



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

Zoning Administrator

**Regular Meeting Agenda
Wednesday, September 18, 2024**

10 a.m. Regular Meeting

The Zoning Administrator welcomes and encourages public participation and invites the community to attend in person.

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 assistance to participate in this meeting, please contact the Planning Division at (760) 955-5135 or (760) 229-1463 no later than 72 hours prior to the meeting.

Call to Order

PUBLIC HEARINGS

1. ADMN24-00085 – ERP Consulting, Shakil Ahmed

Environmental – Environmental Exemption

Project – A continuance request for case ADMN24-00085 - A Minor Conditional Use Permit with an Environmental Exemption to allow for a vocational school within an existing multi-tenant building located in a C-1 Neighborhood Service Commercial zone.

Location – 14075 Hesperia Road #101

Recommendation – Staff recommends that the Zoning Administrator open the public hearing, leave the public hearing open and continue this item to the October 2, 2024, Zoning Administrator meeting.

2. ADMN24-00093 – The Cages HD, Elizabeth Brown

Environmental – Environmental Exemption

Project – A continuance request for case ADMN24-00093 – A Minor Conditional Use Permit with an Environmental Exemption to allow for the on-site sales of beer in conjunction with an existing indoor recreational batting cage facility at a MU2 High Density Mixed Use zoned property.

Location – 15056 Seventh Street Unit #A

Recommendation – Staff recommends that the Zoning Administrator open the public hearing, leave the public hearing open and continue this item to the October 2, 2024, Zoning Administrator meeting.

Public Comments

Adjournment

MEMORANDUM



DATE: SEPTEMBER 18, 2024
TO: ZONING ADMINISTRATOR
FROM: DAISY KAWASAKI
ASSOCIATE PLANNER

SUBJECT: CONTINUANCE REQUEST FOR CASE ADMN24-00085 – A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE A VOCATIONAL SCHOOL WITHIN AN EXISTING MULTI-TENANT BUILDING LOCATED IN A C-1 NEIGHBORHOOD SERVICE COMMERCIAL ZONE AT 14075 HESPERIA ROAD, #101; ERP CONSULTING, SHARIFF HUNT, APPLICANT

AGENDA ITEM NO. 1

In order to allow the applicant time to determine how they wish to conduct business operations in Victorville, the applicant is requesting a continuance of this item to the **October 2, 2024**, Zoning Administrator meeting. The applicant would like additional time to further refine their planned business operations at this site and explore possible alternatives that may eliminate the need for a Minor Conditional Use Permit. The applicant believes that any potential determinations they need to make internally can be resolved prior to the upcoming October 2, 2024, hearing.

Recommendation:

Open the public hearing, leave the public hearing open and continue this item to the October 2, 2024, Zoning Administrator meeting.

Therefore, this matter is presented for consideration.

Attachments:

Attachment A – Email Correspondence from Applicant

Attachment B – Site Plan/Floor Plan Graphics & Project Description

ATTACHMENT 'A'

Email Correspondence from Applicant

Daisy Kawasaki

From: Shariff Hunt <shariff@erptechnical.com>
Sent: Tuesday, September 10, 2024 9:10 AM
To: Daisy Kawasaki
Subject: Re: ADMN24-00085 (14075 HESPERIA RD Unit:#101 VICTORVILLE, CA 92395)

[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.

Thank you

On Mon, Sep 9, 2024 at 3:00 PM Daisy Kawasaki <dkawasaki@victorvilleca.gov> wrote:

Thank you for taking my call this afternoon, Shariff. Thank you for your email as well indicating your wishes to continue this item to the October 2nd Zoning Administrator hearing. Please keep me updated as things progress on your end.

Have a great day!



