

REGULAR MEETING OF THE ZONING ADMINISTRATOR
OF THE CITY OF VICTORVILLE

FEBRUARY 20, 2019
10:00 A.M.

DEVELOPMENT CONFERENCE ROOM
14343 CIVIC DRIVE

ANY INDIVIDUAL WITH A DISABILITY WHO REQUIRES REASONABLE ACCOMMODATIONS TO PARTICIPATE IN A ZONING ADMINISTRATOR'S MEETING MAY REQUEST ASSISTANCE AND/OR RECEIVE THE AGENDA IN AN ALTERNATIVE FORMAT BY CONTACTING THE DEVELOPMENT DEPARTMENT SECRETARY AT (760) 955-5135 NO LATER THAN SEVENTY-TWO HOURS PRIOR TO THE MEETING

CALL TO ORDER

PUBLIC HEARING

1. **MINOR INTERIM USE PERMIT ADMN19-00010 – PHANTOM WINDOW TINT**

ENVIRONMENTAL – CONSIDERATION OF AN ENVIRONMENTAL EXEMPTION

PROJECT – AN INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR AN AUTOMOTIVE WINDOW TINTING BUSINESS WITHIN AN EXISTING BUILDING ZONED IPD - INDUSTRIAL PARK DISTRICT

LOCATION – 15420 TAMARACK #105

PUBLIC COMMENTS

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PUBLIC HEARINGS

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ZONING ADMINISTRATOR STAFF REPORT

DATE: FEBRUARY 20, 2019 **AGENDA NO. 1**

CASE: ADMN19-00010

SUBJECT: A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR AN AUTOMOTIVE WINDOW TINTING BUSINESS WITHIN AN EXISTING BUILDING ZONED IPD - INDUSTRIAL PARK DISTRICT

APPLICANT: PHANTOM WINDOW TINT

LOCATION: 15420 TAMARACK 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; and
2. **Minor Interim Use Permit** – Approve Minor Interim Use Permit Case No. ADMN19-00010, subject to the recommended conditions.

II. SUMMARY:

The applicant is requesting approval of this Minor Interim Use Permit to establish a vehicle window tint business within a newly constructed multi-tenant industrial building. The site is a 14,000 square foot industrial warehouse/office building comprised of 8 suites each approximately 1,700 square feet in size. The existing units are primarily warehouse space with accessory office area with roll-up doors located at the rear. The installation component of the business does require the use of a building with roll-up doors to work on the vehicles indoors; however the current Industrial Park District zoning district neither permits nor conditionally permits auto accessory installation such as window tint, consequently an Interim Use Permit is required.

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 the location was developed as a warehouse/office building and the subject site is currently being occupied by a similar service uses, Staff finds that the proposal does not constitute an expansion of use and is therefore exempt from CEQA.

2. Minor Interim Use Permit.

Business Operations

- The proposed Interim Use seeks to establish a vehicle window tint business within an existing multi-tenant industrial site. As indicated by the applicant, the business will service dealerships only with minimal impacts to the site expected with the business only servicing one vehicle an hour and is not intended to offer services to the general public. The business will operate five days a week, Monday – Friday from 8AM to 5PM with an anticipated staff of two employees. Staff finds that the proposed business hours are common for uses in the area and the proposed operations are not anticipated to cause any parking or access deficiencies on-site. However, to ensure the impacts to the area remain within the scope of this approval, Staff has included Condition #1 limiting services offered onsite to dealerships only unless otherwise approved by the Zoning Administrator.

Parking

- The proposal meets Title 16 development standards regarding the number of off-street parking spaces. The parking requirement for the overall site was 21 spaces but was developed with 31. The proposed use requires 1 parking space per 400 sq. ft. of service/warehouse area (1:400 = 3), 1 parking space per 300 sq. ft. of office area (1:300 = 1). The parking demand for the proposed business is 4 spaces, which is in line with the site entitlement, therefore Staff finds sufficient parking exists to accommodate the proposed window tint operation.

Site Condition

- The site is well maintained and no improvements are recommended. Staff finds the proposed use at this particular location does meet the intent of the Interim Use Permit Policy as approved by the City Council.

3. City Council Policy Findings

- The Industrial Park District (IPD) does not permit the proposed vehicle window tint business as a permitted or conditional use. However, an interim use within the IPD District is permitted if the proposed use meets the requirements of the City Council Policy for Interim Uses (CP-11-05). Staff finds that the proposed vehicle window tint business at this location does meet the requirements of the Council Policy as discussed in the following section.
 - Basis of Need:
The proposal is located within a light industrial area that has struggled in recent years to retain tenants, with numerous vacancies within the IPD area bordered by Amargosa Road, Park Avenue, Anacapa Road and Dos Palmas Road. Economic decline and shifting land use patterns have removed many long-standing industrial and commercial businesses in the area, leaving buildings such as this and others that are designed to accommodate uses that require warehouse space and rollup doors vacant. Therefore, based upon the circumstances noted above, Staff finds the site meets the basis of need requirement.

