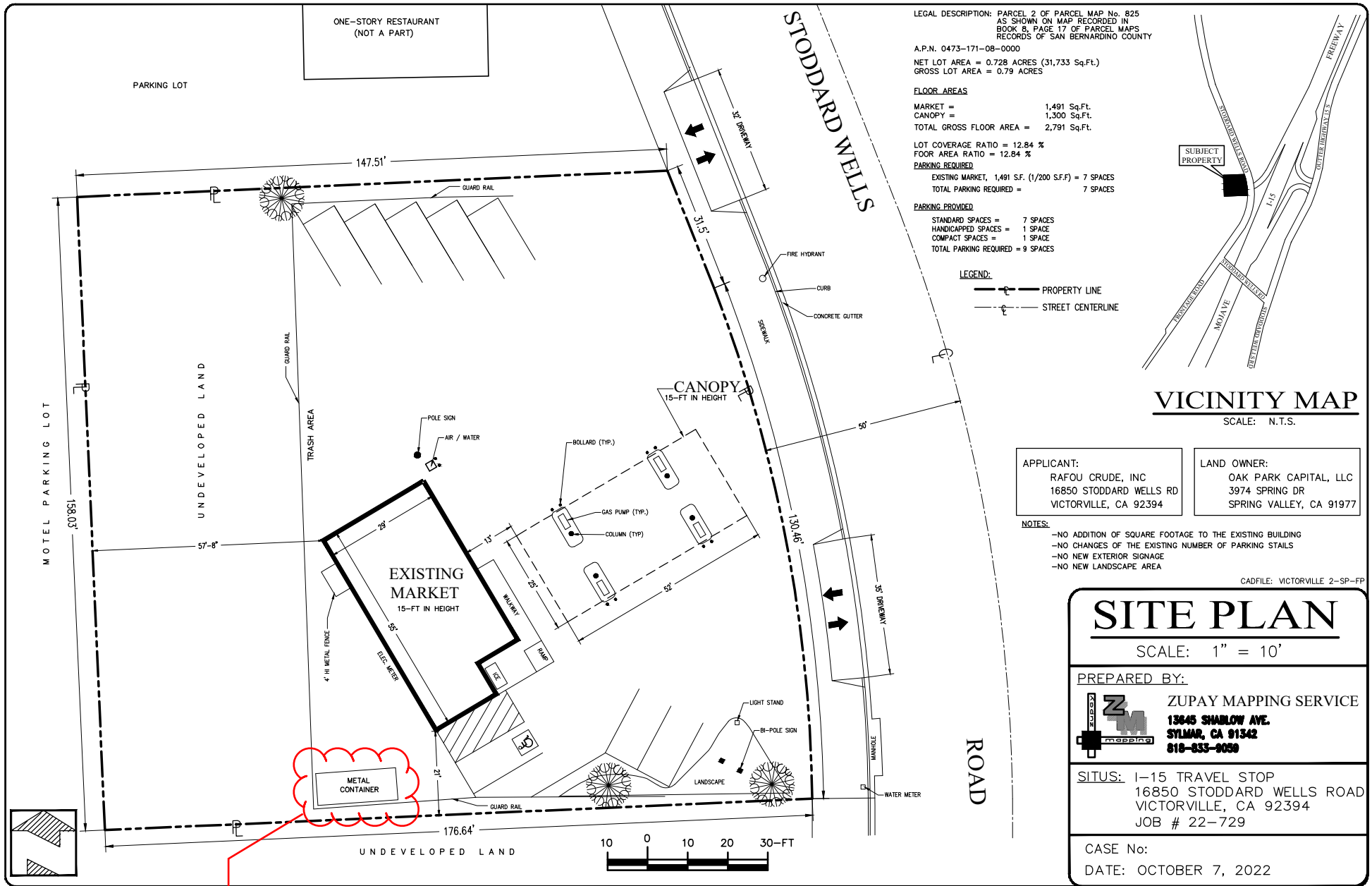
24. The project shall comply with all Federal, State and local laws and policies, including: the California Government Code (including the Planning, Zoning and Development Laws), Environmental Quality Act (CEQA), Subdivision Map Act, International Building Code, Green Code, Fire Code; and, Victorville General Plan and Municipal Code; unless permitted to deviate through provisions of such, or through adopted mitigation measures, conditions of approval, or the plans themselves.

