

RESOLUTION NO. P-21-052

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE ESTABLISHING A POLICY OF THE PLANNING COMMISSION TO PROVIDE PLACEMENT GUIDANCE FOR APPLICANTS SEEKING TO ESTABLISH NEW CAR WASHES OR GAS STATIONS WITHIN THE CITY

WHEREAS, there has been a recent influx of new gas stations and car washes within the City of Victorville; and

WHEREAS, the business community continues to seek new locations for car washes and/or gas stations within the City of Victorville; and

WHEREAS, the Victorville Municipal Code allows new car washes and fueling ("gas" or "gasoline") stations in the C-1 (Neighborhood Services), C-2 (General Commercial) and CM (Commercial Manufacturing) zoning districts with the approval of a discretionary Conditional Use Permit by the Planning Commission, pursuant to Section 16-3.07.010 of the Municipal Code; and

WHEREAS, the Planning Commission finds that the Municipal Code regulations do not adequately address the preferred placement of future gas stations and car washes within the City of Victorville; and

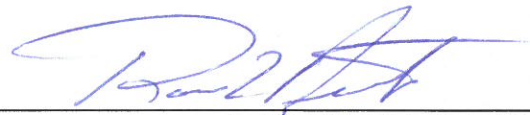
WHEREAS, the Planning Commission finds it necessary to create a policy that sets forth upfront placement guidance for applicants to consider prior that seeking a Conditional Use Permit for the development of a gas station and/or car wash within the City of Victorville; and

NOW, THEREFORE BE IT RESOLVED by the Planning Commission that Planning Commission Policy PCP-21-001 be adopted as follows:

1. A maximum of two (2) gas stations are preferred at any single intersection. Where two (2) gas stations are located at a single intersection, the Planning Commission encourages fueling stations to be sited in such a manner as to serve different flows of traffic.
2. Standalone car wash facilities should be separated by a minimum of 2,000 feet, as measured from property lines.
3. Accessory car wash facilities should not be included with a gas station development if there is a standalone car wash facility located within 1,000 feet of the planned gas station location, as measured from property lines.
4. All gas station and car wash Conditional Use Permit applications shall include a market research study that analyses the feasibility of the project at the subject location.

5. Gas station and/or car wash developments should avoid locations within 300 feet of residentially zoned property, as measured from property lines, unless designed in a manner to mitigate noise, traffic and light glare impacts generated by the development.

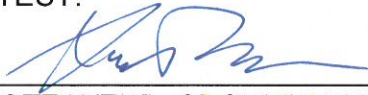
PASSED, APPROVED AND ADOPTED this 12th day of January, 2022.



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ROB KURTH, CHAIRMAN  
VICTORVILLE PLANNING COMMISSION

ATTEST:



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SCOTT WEBB, SECRETARY  
PLANNING COMMISSION