

REGULAR MEETING OF THE ZONING ADMINISTRATOR  
OF THE CITY OF VICTORVILLE

JULY 17, 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 SITE PLAN & MINOR CONDITIONAL USE PERMIT - ADMN19-00070 – COSTCO WHOLESALE CORP & BARGHAUSEN CONSULTING ENGINEERS, INC**

ENVIRONMENTAL – CONSIDERATION OF AN ENVIRONMENTAL EXEMPTION

PROJECT – A MINOR SITE PLAN AND MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR AN EXPANSION TO THE EXISTING FUELING OPERATION AT COSTCO ON PROPERTY

LOCATION – 14555 VALLEY CENTER DRIVE

2. **MINOR CONDITIONAL USE PERMIT - ADMN19-00071 – BILL JENSEN**

ENVIRONMENTAL – CONSIDERATION OF AN ENVIRONMENTAL EXEMPTION

PROJECT – A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE RELOCATION OF AN EXISTING MESSAGE OPERATION

LOCATION – FROM THE MALL OF VICTOR VALLEY TO 14350 BEAR VALLEY ROAD SUITE 105

PUBLIC COMMENTS

ADJOURNMENT

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# PUBLIC HEARINGS

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# ZONING ADMINISTRATOR STAFF REPORT

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**DATE:** JULY 17, 2019 **AGENDA NO. 1**

**CASE:** ADMN19-00070

**SUBJECT:** A MINOR SITE PLAN AND MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR AN EXPANSION TO THE EXISTING FUELING OPERATION AT COSTCO

**APPLICANT:** COSTCO WHOLESALE GROUP

**LOCATION:** 14555 VALLEY CENTER DRIVE

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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 Site Plan** – Approve the Minor Site Plan portion of case ADMN19-00070, subject to the recommended conditions; and
3. **Minor Conditional Use Permit** – Approve the Minor Conditional Use Permit portion of case ADMN19-00070, subject to the recommended conditions.

## **II. SUMMARY:**

The applicant is requesting approval of this Minor Site Plan and Minor Conditional Use Permit in order to modify the existing Costco fueling station by adding four double-sided fuel dispensers that will accommodate eight additional vehicles. In conjunction with the added fuel dispensers, the proposal also includes the associated expansion of the existing fuel canopy, the addition of an underground storage tank, a new controller enclosure, and the redesign of vehicular access to the fueling station in order to improve on-site circulation. Due to the sites location abutting Valley Center Drive combined with the popularity of the fueling station, the vehicle stacking frequently disrupts traffic patterns within Costco's parking area as well as onto surrounding rights-of-way, and Staff finds that the proposed modification is warranted and should help to resolve the noted issues.

## **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 site currently operates as a fuel dispensing facility, the canopy addition is less than 10,000 sq. ft. in size, and due to on-site circulation changes designed to remedy traffic congestion created

by the existing use, the proposal is considered a negligible expansion of use. Therefore, Staff finds that the proposal is in conformance with the applicable provisions of CEQA and is categorically exempt per (CEQA) Section 15301.

## 2. Minor Site Plan.

### **Proposed Modifications**

- The Minor Site Plan portion of this case is being proposed in order to allow for site improvements intended to resolve on-site circulation issues through parking area modifications, added fuel dispensers, and associated fueling canopy and accessory equipment additions. The specific improvements are discussed below.

#### Circulation

- On-site access to the fuel dispensers will be updated by removing direct access to the fueling station via the main drive aisle that intersects with Valley Center Drive. The proposed redesign provides additional stacking area outside of the main drive aisle and in conjunction with the proposed "Queue Management Plan" (Attachment C) will provide over 250 linear feet of stacking area without encroaching into any main drive aisles. Site Plan Condition 6 (and Conditional Use Permit Condition 7) has been added to ensure Costco implements the "Queue Management Plan" as necessary.

#### Fuel Dispensers

- Four multi-product dispensers will be added under an expanded canopy. Each multi-product dispenser includes two fueling stations and will provide a total of eight additional fueling stations at the noted location. Center bypass lanes will remain intact between fuel dispensers and forty-four feet will be provided at exiting points for all fuel dispensers, which exceeds Development Code drive aisle size requirements.

#### Fuel Canopy

- The existing fuel canopy will be expanded to a total size of 7,800 sq. ft. in order to cover the proposed dispenser additions. The canopy will utilize metal-wrapped canopy fascia and metal-wrapped canopy columns to maintain a canopy architectural style consistent with the existing buildings on-site as well as the existing canopy. Additionally, the color of the canopy will be updated from the existing off-white color to an almond color that matches architectural features of the main building in accordance with the Commercial Design Guidelines.