**Building Conditions:**

25. The project shall comply with all Building codes in effect at the time of plan submittal.
26. Shall comply with all 2019 Building and Fire Code requirements based on occupancy classification.
27. 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 Division may be contacted at (760) 955-5100 for an estimation of these fees. Actual amount owed will be determined upon submittal of the plans at the building counter.

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# ATTACHMENT A



Container to be removed from site.

**VICINITY MAP**  
SCALE: N.T.S.

<b>APPLICANT:</b> RAFOU CRUDE, INC 16850 STODDARD WELLS RD VICTORVILLE, CA 92394	<b>LAND OWNER:</b> OAK PARK CAPITAL, LLC 3974 SPRING DR SPRING VALLEY, CA 91977
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**NOTES:**

- NO ADDITION OF SQUARE FOOTAGE TO THE EXISTING BUILDING
- NO CHANGES OF THE EXISTING NUMBER OF PARKING STALLS
- NO NEW EXTERIOR SIGNAGE
- NO NEW LANDSCAPE AREA

CADFILE: VICTORVILLE 2-SP-FP

## SITE PLAN

SCALE: 1" = 10'

**PREPARED BY:**

**ZUPAY MAPPING SERVICE**  
 13645 SHARLOW AVE.  
 SYLMAR, CA 91342  
 818-833-9059

**SITUS:** I-15 TRAVEL STOP  
 16850 STODDARD WELLS ROAD  
 VICTORVILLE, CA 92394  
 JOB # 22-729

**CASE No:**  
**DATE:** OCTOBER 7, 2022

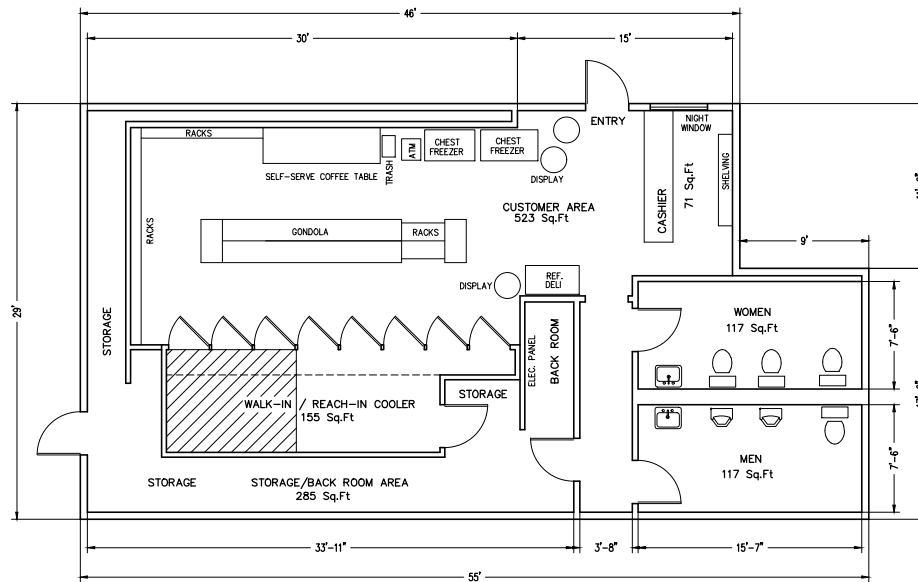


AREAS	
CUSTOMER AREA =	523 Sq.Ft.
CASHIER AREA =	71 Sq.Ft.
RESTROOMS =	234 Sq.Ft.
STORAGE/BACK ROOM =	285 Sq.Ft.
WALK-IN / REACH-IN COOLER =	155 Sq.Ft.
MISCELLANEOUS =	223 Sq.Ft.
<b>TOTAL FLOOR AREA =</b>	<b>1,491 Sq.Ft.</b>

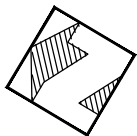
MISCELLANEOUS AREA INCLUDES WALLS, CORRIDORS, ETC

APPLICANT:  
 RAFOU CRUDE, INC  
 16850 STODDARD WELLS RD  
 VICTORVILLE, CA 92394

LAND OWNER:  
 OAK PARK CAPITAL, LLC  
 3974 SPRING DR  
 SPRING VALLEY, CA 91977



 AREA DEVOTED TO BEER & WINE  
65 Sq.Ft



CADFILE: VICTORVILLE 2-SP-FP

## FLOOR PLAN

SCALE: 1/4" = 1'-0"