Daisy Kawasaki
Associate Planner
760.955.5135
PLANNING DEPARTMENT

From: Shariff Hunt <shariff@erptechnical.com>
Sent: Monday, September 9, 2024 2:44 PM
To: Daisy Kawasaki <dkawasaki@victorvilleca.gov>
Cc: zafar.khan@erptechnical.com; Shakil Ahmed <shakil.ahmed@erptechnical.com>
Subject: Re: ADMN24-00085 (14075 HESPERIA RD Unit:#101 VICTORVILLE, CA 92395)

[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.

Hi Daisy,

It was a pleasure speaking with you today. I think the best thing to do is to push our application to the October 2, date. This will give our team time to discuss what we need to do best for the company at this point. If we decide to end our presence in Victorville, I will notify you and move forward thereafter.

It was a pleasure and thanks for all your help.

Shariff

ATTACHMENT 'B'

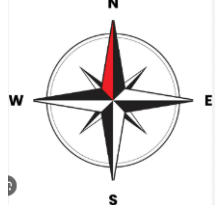
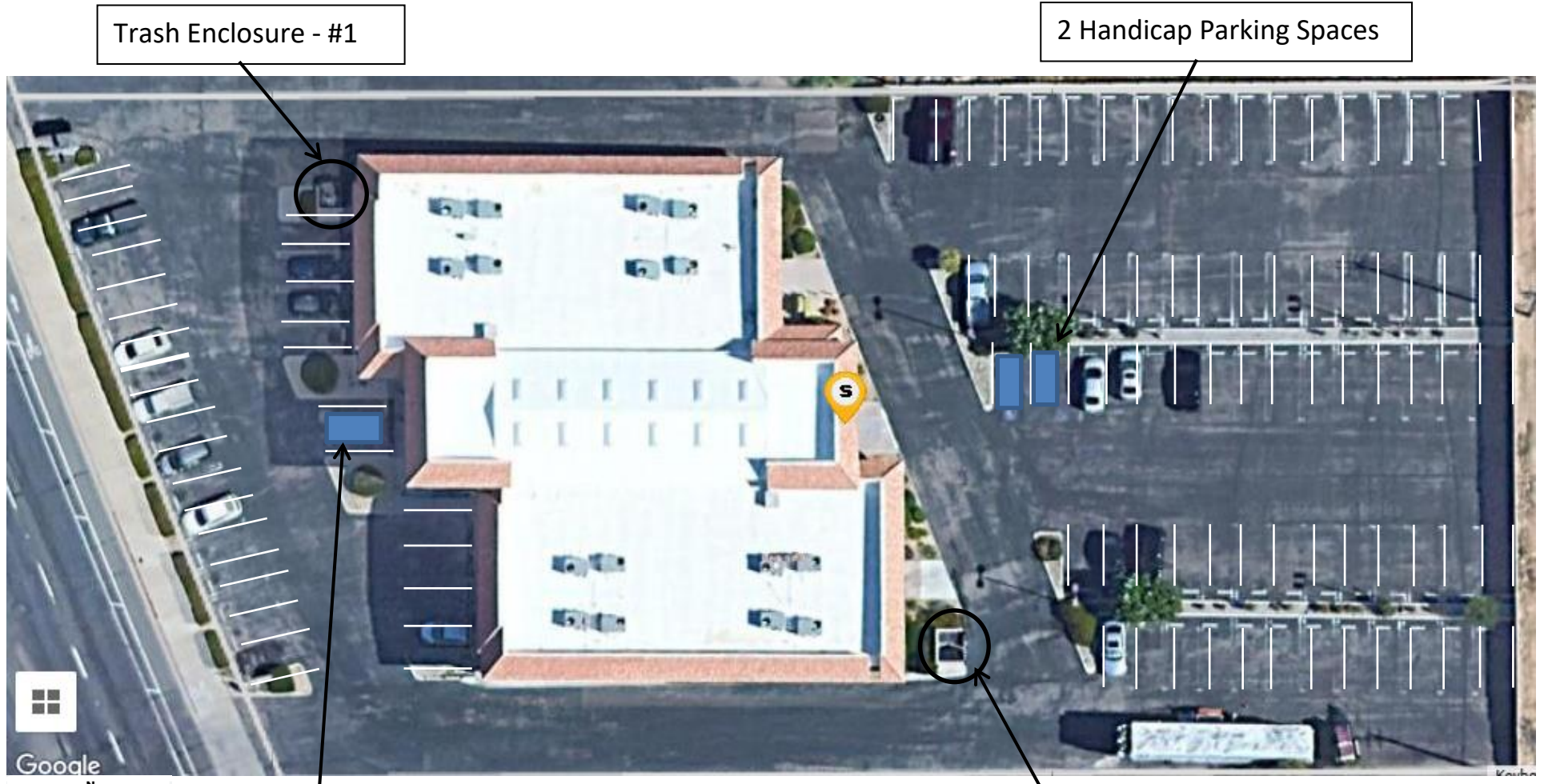
Site Plan/Floor Plan Graphics & Project Description