#### Accessory Equipment

- A 40,000-gallon underground storage tank and a new controller enclosure are also included in the proposal. While the storage tank and associated equipment are located underground and not visible after the completion of construction, the new controller enclosure is located above ground adjacent to the existing restroom. The new controller enclosure will replace the existing controller enclosure on-site and provide upgraded architectural integration with the existing and proposed structures on-site by being painted in a color similar to the new fuel canopy.

### **Site Condition**

- The site is fully improved with the site being properly maintained given the large amount of patrons that visit the site on a daily basis.
- In an effort to reduce circulation impacts to adjacent roadways, the applicant has installed temporary barriers at one of the main driveways accessing Valley Center Drive. While the intent of these barriers was to resolve circulation impacts, it has also inadvertently caused

other driveways on-site experience additional traffic and on-site circulation has subsequently become less effective. Therefore, Condition 7 has been included requiring the removal of said barriers upon completion of the improvements associated with this Site Plan.

#### **Parking**

- Parking standards require 4 spaces per 1000 sq. ft. of floor area and existing site requires 659 spaces (164,774 sq. ft. / 250 sq. ft. = 659 spaces). Since the proposal will retain 752 spaces after project completion, the project will not cause a parking deficiency.

#### **Scope of Review**

- In accordance with Section 16-3.01.030 of the Development Code, Staff finds that the proposed Minor Site Plan meets the requirements of Title 16 as follows:
  - The location of the site and on-site operations are existing and will not cause adverse effects to privacy or views given the characteristics of the commercial site in which it is located.
  - Adverse impacts to surrounding properties will be minimized due to the proposals purpose and associated modifications that should ease traffic congestion in the vicinity caused by the existing fuel dispensing facility; and
  - Surrounding uses will be minimally disrupted due to the proposals scope of improvements aimed at resolving circulation issues and their effects on surrounding land uses; and
  - As proposed, the Minor Site Plan substantially fulfills the applicable requirements of the Design Guidelines due to an enhanced circulation pattern and queue management strategies, as well as new canopy and controller structures that coordinate with the existing development on-site.

### **3. Minor Conditional Use Permit.**

#### **Expansion of Use**

- Since fuel-dispensing facilities are a Conditional Use within the underlying Civic Commercial Zone District, the subject expansion requires the approval of a Conditional Use Permit. Staff has no objection to the approval of the subject request given the circulation improvements and development proposed in accordance with the Commercial Design Guidelines.

#### **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 Civic Commercial zoning of the property conditionally permits fuel-dispensing facilities such as such as this proposal. Additionally, the site is bordered by commercial development on all sides, which the proposed use

will serve. 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 and a zoning designation within the Civic Center Specific Plan that conditionally allows for the proposed use. Policy 1.1.1 of the Land Use Element of the General Plan states that City should “Encourage development that does not conflict with or adversely affect other existing or potential developments.” Therefore, 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 due to its purpose of resolving adverse traffic impacts and improving circulation and access for neighboring businesses.
- *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 improvements are designed to improve circulation and accommodate the existing traffic generated by the fuel dispensing facility, the proposal is not anticipated to overload the surrounding street system or include impacts greater than those the existing during peak hours. Additionally, the site is accessed via Valley Center Drive, an Arterial Roadway, which has the ability to serve the subject use.
- *The proposed conditional use will comply with each of the applicable provisions of the “Zoning and Land Use Requirements” chapter of Title 16.*
  - Comment: The existing site is fully developed, including sufficient parking for the proposed use, and proposed improvements to resolve on-site circulation issues. Additionally, fuel-dispensing facilities are listed as a conditional use within the underlying zoning of the site, and the proposal is located adjacent to commercial developments that are able to utilize the existing facilities. 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 (Within Civic Center SP)</b>	<b>Specific Plan District</b>
Site	Costco	Specific Plan	Civic Commercial	Civic Center Specific Plan
North	Multi-tenant Commercial	Specific Plan	Civic Mixed	Civic Center Specific Plan
South	Equipment Rental / Vehicle Rental / Vehicle Repair	Specific Plan	Office Campus	Civic Center Specific Plan
East	Multi-tenant Commercial	Specific Plan	Civic Mixed	Civic Center Specific Plan
West	New Vehicle Dealership / Restaurant	Specific Plan	Civic Auto Park	Civic Center Specific Plan

**NUMBER OF RADIUS LETTERS MAILED: 19**

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Attachments:

- Attachment A – Site Plan
- Attachment B – Project Narrative
- Attachment C – Queue Management Plan
- Attachment D – Aerial Image