- Required Findings:
 - i) The proposed use is 'similar' to other permitted uses within the zone in regards to:
 - Hours of Operation – Typical daytime business hours 8am–5pm, which are common for warehouse/office uses in the area.
 - Parking Needs/Requirements – Adequate parking exists on-site in accordance with Title 16 standards.
 - Traffic Impacts – Access from abutting roadways Tamarack Drive and Park Avenue should be adequate to serve proposal.
 - Occupancy Patterns – The IPD zone permits various warehouse/distribution uses as well as service related uses such as printing/publishing, appliance repair, etc. that generate occupancy patterns similar to the proposed vehicle window tint business.
 - Noise – Noise impacts should be minimal, no major installations involving loud tools will take place.
 - Environmental Impacts – The use should not produce any negative environmental impacts as conditioned.
 - Required Licensing/Permits – Any required permits can be obtained during the Business License phase of the entitlement.
 - Required Facilities – The suite contains restroom facilities adequate to serve the proposed use and handicapped access and parking are adequate as installed.

 - ii) The proposed use is a 'good fit' in regards to:
 - Existing Structures – The suite is located within an existing multi-tenant building with roll-up doors that will accommodate vehicle installations.
 - Existing Site Development/Conditions – The site includes existing landscaping, structures, and parking areas that are well maintained.
 - Compatibility with Adjacent Existing & Permitted Uses – The proposal is adjacent to an automotive ignition interlock business as well as other small scale warehouse and/or service businesses for which the proposed use is compatible.

 - iii) The proposed use presents no negative impacts to any of the following:
 - Public Interest – The use will not have a negative impact on public interest as other businesses exist in the area that serve the same purpose with little to no negative effects.
 - Public Health, Safety, and Welfare – No negative impacts as conditioned.
 - Economic Vitality of the Area – The use will fill a vacancy in an area that historically has struggled to obtain suitable land uses.
 - Neighboring Businesses and Residents – No negative impacts are expected as a result of this business because similar uses exist in the area. Additionally, no residential property is located in the immediate area.
 - Overall Integrity of the Center, District or Area – The use will not negatively affect the integrity of the area due to the existing mix of industrial, commercial and non-conforming land uses.
 - Does not Contribute to Over-Concentration – N/A

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Multi-tenant warehouse	Light Industrial	IPD	N/A
North	Multi-tenant warehouse	Light Industrial	IPD	N/A
South	Multi-tenant warehouse	Light Industrial	IPD	N/A
East	Multi-tenant commercial	Commercial	C-2	N/A
West	Multi-tenant warehouse	Light Industrial	IPD	N/A

NUMBER OF RADIUS LETTERS MAILED: 25

TAC

Attachments:

Attachment A – Site Plan

Attachment B – Aerial Image

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

CONDITIONS OF APPROVAL

ADMN19-00010

FEBRUARY 20, 2019

**A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR AN
AUTOMOTIVE WINDOW TINTING BUSINESS WITHIN AN EXISTING BUILDING ZONED IPD -
INDUSTRIAL PARK DISTRICT LOCATED AT 15420 TAMARACK DRIVE**

Planning Conditions:

1. This approval is to allow for a vehicle window tint sales and installation operation that will service dealerships only with typical hours of operation of 8AM to 5PM Monday-Friday on property located at 15420 Tamarack Drive. The Zoning Administrator may allow revised hours of operation and revised services not listed in this approval, providing the primary use does not change and the changes do not negatively affect the public health, safety, and welfare nor cause nonconformance with the City Council Policy for Interim Uses (CP-11-05).
2. All installation activities shall be conducted within the building only. Outdoor installations are prohibited.
3. The use and any proposed improvements shall comply with all applicable development standards of Title 16.
4. 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.
5. Any expansion of the proposed use beyond the scope of this interim use permit shall require submission and approval of an interim use permit modification or a new interim use permit based upon the extent of the expansion.
6. 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 or cause negative impacts on the surrounding uses shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
7. 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. All signs shall be subject to Planning Staff review and approval prior to obtaining a building permit.
8. All proposed temporary signage shall comply with Title 16. 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 when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system.

10. The applicant/business owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
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.
12. 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.