PREPARED BY:



**ZUPAY MAPPING SERVICE**

**13045 SHAWLOW AVE.**  
**SYLMAR, CA 91342**  
**818-833-0059**

SITUS: 1-15 TRAVEL STOP  
 16850 STODDARD WELLS ROAD  
 VICTORVILLE, CA 92394  
 JOB # 22-729

CASE No:  
 DATE: OCTOBER 7, 2022

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# ATTACHMENT B

**Applicant:**

Rafou Crude, Inc.  
16850 Stoddard Wells Road  
Victorville, California 92394

Parcel: 0473-171-08-0000

**Request:**

This request is for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption only; in conjunction with an existing 1,491 square foot convenience market with a gas station; with the hours of operation being 24 hours a day, 7 days a week and alcohol sales from 6:00 am to 2:00 am, 7 days a week, in the SP zone.

**A. The use applied for at the location set forth in the application is properly one for which a Conditional Use Permit or Minor Use Permit is authorized by this title.**

The subject premises is located within the Specific Plan (SP) land use zone on zone on Stoddard Wells Road on the West side of the 15 Freeway and is ideally situated to serve the population of residents, workers and visitors who patronize this popular business corridor. The Specific Plan land use zone allows for a wide range of activities which include automotive related businesses and retail commercial development with parking in the front or side of the building. These zones are applied to accommodate existing development patterns or encourage patterns that are deemed to be appropriate because of the urban design features anticipated for the area. The focus is on automobile – oriented establishments where the primary commercial function is geared to a single stop activity. This request is a permitted use within the general plan and will not change the site’s ability to conform to any elements or objectives of the development code.

**B. The said use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the Master Plan, and is not detrimental to existing uses or to uses specifically permitted in the district in which the proposed use is to be located.**

This is an existing business and the proposed use will not adversely affect the surrounding community or neighboring properties. The surrounding properties are developed with commercial and service-related uses. The requested use adds to the diversification of uses within this established business and should remain in proper relation to the adjacent uses. The instant request is an organic extension of the current surrounding uses and will therefore remain in appropriate relation to the contiguous uses and ongoing development of the community.

This location has sufficient parking lot lighting, a state of the art security system and crime deterrence program that helps ensure the peace, comfort and welfare of its customers and the surrounding community. In addition, we have a zero tolerance loitering program in front of our store to protect our customers or any passer-by. The approval of this project will allow the applicant to offer the community a variety of products at one convenient stop.

The sale of beer and wine will be incidental in our convenience store as we provide a variety of products to serve those who live and work nearby. The addition of beer and wine will permit our neighbors to patronize a local establishment rather than drive elsewhere. Our store also offers packaged items, fresh food, hot food, dairy products, fruits, breads, a coffee station, beauty products and other essential products used for daily living.

This existing business has only enhanced this part of the community. The proposed request will allow the applicant to include beer and wine in a well-maintained site. The proposed use will not change the noise impact or traffic as this business has been here for many years; it will instead offer a different shopping environment, different services and a different mix of merchandise. The surrounding properties will not be affected by allowing this inclusion of beer and wine to their beverage department at a neighborhood market.

The subject premises is bounded on all sides by commercially developed properties and is well-buffered from nearby, residentially zoned and occupied properties and will be secured by alarm and interior and exterior cameras.

- C. The site for the intended use is adequate in size and shape to accommodate said use, and for all the yards, setbacks, walls or fences, landscaping and other features that may be required in order to adjust said use to those existing or possible future uses of land in the neighborhood.**

The subject property is a level, rectangular-shaped corner lot with a frontage of 130.46 feet along Stoddard Wells Road. The site is developed with an existing Mobil gas station with a "15 Travel Stop" convenience market. Vehicular access is via two driveways on Stoddard Wells Road leading to 9 surface parking spaces. This site is ideally situated to serve the population of residents, workers and travelers in this part of the City. This site's lot equals 31,733 square feet or .79 acres.

- D. The site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use.**

Stoddard Wells Road. - adjoining the subject property to the south, is undeveloped land. Adjoining the subject property to the north is a single story restaurant and Motel 6 office. Directly west of the subject property is undeveloped land and the Motel 6 parking lot and two motel buildings.