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

CONDITIONS OF APPROVAL - MINOR SITE PLAN

ADMN19-00070 - A MINOR SITE PLAN WITH AN ENVIRONMENTAL EXEMPTION  
TO ALLOW FOR AN EXPANSION TO THE EXISTING FUELING OPERATION AT  
COSTCO LOCATED AT 14555 VALLEY CENTER DRIVE

July 17, 2019

**Planning Conditions:**

1. This approval is to allow for site improvements to an existing fuel dispensing facility located at 14555 Valley Center Drive. Approved site improvements include the addition of fuel dispensers and associated equipment (storage tank and controller room), a modification to the on-site circulation pattern including removal of limited parking spaces and landscaping, and the installation of a new fueling canopy.
2. The proposed development shall comply with all applicable development standards of Title 16 and the Civic Center Community Sustainability Plan, and shall be in general compliance with the Commercial Design Guidelines.
3. The proposed development 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, the Civic Center Community Sustainability Plan, and/or conditions of approval.
4. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in noncompliance with the parking standards of Title 16 or the Civic Center Community Sustainability Plan, shall cause that use to be subject to Planning Commission review and approval.
5. The number and location of any new or relocated handicapped parking spaces shall be subject to Development Department review and approval.
6. The Queue Management Plan on file with the City shall be implemented when main drive aisles are blocked as a result of vehicles waiting to use the fuel dispensing facility. Warehouse managers, fuel station managers, and fueling station operators shall be trained in an appropriate queue mitigation strategy that utilizes the approved Queue Management Plan.
7. Upon completion of the building permits associated with the fueling station modification, the temporary barriers restricting access to improved drive aisles along Valley Center Drive shall be permanently removed.
8. All proposed signs, including any freestanding signage, shall comply with Title 16 and the Civic Center Community Sustainability Plan. The applicant shall be required to submit a sign package for review and must gain approval by the Planning Commission prior to approval of any signage proposed which is inconsistent with Title 16. All signs shall be subject to Planning Staff review and approval prior to obtaining a building permit.
9. All proposed temporary signage shall comply with Title 16 and the Civic Center Community Sustainability Plan. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the suite they serve in accordance with an approved Temporary Sign Permit. Flags or other off-site signage is prohibited within multi-tenant developments.

10. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
11. Prior to the release of any utilities for the use, all Title 16 and improvements for the project shall be installed or a bond posted in the amount of one hundred fifty percent (150%) of the value of the uncompleted work shall be submitted to the Development Department, unless otherwise deemed unnecessary by the City Planner. Any modifications to the amount of the bond shall be subject to review and approval by the City Planner only if found that there are circumstances unique to the use that is not applicable to other uses.
12. If any new landscape areas are installed, the applicant/developer shall provide landscaping/irrigation plans in accordance with Chapter 13.60 of the Victorville Municipal Code, entitled Water Conservation that match existing landscaping on-site. Landscape areas shall not exceed a slope of 3:1 and shall also meet Title 16 standards, including the minimum interior percentage of landscaping and the maximum dispersal of landscaping within a parking lot. The landscaping plan shall include a minimum of one 24-inch box tree for every eight parking spaces provided on-site. In addition, the landscaping plan shall include the maximum spacing of all plants as follows:
  - A. Ground cover – eighteen inches on center
  - B. One gallon plants – three feet on center
  - C. Five gallon plants – five feet on center

In addition, a note shall be conspicuously placed on the landscape plan indicating the following: Any discrepancy between the maximum spacing criteria and the number of plants shown on the landscape plan shall result in the spacing criteria superseding any other information shown on the landscape plan.

13. 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.
14. 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.
15. 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.

**Engineering Conditions:**

16. Construction BMPs shall be installed such that rain water drainage that may be contaminated by fuel and that has not been treated for water quality will not drain into public street.

**Fire Conditions:**

17. Maintain fire access at all times.
18. Shall comply with all current Building and Fire Code requirements based on occupancy classification.

**Building Conditions:**

19. The project shall comply with all building codes in effect at the time of plan submittal.
20. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B-202 of the California Building Code.
21. 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.