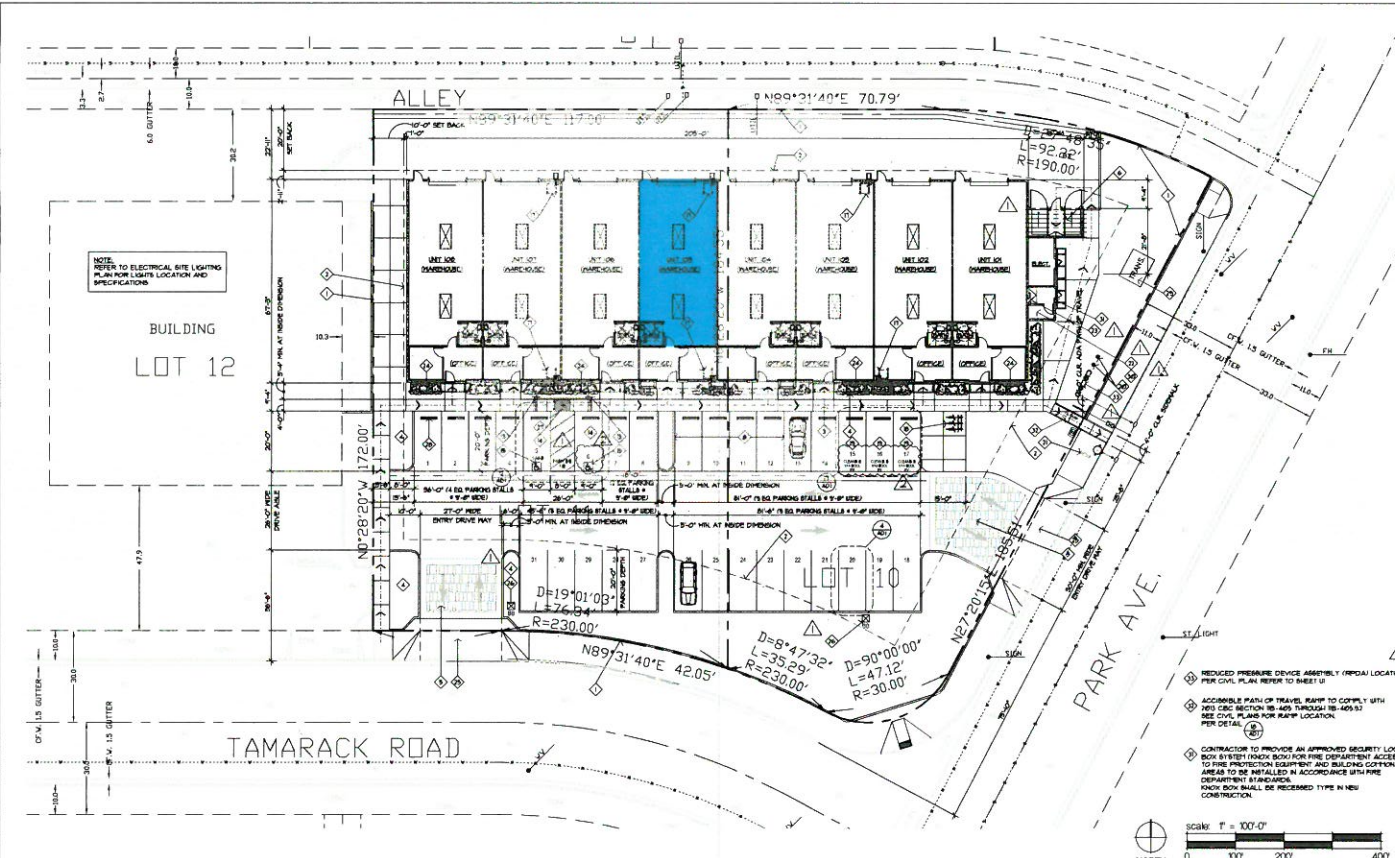
Fire Conditions:

13. Shall comply with all current Building and Fire Code requirements based on occupancy classification.

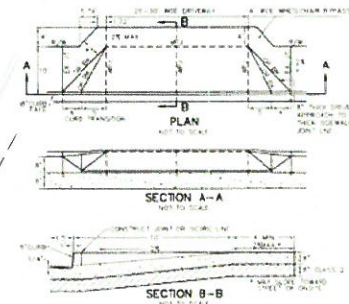
Building Conditions:

14. The project shall comply with all building codes in effect at the time of plan submittal.

ATTACHMENT A



City of Victorville - Engineering Dept.
Flared curb commercial Drive approach (Type 2)



- keynotes:**
- ① PROPERTY LINE
 - ② PROPERTY SET BACK REQUIREMENTS PER CITY OF VICTORVILLE CC
 - ③ CONCRETE FINISH - SEE LANDSCAPE & CIVIL DRAWINGS
 - ④ LANDSCAPE - SEE LANDSCAPE DRAWING
 - ⑤ ALL CONCRETE SHALL BE FINISHED WITH EARTH-TONED STAMPED CONCRETE. SEE LANDSCAPE
 - ⑥ TRASH AND RECYCLE ENCLOSURE
 - ⑦ NEW 6"x4"x12" FIRE HYDRANT - SEE FIRE DEPT NOTE #1
 - ⑧ PARALLEL PARKING STALL
 - ⑨ LIGHT STANDARD - SEE ELECTRICAL DRAWING
 - ⑩ TRANSFORMER PAD - SEE ELECTRICAL DRAWING
 - ⑪ CONCRETE APRON - SEE CIVIL DRAWINGS
 - ⑫ PARKING STRIP
 - ⑬ HANDICAPPED PARKING SIGN
 - ⑭ HANDICAPPED PARKING STALL
 - ⑮ HANDICAPPED ACCESSIBILITY SIGN
 - ⑯ ACCESSIBLE PATH OF TRAVEL TO BUILD ENTRANCE SIGN
 - ⑰ ROOF DRAIN - SEE CIVIL AND PLUMBING DRAWINGS
 - ⑱ BICYCLE PARKING LOCATION
 - ⑲ ZERO EMISSION VEHICLE PARKING LOCATION
 - ⑳ R/W / P/W LOCATION PROVIDE LANDSCAPE AROUND IT TO SCREEN FROM PUBLIC'S VIEW
 - ㉑ STREET HYDRANT LOCATION PER CITY OF VICTORVILLE FIRE DEPARTMENT REQUIREMENTS
 - ㉒ FIRE SPRINKLER RISER ROOM
 - ㉓ ROOF ACCESS LADDER AND HATCH
 - ㉔ 3" PIPER ACCESS BOTH LANDSCAPE AT BASE OF BUILDING TYP
 - ㉕ DRIVE APPROACH PER CITY OF VICTORVILLE REQUIREMENTS
 - ㉖ SITE LIGHT POLE BY LITHONIA, TYP. SEE ELECTRICAL
 - ㉗ TRUNCATED CONES AS REQUIRED
 - ㉘ SHEEL STOP AS REQUIRED
 - ㉙ TRANSFORMER CONCRETE PAD SEE ELECTRICAL
 - ㉚ FIRE ALARM CONTROL PANEL LOCATED AT FIRE SPRINKLER RISER ROOM

ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"

fire department notes:

1. FIRE DEPARTMENT ACCESS OR VEHICULAR TURN AROUND TO HAVE A TURNPIST UNOBSTRUCTED BOTH OF 36 FEET TO 60" VEHICULAR ACCESS TO WITHIN 90 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS
2. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION PER FIRE CODE 9033
3. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3" HIGH WITH A 1/8" THICKNESS WITH A 3/8" HIGH STROKE FOR BUILDINGS SET BACK FROM THE STREET. THE NUMBERS SHALL BE A MINIMUM 3" HIGH WITH A 1/8" THICKNESS WITH A 3/8" HIGH STROKE PER FIRE CODE 9033.4
4. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 2000 GPM AT 150 PSI RESIDUAL PRESSURE FOR A DURATION OF 2 HOURS OVER AND ABOVE THE REQUIRED FLOW FOR ON-SITE HYDRANTS IS 2000 GALLONS PER MINUTE AT 150 PSI EACH ON-SITE HYDRANT MUST BE CAPABLE OF FLOWING 2000 GALLONS PER MINUTE AT 150 PSI WITH TWO HYDRANTS FLOWING SIMULTANEOUSLY
5. THE REQUIRED FIRE FLOW FOR ON-SITE HYDRANTS IS 2000 GALLONS PER MINUTE AT 150 PSI EACH ON-SITE HYDRANT MUST BE CAPABLE OF FLOWING 2000 GALLONS PER MINUTE AT 150 PSI WITH TWO HYDRANTS FLOWING SIMULTANEOUSLY
6. FIRE HYDRANT REQUIREMENTS ARE AS FOLLOWS: INSTALL 2 ON-SITE FIRE HYDRANTS AS SHOWN ON SITE PLAN
7. ALL FIRE HYDRANTS SHALL MEASURE 6" W/4" O.D. DRAMA OR BURNOUT CONFORMING TO FIREPROOF WATER BOMBING ASSOCIATION (FWBA) CODES ON APPROVED SIGNAL AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION # FIRE CODE 9033.1
8. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION
9. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION

10. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 9033.1
11. THE FIRE SPRINKLER SYSTEM SHALL BE CALCULATED PER PARAPHEL 73.130.331 OR 2002 LANCASHIRE IS APPLICABLE
12. THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED AS REQUIRED IN THE BUILDING CODE 9043.1
13. PLUMBING UNDERGROUND PIPING OF ON-SITE FIRE HYDRANTS SHALL BE IDENTIFIED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION PER FIRE CODE 9033.2
14. ON-SITE PROTECTION FACILITIES (IE, LITHONIA, SPRINKLER SYSTEMS, ETC.) SHALL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY
15. THE INSPECTION HYDROSTATIC TEST AND PLUMBING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR TURNT BLOCS SHALL BE COVERED WITH LEADS OR HOOKS FROM THE INSPECTION. THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN EACH TO INSPECT EACH INSTALLATION PER FIRE CODE 9033.4
16. ALL DOORS SHALL HANG IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE. TITLE 24, 9043.2
17. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR SPECIAL TITLE 24, 9043.3
18. THE FRAME OF DOORSET SHALL BE LUBRICATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. BUILDING CODE 9033.3.3

legal description:

APN: 004-014-001-001
LOTS 25 AND 26 OF TRACT 8171 IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 108, PAGE 8 BY THROUGH 60, OFFICIAL RECORDS

fire hydrant specifications

1. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED PER THE FOLLOWING SPECIFICATIONS:
 - A. INSTALLED SO THAT THE CENTER LINE OF THE LOWEST OUTLET IS BETWEEN 14" AND 24" HIGHER ABOVE FINISHED GRADE
 - B. INSTALLED SO THAT THE FRONT OF THE RISER IS BETWEEN 3" AND 24" INCHES BEHIND THE CURB FACE
 - C. OF A TYPE AND CONSTRUCTION APPROVED BY THE DEPARTMENT
 - D. PROVIDED WITH A MINIMUM 3" UNOBSTRUCTED CLEARANCE ON ALL SIDES
 - E. NO OVERHANGS LESS THAN 6" IN HEIGHT IS ACCEPTABLE
 - F. PROVIDED WITH APPROVED PLASTIC CAPS
2. ALL NEW WATER MAINS, LATERALS, GATE VALVES, BURTS AND RISERS SHALL BE A MINIMUM 4" INODE DIAMETER
3. WHEN SIGNALS ARE CONNECTED WITH A CURB AND ARE 9" W/4" SIDE OR LESS FIRE HYDRANTS SHALL BE PLACED IMMEDIATELY BEHIND THE SIDEWALK IN NO CASE SHALL HYDRANTS BE MORE THAN 6" FROM CURB LINE
4. UPON COMPLETION OF THE ABOVE-GROUND FACILITIES, THE HYDRANTS SHALL BE PAINTED WITH THE COLOR OF RED LEAD PAPER AND ONE INCH COAT OF WATERPROOF SCHOOL BURN TELLER WITH THE EXCEPTION OF STEEL AND PUMPS
5. ON-SITE HYDRANTS, BEFORE TRENCHES ARE BACKFILLED A REPRESENTATIVE OF THE LOS ANGELES COUNTY FIRE DEPARTMENT SHALL WITNESS ALL REQUIRED INSTALLATIONS OF ON-SITE FIRE HYDRANTS AND APPLIANCES AND OTHER ADEQUATE FLUING
6. PUBLIC FIRE HYDRANTS, THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS WITH THE LOCAL WATER PURVEYOR FOR THE INSTALLATION OF ALL PUBLIC FACILITIES
7. APPROVED FIRE HYDRANT BARRICADES SHALL BE INSTALLED IF CURBS ARE NOT PROVIDED