ATRIUM PLAZA (SITE)

14075 Hesperia Road, Victorville, CA 92395

Owner: Atrium Plaza Partnership

Lot Size: 66,647 SF / 1.53 AC	Building Size: 24,616 SF
Number of Floor Levels: 2	Number of Units: 16
Trash Enclosures: 2	Total Parking Spaces: 101
Handicap Parking Spaces: 3	

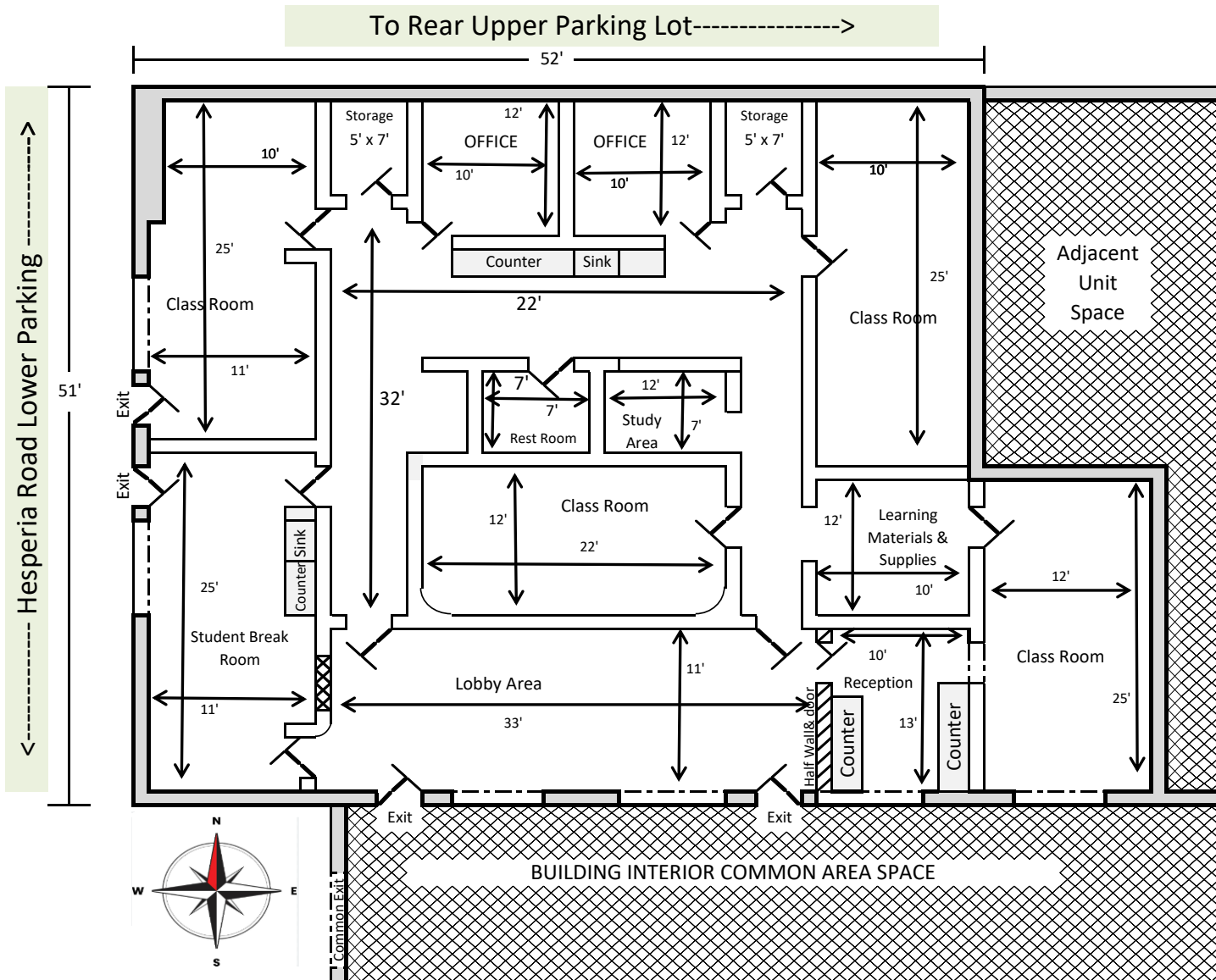


1 Handicap Parking Space

Trash Enclosure - #2

14075 Hesperia Rd. (Unit #101 & 103), Victorville, CA 92395

UNIT FLOOR PLAN Unit Square Feet = 2,944



Business Proposal: ERP Consulting • ERP Training (14075 HESPERIA RD Unit:#101 VICTORVILLE, CA 92395)

ERP Consulting is a vocational training school, that offers education to students 16 years and older. It focuses on skills needed to enter a variety of industries with medium skilled jobs such as hotel management, nurse assistant, medical billing, forklift operation warehouse medical billing, EVs training etcetera

These skills have been proven to offer students better earnings and job mobility over time than employment without vocational training period. Given that even college graduates face steep competition in the job market, vocational education is currently a reliable path to gain employment, if not necessarily the highest paid employment possible in today's society.

The office will be available for vocational training, staffing, consulting, and other community needs as they arise. We will offer these training courses as flexible schedules to be able to aid in our working students' daily lives. The consultant clients will come in as needed in which we do not anticipate many clients coming into the office. We will utilize Zoom, Teams and GoogleMeet when conducting meetings unless clients request to come in the office.