CONDITIONS OF APPROVAL - MINOR CONDITIONAL USE PERMIT

ADMN19-00070 - A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL  
EXEMPTION TO ALLOW FOR AN EXPANSION TO THE EXISTING FUELING OPERATION  
AT COSTCO LOCATED AT 14555 VALLEY CENTER DRIVE

July 17, 2019

**Planning Conditions:**

1. This modification to original Conditional Use Permit CUP-06-070 allows for expanded fuel dispensing facility operations at 14555 Valley Center Drive, including the addition of fuel dispensers and associated equipment as well as an associated fueling canopy expansion. The existing use includes hours of operation of 5:30AM to 9:30PM Monday through Friday, 6AM-8PM Saturdays, and 6AM-7:30PM Sundays. The Zoning Administrator may allow revised hours of operation not listed in this approval, providing the changes do not negatively affect the public health, safety, and welfare.
2. Approval of this Minor Conditional Use Permit shall be contingent upon the completion/fulfillment of the applicable Conditions of Approval and improvements included with the associated Minor Site Plan.
3. The proposed improvements and use shall comply with all applicable development standards of Title 16 and the Civic Center Community Sustainability Plan.
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, the Civic Center Community Sustainability Plan, and/or conditions of approval.
5. Any expansion of the proposed use beyond the scope of this conditional 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 the Civic Center Community Sustainability Plan shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
7. The Queue Management Plan on file with the City shall be implemented when main drive aisles are blocked as a result of vehicles waiting to use the fuel dispensing facility. Warehouse managers, fuel station managers, and fueling station operators shall be trained in an appropriate queue mitigation strategy that utilizes the approved Queue Management Plan.
8. All proposed signs, including any freestanding signage, shall comply with Title 16 and the Civic Center Community Sustainability Plan. The applicant shall be required to submit a sign package for review and must gain approval by the Planning Commission prior to approval of any signage proposed which is inconsistent with Title 16. All signs shall be subject to Planning Staff review and approval prior to obtaining a building permit.
9. All proposed temporary signage shall comply with Title 16 and the Civic Center Community Sustainability Plan. All temporary signs (grand openings, special sales, etc.) shall only be affixed to

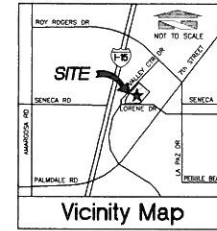
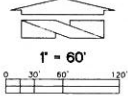
the suite they serve in accordance with an approved Temporary Sign Permit. Flags or other off-site signage is prohibited within multi-tenant developments.

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.

**Fire Conditions:**

12. Maintain fire access at all times.

# ATTACHMENT A



### PROJECT DATA

CLIENT: COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA 98027

PROJECT ADDRESS: 14575 VALLEY CENTER DRIVE  
 VICTORVILLE, CA 92392

ZONING: C-2 GENERAL COMMERCIAL

SITE AREA: 15.48 AC. (674,471 S.F.)

JURISDICTION: CITY OF VICTORVILLE

LEGAL DESCRIPTION: SEE SEPARATE DOCUMENT

LOT COVERAGE: 24%

LANDSCAPE COVERAGE: 11%

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING A SITE PLAN BY MULVANNY G2 ARCHITECTURE DATED 9/30/09.

BUILDING DATA:	
BUILDING AREA	153,595 S.F.
TIRE CENTER	5,200 S.F.
FOOD SERVICE	1,224 S.F.
MEZZANINE	1,520 S.F.
CAR WASH	3,235 S.F.
<b>TOTAL BUILDING</b>	<b>164,774 S.F.</b>

EXISTING PARKING DATA:	
EXISTING PARKING PROVIDED:	
① 10' WIDE STALLS	734 STALLS
② ACCESSIBLE STALLS	16 STALLS
<b>TOTAL EXISTING PARKING</b>	<b>750 STALLS</b>
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:	4.55 STALLS

PROPOSED PARKING DATA:	
PROPOSED PARKING PROVIDED:	
① 10' WIDE STALLS	736 STALLS
② ACCESSIBLE STALLS	16 STALLS
<b>TOTAL PROPOSED PARKING</b>	<b>752 STALLS</b>
NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:	4.56 STALLS

NOTES:  
 EXISTING CONDITIONS TO BE FIELD VERIFIED.

### NOTES

1. THIS PRELIMINARY SITE PLAN IS BASED ON A TOPOGRAPHIC SURVEY BY FUSCOE ENGINEERING, DATED 5/1/19. SITE PLAN BY MULVANNY G2 ARCHITECTURE DATED, 9/30/09. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY.
2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.