Because this convenience market and service station is an existing business and has been at this site since 1975, we do not expect there to be any changes in traffic. There are 9 parking spaces on site; 1 of which is handicap.

**Applicant:**

Rafou Crude, Inc.  
16850 Stoddard Wells Road  
Victorville, California 92394

Parcel: 0473-171-08-0000

**Request:**

This request is for Public Convenience or Necessity approval to allow the sale of beer and wine for off-site consumption only; in conjunction with an existing 1,491 square foot convenience market with a gas station; with the hours of operation being 24 hours a day, 7 days a week and alcohol sales from 6:00 am to 2:00 am, 7 days a week, in the SP zone.

Under the Section 23958 of the California ABC Act, four off-sale licenses are allowed within this census tract. There are currently five active, off-sale licenses in the census tract, thereby making this census tract over concentrated, however we are moving one of those licenses across the street so there will be no net gain to the census tract.

Pursuant to applicable law, the applicant hereby demonstrates that public convenience or necessity will be served by the issuance of the applied-for license as follows:

The subject premises is located within the Specific Plan (SP) land use zone on Stoddard Wells Road on the West side of the 15 Freeway. This gas station and convenience market is ideally situated to serve the population of residents, workers and visitors who patronize this area. The specific plan land use zone allows for a wide range of activities which include automotive related businesses and retail commercial development with parking in the front or side of the building. These zones are applied to accommodate existing development patterns or encourage patterns that are deemed to be appropriate because of the urban design features anticipated for the area. The focus is on automobile – oriented establishments where the primary commercial function is geared to a single stop activity. This request is a permitted use within the general plan and will not change the site's ability to conform to any elements or objectives of the development code.

This is an existing business and the proposed use will not adversely affect the surrounding community or neighboring properties. The surrounding properties are developed with commercial and service-related and uses. The requested use adds to the diversification of uses within this established business and should remain in proper relation to the adjacent uses. The instant request is an organic extension of the current surrounding uses and will therefore remain in appropriate relation to the contiguous uses and ongoing development of the community.

This location has sufficient parking lot lighting, a state of the art security system and crime deterrence program that helps ensure the peace, comfort and welfare of its customers and the surrounding community. In addition, we have a zero tolerance loitering program in front of our store to protect our customers or any passer-by. The approval of this project will allow the applicant to offer the community a variety of products at one convenient stop.

The sale of beer and wine will be incidental in our convenience store as we provide a variety of products to serve those who live and work nearby. The addition of beer and wine will permit our neighbors to patronize a local establishment rather than drive elsewhere. Our store also offers packaged items, fresh food, hot food, dairy products, fruits, breads, a coffee station, beauty products and other essential products used for daily living.

We are confident that the surrounding businesses and community can only benefit from the addition of beer and wine to this established market. The approval of this project will allow the applicant to expand their beverage inventory. The addition of a beer and wine is a logical extension of their current offering and will prove valuable to a clientele looking for a broader range of beverage choices. This grant will enhance the financial health of the community; improve the economic base of the area through the exchange of goods and services with other commercial uses and generate tax revenue to various municipalities.

The instant request is an organic extension of the current surrounding uses and will therefore remain in appropriate relation to the contiguous uses and ongoing development of the community.

The subject premises is bounded on three sides by commercially developed properties and is well-buffered from nearby, residentially zoned and occupied properties and will be secured by alarm and interior and exterior cameras.

The operations of this facility will not contribute to or aggravate police problems in this area as follows:

- The applicant agrees to abide by all applicable City of Victorville rules and regulations concerning operation.
- The premises is well lit and is equipped with a video surveillance system, both inside and outside the premises.
- No amusement machines or video game devices shall be on the premises.
- The owner shall be responsible for actively discouraging loitering within the premises.

The applicant has shown that public convenience or necessity would be served by the issuance of the requested license and respectfully requests issuance of a license pursuant to section 23958.4(b)(1) of the ABC Act.