fire department notes:

- access road specifications:**
1. PAVED ACCESS CAPABLE OF SUPPORTING HEAVY FIRE DEPARTMENT EQUIPMENT SHALL BE PROVIDED TO THE REQUIRED FIRE HYDRANTS. THE ACCESS SHALL BE 36" WIDE AND 12" DEEP.
 2. WHERE OTHER FIRE HYDRANTS ARE REQUIRED PAVED ACCESS ROADS 36" W/4" SIDE SHALL BE PROVIDED TO THE HYDRANT. THE ROADWAY ADJACENT TO THE HYDRANT SHALL BE PAVED TO A BOTH OF 36" W/4" FOR A DISTANCE OF 20'-0" ON BOTH SIDES OF THE HYDRANT
 3. ALL ACCESS REQUIRED FOR EMERGENCY USE SHALL BE INDICATED ON THE SITE PLAN AS "FIRE LANE" AND SHALL BE MAINTAINED AS REQUIRED BY THE DEPARTMENT
 4. AT NO POINT SHALL THE VERTICAL CLEARANCE OF THE EMERGENCY ACCESS RIGHT-OF-WAY BE OBSTRUCTED IN ANY MANNER
 5. GATES ON EMERGENCY ACCESS ROADS SHALL HAVE A MINIMUM WIDTH OF 10' UNOBSTRUCTED CLEAR TO THE SKY
 6. EMERGENCY ACCESS SHALL CONSIST OF A MINIMUM OF 1" OF PAVED BITUMEN OR 4" OF AGGREGATE PER LOS ANGELES COUNTY ROAD DEPARTMENT SPECIFICATIONS

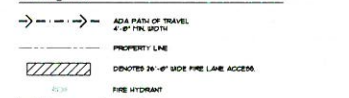
notes:

1. REFER TO CIVIL DRAWINGS FOR SITE DRAINAGE, CURBS, FRENCH DRAINS, CATCH BASINS, ETC.
2. FIRE LANE PAINT ALL CURBS RED 5" HIGH RED STRIPS. PAPER NO CLASH OCCURS. PROVIDE WHITE LETTER 4" HIGH TO READ "NO PARKING - FIRE LANE AT 30° ON CENTER
3. FIRE LANE PAINT ALL CURBS RED 5" HIGH RED STRIPS. PAPER NO CLASH OCCURS. PROVIDE WHITE LETTER 4" HIGH TO READ "NO PARKING - FIRE LANE AT 30° ON CENTER

site summary:

LOT COVER: 11.43% (10,300 SQ. FT. PART ACRES)
LOT 10: 10,300 SQ. FT.
LOT 11: 10,300 SQ. FT.
LOT 12: 10,300 SQ. FT.
TOTAL: 31,000 SQ. FT. (0.71 ACRES)

site legend:



building area breakdown:

NET COMMERCIAL BUILDING COMPOSITION:	
TOTAL PARADEISE AREA	10,166.25 SQ. FT.
TOTAL OFFICE AREA	2,008.60 SQ. FT.
TOTAL BATHROOM AREA	328.12 SQ. FT.
TOTAL ELECTRICAL AREA	295.81 SQ. FT.
TOTAL TRASH RM AREA	174.11 SQ. FT.
TOTAL BUILDING AREA	13,823.89 SQ. FT.

BUILDING USE: P-2 LIGHT INDUSTRIAL
BUILDING USE: 160 ACROSSING OFFICE TO PARADEISE
BUILDING HEIGHT: 11'-0" FROM FLOOR TO TOP OF PARAPET

parking requirements:

TOTAL REQUIRED REQUIREMENTS: LIGHT INDUSTRIAL, 1.00 PER 1,000 SQ. FT.	10,166.25 / 1,000 = 10.17 (10) PARKING SPACES REQUIRED
PARKING GOVT REQUIREMENTS: ACCESSORY OFFICE 1.5 STALL PER 200 SQ. FT.	2,008.60 / 200 = 10.04 (10) PARKING SPACES REQUIRED
TOTAL PARKING REQUIREMENTS	20.21 (20) PARKING SPACES REQUIRED
PARADEISE (0) PARKING STALLS REQUIRED	
OFFICE (0) PARKING STALLS REQUIRED	
TOTAL: 20 PARKING STALLS REQUIRED	
TOTAL: 20 PARKING STALLS REQUIRED	
1 ADA PARKING SPACE 11'-0" x 20'-0" (1)	
1 ADA PARKING SPACE 11'-0" x 20'-0" (1)	
1 CLEAN AREA/WASHROOM STALL (11'-0" x 30'-0") (1)	
1 VAN ACCESSIBLE	



PLANS PREPARED BY:
ED J. BUITRAGO
9243 VIA VISTA DRIVE
BUENA PARK, CA. 90620
(818) 389,789 PH (714) 761,1663 FX.