CNA DAY classes will be in-person Mon- Friday from 8:00 am- 4:30 pm

Forklift classes will be online Mon-Friday 3 days per week (schedule will vary)

Medical Billing classes will be online Mon-Thursday 5:30- 9:30 pm

Type of business

Mon-Friday 8:00- 4:00 pm

Saturday- Sunday 9:00-4:00 pm

Days and times may vary

office, vocational school,

Office located in a commercial office space with other businesses in the complex. Parking is in the front and rear.

MEMORANDUM



DATE: SEPTEMBER 18, 2024
TO: ZONING ADMINISTRATOR
FROM: DAISY KAWASAKI
ASSOCIATE PLANNER

SUBJECT: CONTINUANCE REQUEST FOR CASE ADMN24-00093 – A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE ON-SITE SALE OF BEER IN CONJUNCTION WITH AN EXISTING INDOOR RECREATIONAL BATTING CAGE FACILITY AT A MU2 HIGH DENSITY MIXED USE ZONED PROPERTY LOCATED AT 15056 SEVENTH STREET UNIT #A; THE CAGES HD, ELIZABETH BROWN, APPLICANT

AGENDA ITEM NO. 2

The applicant is requesting a continuance of this item to the **October 2, 2024**, Zoning Administrator meeting to allow additional time for Staff and the applicant to analyze potential site improvements as required by the Victorville Municipal Code as well as explore possible alternatives. The applicant believes that any questions or concerns can be resolved prior to the upcoming October 2, 2024, hearing.