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# ATTACHMENT C

# CASE: ADMN22-00138



Case Type: Minor Conditional Use Permit  
Existing Zoning: Light Industrial (Desert Gateway Specific Plan)  
Project Area: Approx. 0.61 Acres  
Location: 16850 Stoddard Wells Road  
Assessor Parcel Number: 0473-171-08

**PROJECT  
LOCATION**





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**DATE:** DECEMBER 7, 2022 **AGENDA NO. 2**

**CASE:** ADMN22-00143

**SUBJECT:** A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR A DENTAL LABORATORY

**APPLICANT:** CIER DENTAL

**LOCATION:** 14240 ST. ANDREWS DRIVE, UNIT #202

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**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(a) – Existing Facilities; and
2. **Minor Conditional Use Permit** – Approve Minor Conditional Use Permit Case No. ADMN22-00143 subject to the recommended Conditions of Approval.

**II. SUMMARY:**

The applicant is requesting approval of this Minor Conditional Use Permit to allow for a dental laboratory within an existing multi-tenant building known as the Golden State Professional Building. Conditionally permitted in the C-A Administrative Professional Offices zone, the proposed business will occupy a 500 square foot suite with no proposed tenant improvements. The center is currently occupied by a variety of businesses including office uses and beauty salons. The applicant will be the only technician working from this office, and will utilize hand tools to shape, mold, and polish wax and acrylic resin to form the dentures. Business hours will take place Monday through Friday from 10:00 AM – 4:00 PM.

**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. The site was developed as a multi-tenant building; the proposal is a similar use and includes a similar number of employees/patrons of a typical office use. Therefore, Staff finds the noted exemption applicable as the proposal does not constitute an expansion of use.

**2. Minor Conditional Use Permit.**

The Golden State Professional Building is comprised of eight units totaling approximately 7,200 square feet of floor area. The proposed dental laboratory is located on the second story of the building within Suite #202 and will occupy 500 sq. ft. Dental laboratories are listed as conditionally permitted within the underlying C-A Administrative Professional Offices zone district. The proposed business operations will have little to no impact to neighboring suites in terms of noise and odors, and will be compatible with adjacent uses in regard to hours of operation and vehicle trips.

### **Business Operations**

- The proposal includes operational hours of Monday through Friday from 10:00AM until 4:00PM. The application includes a single owner/operator who will work from a lab bench to create dentures and partial dentures for dental offices. In addition to the lab bench, floor plans indicate that the suite will include a materials cabinet and an existing restroom facility. No customers will come to this office and all finished products will be delivered directly to the dental office who commissioned the work.
- The applicant will use a low-noise dental lathe, a wax warmer, and handheld carving tools to mold, shape, and polish dentures from impressions taken at an off-site dental office. Dentures are made from either wax or acrylic resin as requested by the dental office. The smells and noises emitted from the proposed dental lab will be identical to those created by a nail salon as the lathe and acrylic resin are tools also used to make false nails (the adjacent suite #203 is currently occupied by a nail salon which was permitted by-right in the C-A zone district). Should City staff receive complaint about offensive noises and/or odors coming from the proposed dental lab, Condition #6 has been included to allow the Zoning Administrator the right to adjust services provided or revoke the CUP as necessary.

### **Parking**

Title 16 requires 1 space per 200 sq. ft. of floor area for professional or dental office operations. Based on this calculation, 3 parking spaces would be required for this office (500 sq. ft. / 200 sq. ft. = 2.5 parking spaces). The overall site provides 31 spaces to be used by occupants and visitors to all eight suites. Staff finds based on the applicant's proposal, that the number of parking spaces provided on-site is sufficient to serve the proposed use as the applicant has indicated that there will only be one person in the dental lab and no customer traffic. However, should a parking problem arise in connection with this use, Staff has included Conditions #5 and #6 requiring the business to address the parking concerns subject to the review and approval of the Zoning Administrator.

### **Site Condition**

Site work improvements took place in 2019, which included accessibility upgrades and improved landscaping. Since that time, the site has remained generally in satisfactory condition with mature and maintained landscaping, and a concrete parking area that has very few signs of wear. To ensure the site continues to be maintained in accord with Code requirements, Staff has included Condition #8 and #9 requiring continued site maintenance. Additionally, while a trash enclosure exists in the center to serve this building, it does not comply with current code standards in terms of appropriate roof, screening, and security requirements. Staff has included Condition #7, requiring that the applicant make the landlord aware that the trash enclosure is required to be corrected to comply with the current applicable standards of Title 16 within 6 months of occupancy.