Overall  
 Title  
 OVERALL SITE PLAN  
 14575 VALLEY CENTER DRIVE  
 VICTORVILLE, CA 92392  
 LOCATION #1010

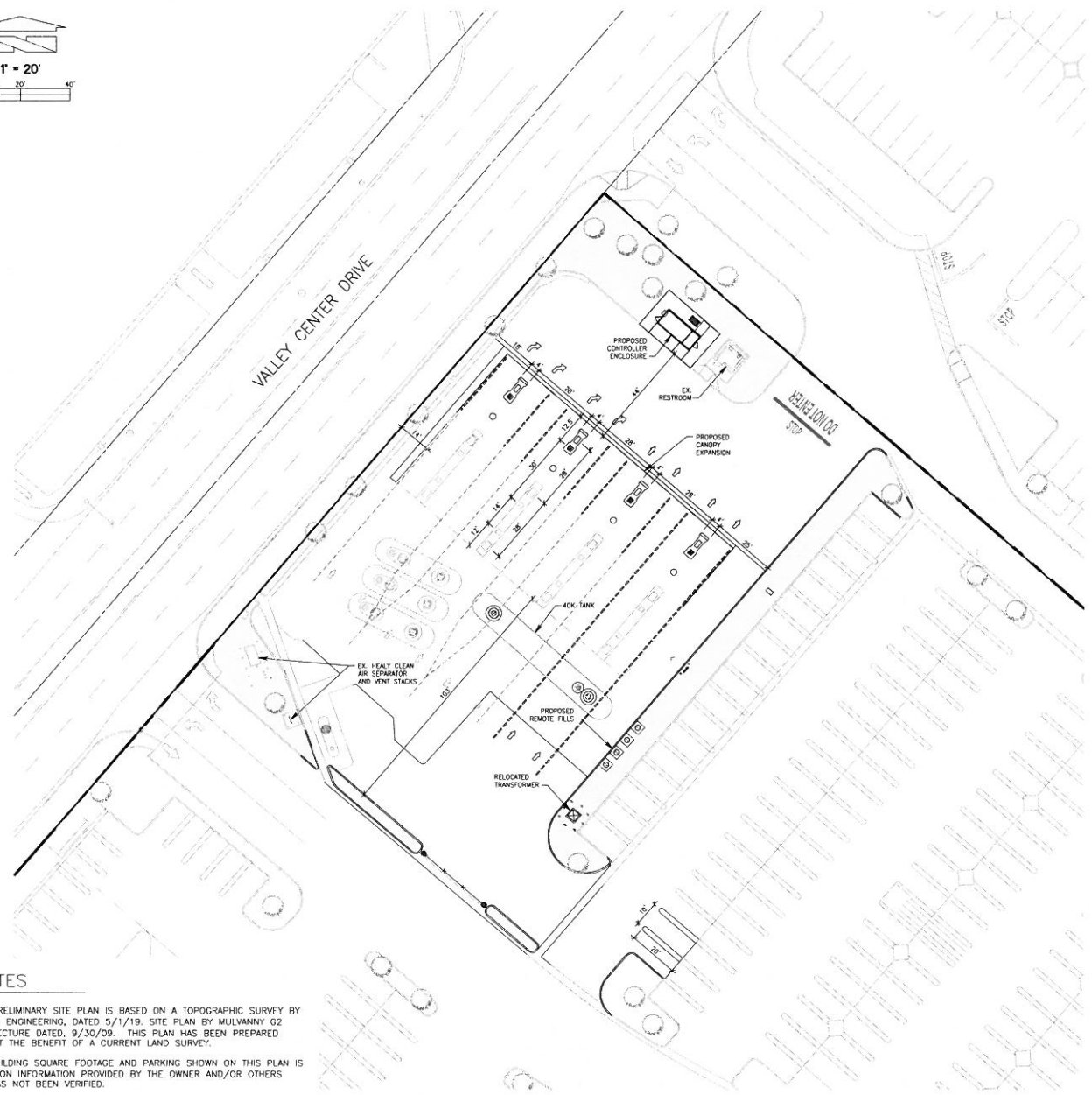
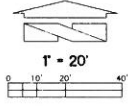
For  
**Costco GASOLINE**  
 COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA

Scale:  
 Drawn: [initials] 1"=60'  
 Checked: [initials]  
 Approved: [initials]  
 Date: 5/12/10

**Borghausen Consulting Engineers, Inc.**  
 1825 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222  
 borghausen.com

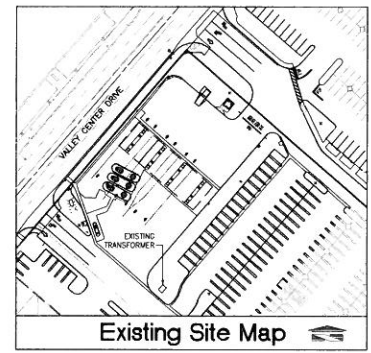
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 10386  
 Sheet  
 1 of 2





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NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:	4.56 STALLS

NOTES:  
 EXISTING CONDITIONS TO BE FIELD VERIFIED.