NEW COMMERCIAL BUILDING AT:
15420 TAMARACK ROAD
VICTORVILLE, CA.

PROJECT NO: 00070
DATE: 04/18/24
SCALE: AS NOTED

SITE PLAN

A1.0



PLANS PREPARED BY:

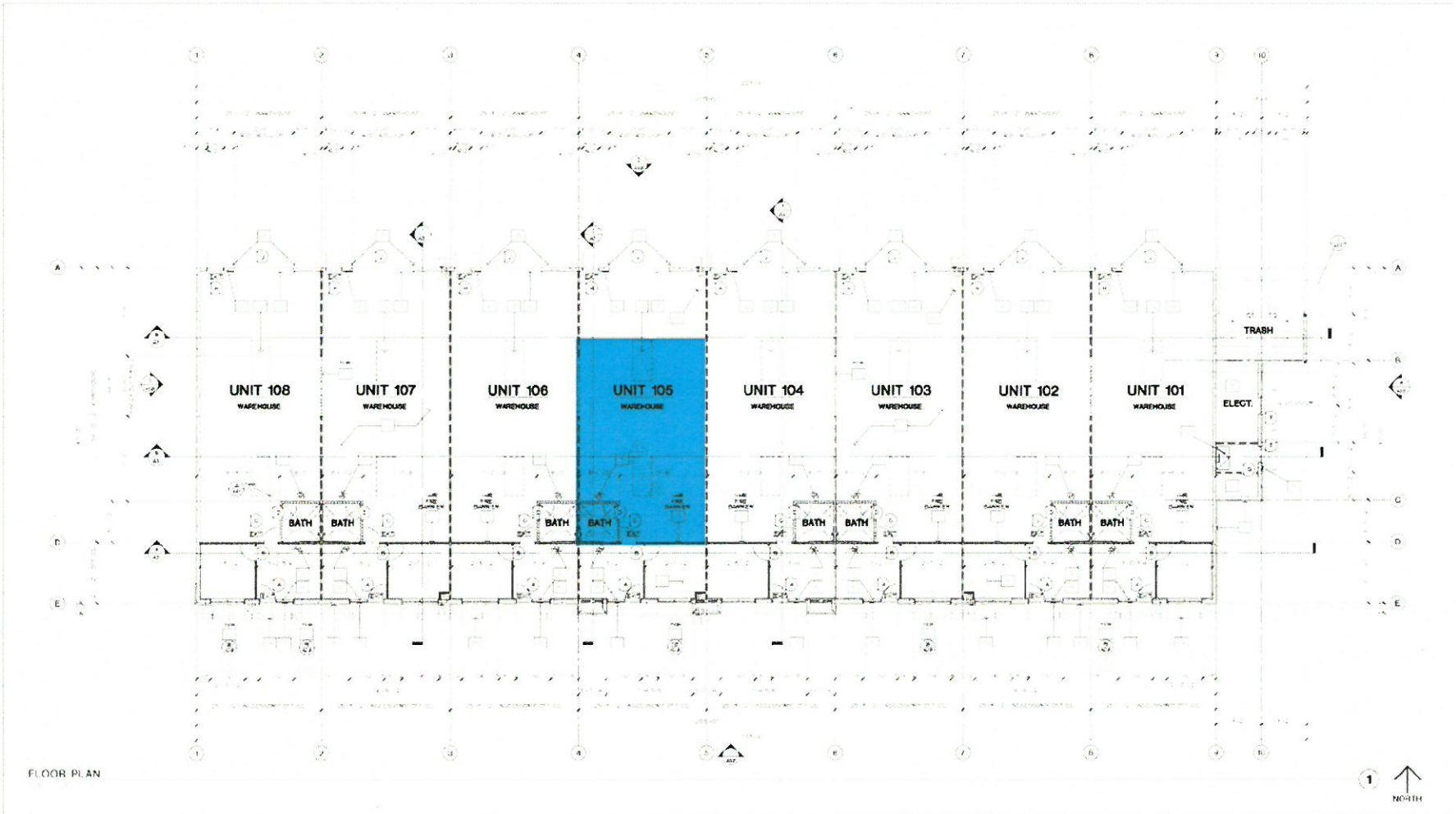
ED J. BUITRAGO
9243 VIA VISTA DRIVE
BUENA PARK, CA 90620

(318) 389-7699 PH (714) 751-1593 FX

NEW COMMERCIAL BUILDING AT:

15420 TAMARACK ROAD

VICTORVILLE, CA



FLOOR PLAN

FLOOR PLAN NOTES

- 1. THE HEIGHT AND WEIGHT OF EACH COMPONENT SHALL BE NOT LESS THAN 1 FEET 6 INCHES NORMAL JOIST WITH 8 FEET SPACING UNLESS OTHERWISE SHOWN. BE CAPABLE OF SUPPORTING LOADS THAT THE CLEAR JOIST IS NOT LESS THAN 10 INCHES BUILDING CODE (2013).
- 2. ANY FLOOR JOIST OR PORTION OF A BUILDING IS OCCUPIED THE HEADS OF STAIRS BEING THE FLOOR JOIST BEING OCCUPIED. BE SUPPORTED AT AN INTERVAL OF NOT LESS THAN 10 FEET CLEAR LENGTH AT THE FLOOR LEVEL. (2013)
- 3. THE EXISTING SHALL BE DEMOLISHED AND RECONSTRUCTED TO PROVIDE CONTINUED SUPPORTATION NEW OR EXISTING JOIST SHALL BE 12 INCHES IN CLEARANCE FROM THE CENTERLINE OF THE JOIST TO THE CENTERLINE OF THE JOIST. STORAGE EQUIPMENT OR EQUIPMENT OR AN OVERHEAD GENERATOR SHALL BE INSTALLED TO BE SUPPORTED INDEPENDENTLY OF THE FLOOR JOIST. (2013)
- 4. THE ROOF SHALL BE RECONSTRUCTED TO PROVIDE CONTINUED SUPPORTATION TO THE EXISTING ELECTRICAL SYSTEM IN THE EVENT OF A FAILURE. SUPPORTION SHALL BE DEMONSTRATED BY PROVIDING PERMANENTLY WEAVERING OF THE JOIST OCCUPANCIES IN ROOMS OR AREAS REQUIRING TO BE DEMONSTRATED BY THE CONTRACTOR TO BE DEMONSTRATED. (2013)
- 5. THE EXISTING SHALL BE DEMOLISHED AND RECONSTRUCTED TO PROVIDE CONTINUED SUPPORTATION TO THE EXISTING ELECTRICAL SYSTEM IN THE EVENT OF A FAILURE. SUPPORTION SHALL BE DEMONSTRATED BY PROVIDING PERMANENTLY WEAVERING OF THE JOIST OCCUPANCIES IN ROOMS OR AREAS REQUIRING TO BE DEMONSTRATED BY THE CONTRACTOR TO BE DEMONSTRATED. (2013)
- 6. ADDITIONAL EXISTING SHALL BE INSTALLED AS REQUIRED AT THE TIME OF TRADE PROCEEDINGS.

NOTE: CONTRACTOR TO PROVIDE A SPECIAL INSPECTION AND TESTING AGREEMENT

FLOOR KEY NOTES

- 1. RECONSTRUCT CONCRETE SLAB OVER EXISTING JOIST WITH STRUCTURAL JOIST FOR EQUIPMENT. THE LOCATION OF CONNECTIONS AND CONTROLS SHALL BE AS SHOWN.
- 2. ELECTRICAL RACKS SHALL BE INSTALLED AS SHOWN.
- 3. FIRE SPRINKLER RISER ROOF AND FIRE ALARMS SHALL BE LOCATED AT THE SPARKLER RISER ROOF.
- 4. ROOF DRAIN AND GUTTERS SHALL BE INSTALLED AS SHOWN.
- 5. PROVIDE METAL LATH AND FINISH WITH GYPSUM OR GYPSUM BOARD AS REQUIRED BY CODE (2013).
- 6. PROVIDE INTERNAL FINISH OF ACCESSIBILITY COMPLIANT AT EACH MAIN DOOR AS REQUIRED BY CODE (2013).
- 7. NORMAL LIGHT FIXTURES SHALL BE INSTALLED TO PROVIDE BUILDING ELEVATION AND INTERIOR LIGHTING.
- 8. METAL COVER BOARD TYPE 10 PER DETAIL.
- 9. METAL COVER BOARD TYPE 10 PER DETAIL.

- 1. WAREHOUSE RAILWAY: SEE TRADE DRAWING LAYOUT FOR LOCAL LOCATION.
- 2. EXISTING METAL LATH SUPPORT RACK CONTRACTOR TO PROVIDE AND INSTALL HEADERS AND FINISH WITH METAL LATH TYPE 10 FOR FUTURE JOIST.
- 3. ROOF ACCESS WITH AND ACCESS PER DETAIL.
- 4. 1/2" DIA METAL LATH TYPE 10 PER DETAIL.
- 5. 1/2" DIA METAL LATH TYPE 10 PER DETAIL.
- 6. CONTRACTOR TO PROVIDE AN APPROVED SECURITY LOCK BOX WITH KEY FOR THE FIRE DEPARTMENT ACCESS TO THE PROTECTION EQUIPMENT AND TO BE INSTALLED IN ACCORDANCE WITH THE DEPARTMENT STANDARDS. THE KEY SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
- 7. CONTRACTOR TO PROVIDE A FIRE EXTINGUISHER AS REQUIRED BY THE DEPARTMENT. THE EXTINGUISHER SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
- 8. THE EXISTING SHALL BE DEMOLISHED AND RECONSTRUCTED TO PROVIDE CONTINUED SUPPORTATION TO THE EXISTING ELECTRICAL SYSTEM IN THE EVENT OF A FAILURE. SUPPORTION SHALL BE DEMONSTRATED BY PROVIDING PERMANENTLY WEAVERING OF THE JOIST OCCUPANCIES IN ROOMS OR AREAS REQUIRING TO BE DEMONSTRATED BY THE CONTRACTOR TO BE DEMONSTRATED. (2013)