Recommendation:

Open the public hearing, leave the public hearing open and continue this item to the October 2, 2024, Zoning Administrator meeting.

Therefore, this matter is presented for consideration.

Attachments:

Attachment A – Email Correspondence from Applicant

Attachment B – Site Plan/Floor Plan Graphics & Project Description

ATTACHMENT 'A'

Email Correspondence from Applicant

Daisy Kawasaki

From: Elizabeth Brown <eabrown@lee-associates.com>
Sent: Tuesday, September 10, 2024 2:47 PM
To: Daisy Kawasaki
Cc: Cages LLC
Subject: RE: ADMN24-00093 (15056 SEVENTH ST Unit:#A VICTORVILLE, CA 92395) - The Cages HD

[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.

Hello Daisy

We Would like to extend this to October 2, 2024 per out phone discussion thank you

Elizabeth A. Brown
Executive Vice President
Lee & Associates | Victorville

C 760.954.7571
O 760.241.5211 x 230
F 760.241.1208
eabrown@lee-associates.com



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14369 Park Ave. | Suite 200
Victorville, CA 92392

[SEE MY LISTINGS](#)



Lee & Associates Commercial Real Estate Brokerage Company Victorville Inc. is independent from Preston-Lee Management Co., Inc. which is solely responsible for property management.

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From: Daisy Kawasaki <dkawasaki@victorvilleca.gov>

Sent: Tuesday, September 10, 2024 2:45 PM

To: Elizabeth Brown <eabrown@lee-associates.com>

Cc: Cages LLC <thecageshd@gmail.com>

Subject: RE: ADMN24-00093 (15056 SEVENTH ST Unit:#A VICTORVILLE, CA 92395) - The Cages HD

Warning: The sender of this email could not be validated through SPF records and may not match the person in the "From" field.

Hi Elizabeth,

Thank you for taking my phone call earlier today where we discussed potential options to move forward with your CUP request for on-site beer sales. Can you please confirm that you would like to continue this item to the upcoming October 2nd Zoning Administrator Hearing?