Title  
 DETAILED SITE PLAN  
 14575 VALLEY CENTER DRIVE  
 VICTORVILLE, CA 92392  
 LOCATION #1010

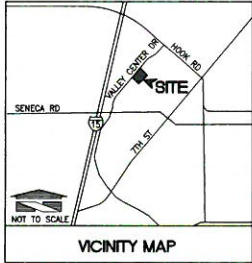
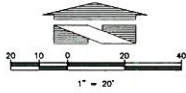
For  
**Costco GASOLINE**  
 COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA

Scale	horizontal	vertical
1"=100'		N/A
Checked	DATE	DATE
Approved	DATE	DATE
4/25/21	6/10/21	

**Borghausen Consulting Engineers, Inc.**  
 1826 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222  
[borghausen.com](http://borghausen.com)

Job Number	10386
Sheet	2 of 2

# CONCEPTUAL GRADING AND UTILITY EXHIBIT

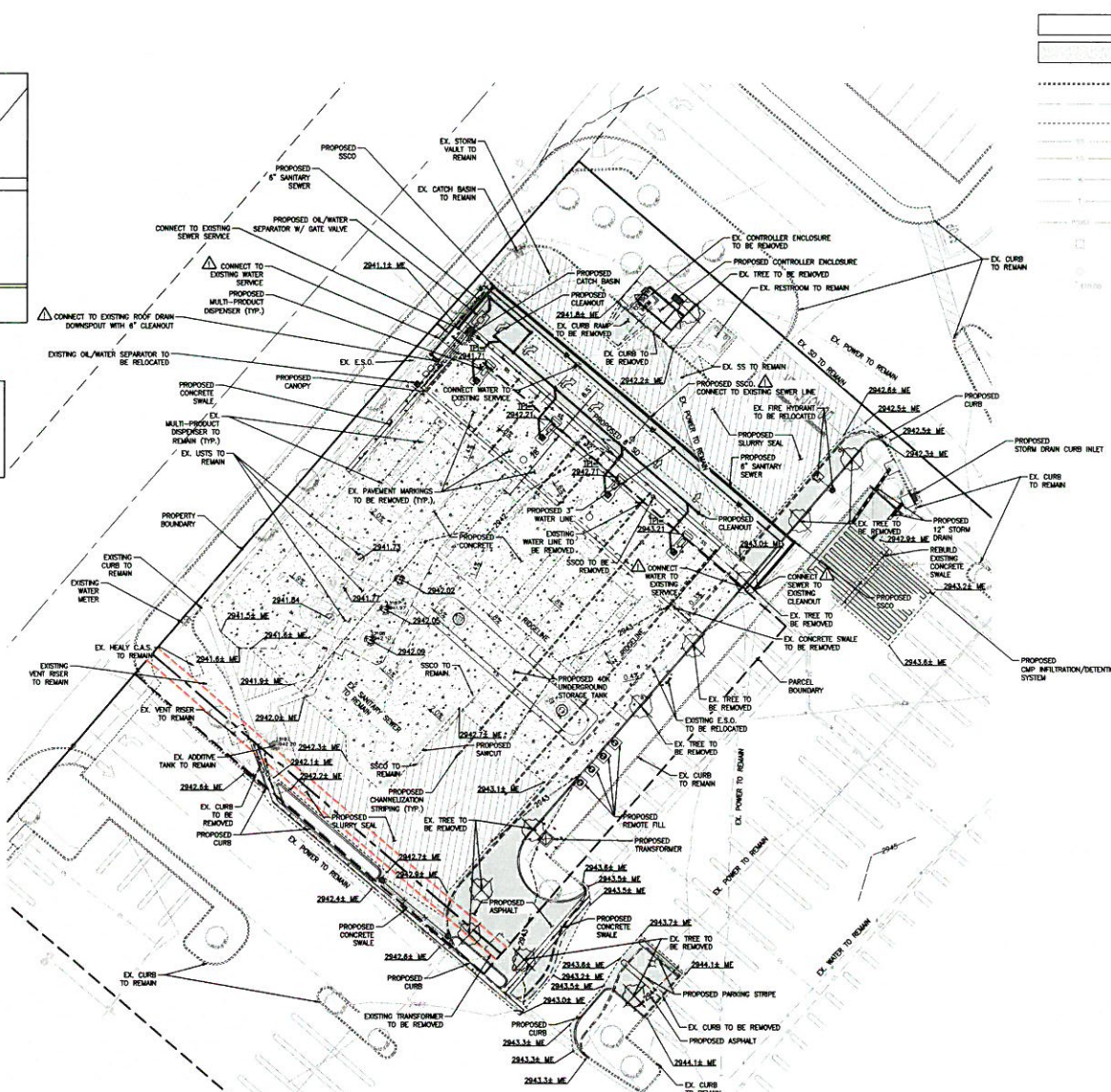


### CANOPY COVERAGE AREA:

TOTAL: 7,806 SF  
 EXISTING: 4,455 SF  
 PROPOSED: 3,351 SF

### DISTURBED AREA SUMMARY:

TOTAL AREA = 26,276 SF  
 EXISTING IMPERVIOUS: 18,948 SF  
 PROPOSED IMPERVIOUS: 22,239 SF  
 EXISTING PERVIOUS: 7,330 SF  
 PROPOSED PERVIOUS: 4,037 SF



### LEGEND

	EXISTING ASPHALT		PROPOSED ASPHALT
	EXISTING CONCRETE		PROPOSED CONCRETE
	EXISTING CURB		PROPOSED SLURRY SEAL
	EXISTING CANOPY DRIFTLINE		PROPOSED CURB
	EXISTING EDGE OF PAVEMENT		PROPOSED SAWCUT LINE