WALL LEGEND

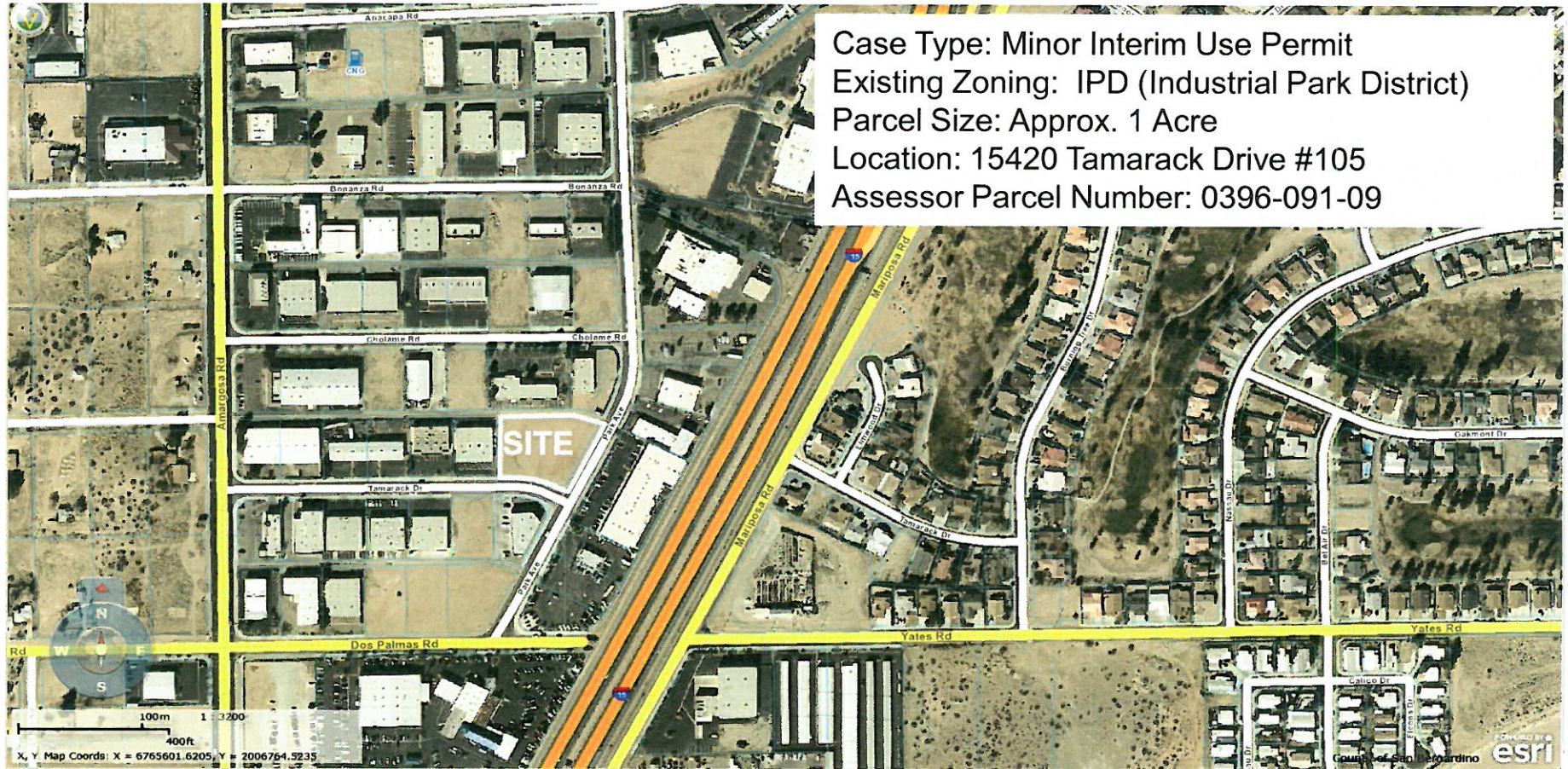
- 1. RECONSTRUCT CONCRETE SLAB OVER EXISTING JOIST WITH STRUCTURAL JOIST FOR EQUIPMENT. THE LOCATION OF CONNECTIONS AND CONTROLS SHALL BE AS SHOWN.
- 2. ELECTRICAL RACKS SHALL BE INSTALLED AS SHOWN.
- 3. FIRE SPRINKLER RISER ROOF AND FIRE ALARMS SHALL BE LOCATED AT THE SPARKLER RISER ROOF.
- 4. ROOF DRAIN AND GUTTERS SHALL BE INSTALLED AS SHOWN.
- 5. PROVIDE METAL LATH AND FINISH WITH GYPSUM OR GYPSUM BOARD AS REQUIRED BY CODE (2013).
- 6. PROVIDE INTERNAL FINISH OF ACCESSIBILITY COMPLIANT AT EACH MAIN DOOR AS REQUIRED BY CODE (2013).
- 7. NORMAL LIGHT FIXTURES SHALL BE INSTALLED TO PROVIDE BUILDING ELEVATION AND INTERIOR LIGHTING.
- 8. METAL COVER BOARD TYPE 10 PER DETAIL.
- 9. METAL COVER BOARD TYPE 10 PER DETAIL.

FLOOR PLAN

A2.0

ATTACHMENT B

CASE: ADMN19-00010



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PUBLIC COMMENTS

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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.

SW:ko