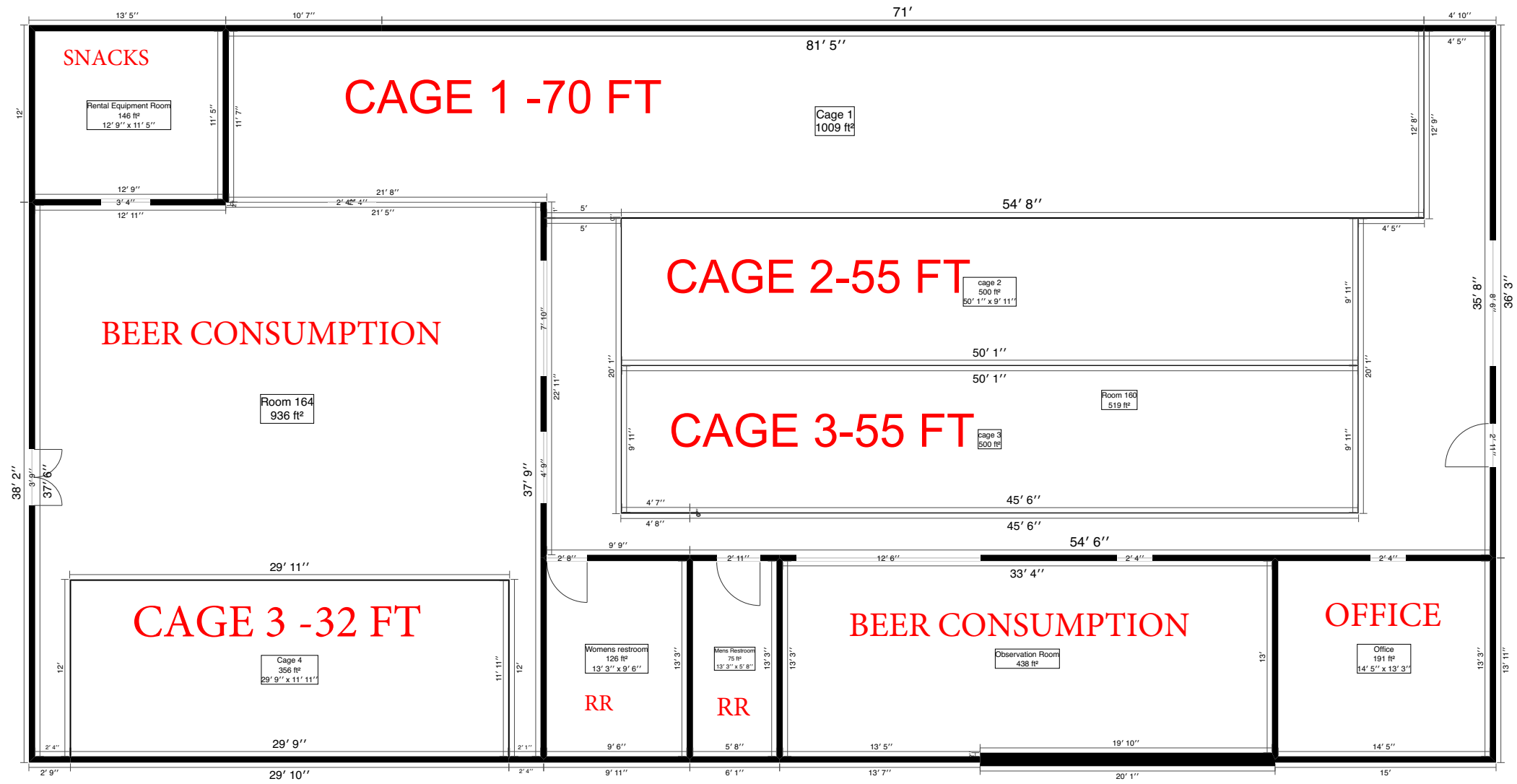


Daisy Kawasaki
Associate Planner
760.955.5135

PLANNING DEPARTMENT

ATTACHMENT 'B'

Site Plan/Floor Plan Graphics & Project Description



Proposed Description

An existing business, The Cages HD, operates indoor climate-controlled batting cages. We would like to apply for approval to sell beer at this location during business hours to customers over the age of 21. After consulting with the ABC, we have been granted permission to proceed with the application for a Type 40 license, as described below. We are currently in the process of completing our application with the ABC.

License Type 40

Authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

Safety and Responsibility Measures

1. Responsible Alcohol Service

- We will implement strict protocols for serving beer, including thorough staff training and RBS certified on responsible alcohol service. Our team will ensure that all patrons purchasing beer are of legal drinking age, and we will strictly monitor consumption to prevent over-service.

2. Additional Insurance Coverage

- To address any potential risks associated with selling beer, we will secure an additional insurance rider specifically for beer sales. This rider will provide extra coverage and protection for the facility, ensuring that all operations are conducted with the highest level of safety and compliance.

3. Controlled Environment

- Beer will only be served and consumed within designated areas to maintain a controlled environment. We will also establish clear rules and signage to promote responsible behavior, ensuring that our facility remains a safe and family-friendly destination.

4. Compliance with Legal Requirements

- We are committed to complying with all local and state regulations concerning alcohol sales. This includes obtaining the necessary licenses and adhering to any specific guidelines related to the property and the nature of our business.

Conclusion

Introducing beer sales at The Cages HD represents a strategic move to enhance the customer experience, boost revenue, and broaden our appeal. We are committed to implementing this addition with the utmost responsibility, ensuring that it aligns with the values and standards of both our facility and the community.

DATE: September 18, 2024
TO: Alex Jauregui
Zoning Administrator
FROM: Robyn Hernandez
Administrative Secretary



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.

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