	EXISTING STORM DRAIN		PROPOSED STORM PIPE
	EXISTING SANITARY SEWER		PROPOSED WATER
	EXISTING UNDERGROUND WATER LINE		PROPOSED SANITARY SEWER
	EXISTING UNDERGROUND TELEPHONE LINE		PROPOSED INLET
	EXISTING UNDERGROUND POWER		PROPOSED CLEANOUT
	EXISTING STORM DRAIN CATCH BASIN		FLOW PATH
	EXISTING STORM CLEANOUT		PROPOSED SPOT GRADE
	EXISTING SPOT ELEVATION		PROPOSED GRADING SLOPE
			MATCH EXISTING
			FIRE HYDRANT

**△ SURVEY/ASBUILT NOTE**  
 SIGNIFICANT DISCREPANCIES BETWEEN AS-BUILT RECORD DRAWINGS AND SURVEYED UTILITIES HAVE BEEN IDENTIFIED. POUCHING TO DETERMINE FIELD CONDITIONS IS RECOMMENDED PRIOR TO CONSTRUCTION DRAWINGS.

Revision: \_\_\_\_\_

Job Number: **10386**

Sheet: **1** of **1**

Scale: Horizontal 1"=20', Vertical 1/8"=1'-0"

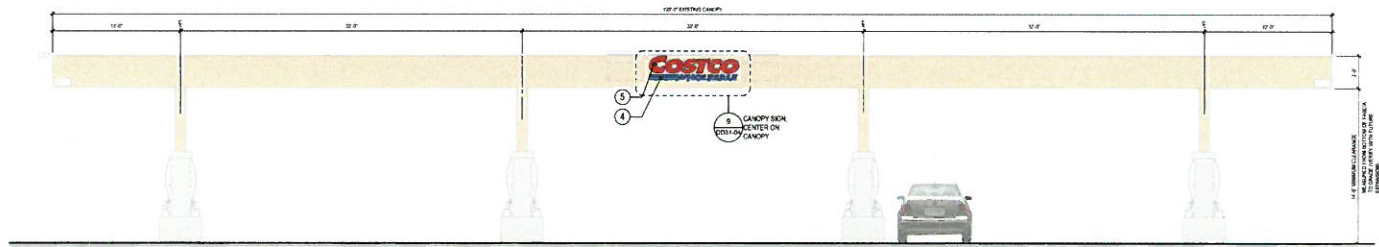
Drawn: JML, Checked: JMSB, Approved: JLR, Date: 4/26/15

Designed: JML, Checked: JMSB, Approved: JLR, Date: 4/26/15

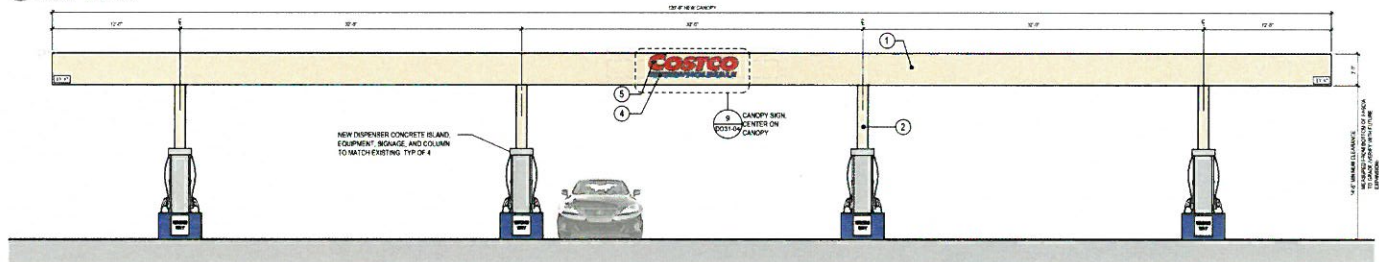
**Barghausen Consulting Engineers, Inc.**  
 18215 77th Avenue South  
 Kent, WA 98032  
 (252)251-6222 [barghausen.com](http://barghausen.com)