### 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 C-A (Administrative Office Commercial) zoning of the property conditionally permits dental laboratories. The site includes sufficient parking to serve the use as well as other non-retail/office type uses within the existing multi-tenant center. The proposed business activities are similar to other permitted uses at the site, and are not expected to negatively affect any existing or future businesses in the C-A zone district, Therefore, 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 Commercial with a Zone District that conditionally allows for the proposed use. Policy 1.2.2 of the Land Use Element of the General Plan states existing development shall be protected by “*Ensuring that the integrity of each land use district is maintained.*” Since the subject site and the existing multi-tenant functions will not be modified by the subject use due to the limited scope of the operation, 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 generate no customer traffic and will utilize hours of operation which are similar to existing office uses 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.
  - *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, and existing improvements in accordance with current Development Code requirements. Additionally, the use is listed as a conditional use within the underlying zoning of the site, and the proposal will not negatively affect the existing uses on-site or within the vicinity. 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.

**IV. SITE CHARACTERISTICS:**

	<b>Existing Land Use</b>	<b>General Plan</b>	<b>Zoning</b>	<b>Specific Plan District</b>
Site	Multi-Tenant Office Building	Commercial	C-A	N/A
North	Parking Lot	Commercial	C-2	N/A
South	Duplex	High Density Residential	R-3	N/A
East	Multi-Tenant Office Building	Commercial	C-A	N/A
West	Restaurant	Commercial	C-2	N/A

**NUMBER OF RADIUS LETTERS MAILED: 34**

DK

Attachments:

Attachment A – Floor Plan and Business Operations

Attachment B – Aerial Image

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

CONDITIONS OF APPROVAL  
ADMN22-00143  
December 7, 2022

A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR A DENTAL LABORATORY AT PROPERTY ZONED C-A (ADMINISTRATIVE PROFESSIONAL OFFICES) LOCATED AT 14240 ST ANDREWS DRIVE UNIT 202.

**Planning Conditions:**

1. This Minor Conditional Use Permit approval is to allow for a dental laboratory at 14240 St. Andrews Drive, Unit #202. Hours of operation are limited to Monday thru Friday between the hours of 10 AM to 4 PM. The Zoning Administrator reserves the right to adjust, modify, or add functions & times upon written request from the applicant and/or property owner/manager, providing any change is in accord with the findings presented in the accompanying Staff Report.
2. The proposed improvements and use shall comply with all applicable development standards of Title 16.
3. The proposed development shall be in substantial conformity with the plans submitted as part of this conditional use permit, unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
4. Any expansion of this proposed use beyond the scope of this minor conditional use permit shall require submission and approval of a minor conditional use permit modification or a new minor conditional use permit based upon the extent of the expansion.
5. 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 shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
6. Should the City of Victorville receive complaints from patrons or adjacent neighbors of the site indicating noise, odors, or a parking deficiency, the Zoning Administrator reserves the right to review the use and modify, revoke, or suspend the Conditional Use Permit in accordance with City of Victorville Municipal Code guidelines.
7. The applicant shall make the landlord aware that the existing trash enclosure is not in compliance with current code. The Building permit process and Construction of said enclosure modifications must be completed within six-months of 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. (See Section 16-3.10.060(d)(2) & Sec. 16-3.24.110).
8. 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,

replacements of plants when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system.

9. Prior to the issuance of a certificate of occupancy, the Applicant/Owner shall submit documentation that demonstrates the site will be regularly maintained by a commercial landscape company or comparable means, subject to the review and approval of the Zoning Administrator. The Applicant/Owner shall also include current property management contact information when submitting the documentation.
10. All proposed signs, including any freestanding signage, shall comply with Title 16. 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.
11. All proposed temporary signage shall comply with Title 16 and requirements. 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.
12. Special events and/or any use proposed outdoors shall be required to obtain Temporary Use Permit or Conditional Use Permit Modification at the discretion of the City Planner.
13. The applicant/business owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
14. The handling and disposal of construction and demolition waste for the project shall comply with 6.36.040 of the Victorville Municipal Code. In summary, only the City of Victorville's employees working in their official capacity and the City's waste handling contractor, Victorville Disposal (Burrtec Waste), are authorized to provide solid waste handling services from any and all premises in the City; and no person other than those above specified shall provide solid waste handling services, convey or transport any solid waste material in, along or over any public street, alley or highway in the City, with the exception of solid waste removed from any premises by the waste generator, and which is transported personally by such waste generator (or his/her employees) to a processing or disposal facility in a manner consistent with all applicable laws and regulations, utilizing equipment owned and/or leased by the waste generator.
15. 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:**

16. The project shall comply with all Building codes in effect at the time of plan submittal.
17. Shall comply with all 2019 Building and Fire Code requirements based on occupancy classification.

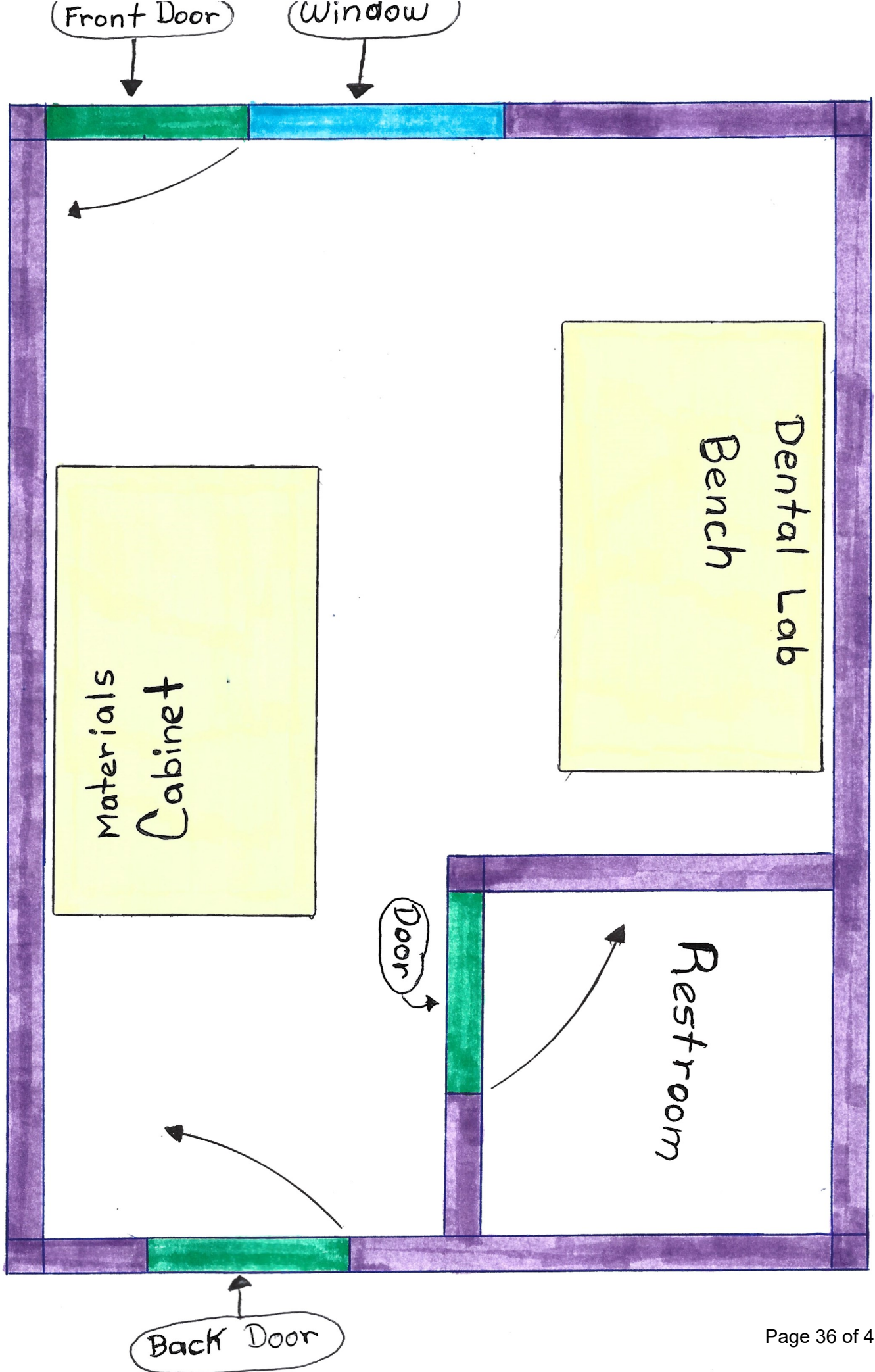


18. Plan check fees for this project will be due, and shall be paid in full, upon submittal of plans to the Building Division. The Building Division may be contacted at (760) 955-5100 for an estimation of these fees. Actual amount owed will be determined upon submittal of the plans at the building counter.

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# ATTACHMENT A

500 SQ FT



 → Existing walls

 → Doors

 → Window

 → Dental Lab Bench & Materials Cabinet

- My proposed lay out for the office lab space is just to have a dental lab bench and a materials cabinet inside the building.
- There will not be any alterations made to the building
- The building will be use as it is
- Days and hours of operation will be:  
Monday to Friday → 10:00 am to 4:00 PM
- I am not intended to use staffing, this is a one person business only me as a technician working
- It will not be open to the public  
its me driving to dental offices for work
- I will be picking up denture impressions from dentist to do the work (Dentures and Partial dentures) at my place

\* Any questions call me (213) 440-6690  
Carlos Espinoza

## Daisy Kawasaki

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**From:** Carlos Espinoza <carlospinozajoseignacio123@outlook.com>  
**Sent:** Monday, November 14, 2022 11:06 PM  
**To:** Daisy Kawasaki  
**Subject:** Hi Daisy this is Carlos Espinoza for the dental lab business on: 14240 St Andrews Dr, Victorville, CA 92395 -Suite #202  
**Attachments:** my Lathe.jpg; red-wing-lathe-26a.jpg; Laboratory Lathe Carbide Burs.jpg; Denture Wax to mold the dentures.jpg; denture wax melter.jpg; Tools to carve the denture wax to mold it.jpg; sample I made of denture in wax.mp4; sample I made of denture finish on Acrylic Resin.mp4; Acrylic Resin use to mold dentures on finish product.jpg  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see Attachments.

Hi Daisy this is Carlos Espinoza for the dental lab business on:  
14240 St Andrews Dr  
Victorville, CA 92395  
Suite #202

I was asked to provide information of the equipment and materials I will be using at my lab business because you guys want to make sure I wont be disturbing the neighbors next door.

Actually the neighbor next to me on Suite #203 has a nail salon business and she uses similar or same type of materials I will be using for my dentures, at a nail salon they use acrylic resin to mold the nails same kind of resin I use to mold the Dentures and the smell is not strong so the other businesses next to me wont smell anything, and as far as noise I will be using a Lathe to trim and carve the shape of the dentures I will be making and this lathe dont make to much noise I will send you a video I made so you can hear the noise it makes and its pretty quiet, I will send you this video a different way because here on email is to large to attach. I will see if I can send it to your personal number so you can show it on the next meeting.. PLEASE SHOW THIS VIDEO ON MEETING because I explain on it everything very clear and also on this video I show and give an explanation of the materials I will be using.

On Attachments you will see the following:

- Dental lab lathe: I use this Lathe to carve with burs we attach to it and we also use it to polish the dentures
- Burs for lathe: this are tools that can be attached to the lathe and they help shape the dentures
- Denture wax: This is the wax we use to melt and shape the dentures
- Wax melter: I will be using this to melt the wax and mold it and shape them with tools
- Tools to carve and mold: on this picture you will see the hand tools I use to carve and shape my waxed dentures
- Acrylic Resin: we use this to finish the dentures and we shape them with the hand carver tools
- Video of a Denture shaped in wax: This waxed denture I made it as a sample to show to dental offices for promotion
- Video of a finish denture: Is also a sample to show to dental offices for promotion.

I hope I gave a clear explanation, I been waiting almost 2 month for the business license I apply for . I remember I apply on October and we almost on December.. Hope to get a solution soon so I can start making business.

feel free to contact me at (213)440-6690 if you have any questions.

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# ATTACHMENT B

# CASE: ADMN22-00143

**PROJECT  
LOCATION**

Case Type: Minor Conditional Use Permit  
Existing Zoning: C-Administrative  
Professional Offices  
Project Area: Approx. 0.37 Acres  
Location: 14240 St. Andrews Drive, Unit #202  
Assessor Parcel Number: 0396-235-22





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SUBJECT: PUBLIC COMMENTS ON PLANNING MATTERS

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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