**Costco Gasoline**  
 COSTCO WHOLESALE  
 989 LAKE DRIVE  
 ISSAQUAH, WA 98027

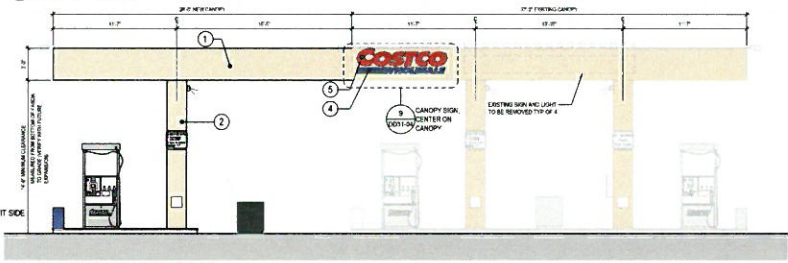
**GRADING AND UTILITY EXHIBIT**  
 1455 VALLEY CENTER DRIVE  
 VICTORVILLE, CA 92382  
 COSTCO GASOLINE FACILITY #1010



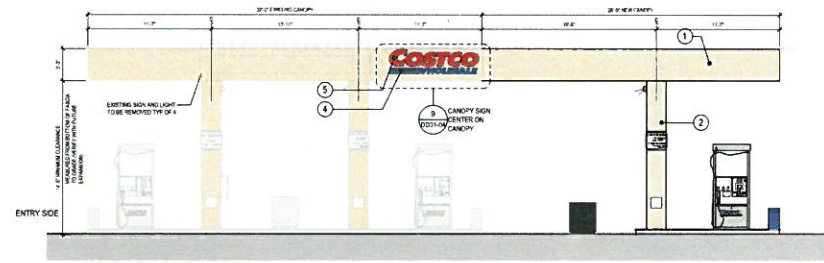
1 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



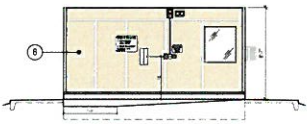
3 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



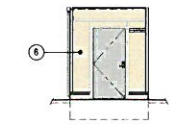
4 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



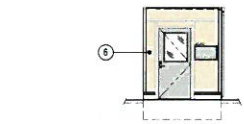
5 SIDE FACING AWAY FROM CANOPY  
SCALE: 3/16" = 1'-0"



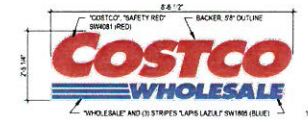
6 SIDE FACING CANOPY  
SCALE: 3/16" = 1'-0"



7 STORAGE ENTRY  
SCALE: 3/16" = 1'-0"

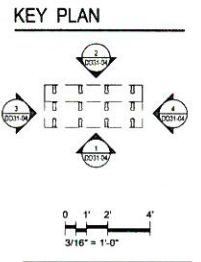


8 ELECTRICAL ENTRY  
SCALE: 3/16" = 1'-0"



9 CANOPY SIGN  
SCALE: 1/2" = 1'-0"

MATERIALS	
1 TEXTURED METAL CANOPY TO MATCH EXISTING SPRAY AT ALMOND PFLONZE	4 APOLIC FLAT ACRYLIC SIGN PANEL, LAPD LABEL SWIRLS SHERWIN WILLIAMS
2 STEEL TUBE COLUMN WITH SHEET METAL COLUMN WRAP TO MATCH EXISTING SPRAY AT ALMOND PFLONZE	5 APOLIC FLAT ACRYLIC SIGN PANEL, SAFETY RED SWIRLS SHERWIN WILLIAMS
3 NOT USED	6 PRE-FINISHED METAL PANEL AT CONTROLS ENCLOSURE PPG # PCFZ0129 PLUMBE



**COSTCO WHOLESALE**  
VICTORVILLE, CA #1010

14555 VALLEY CENTER DR  
VICTORVILLE, CA 92382  
1191 Second Ave, Ste 100  
Seattle, WA 98101  
206.942.6500  
MG2.com



04-1416-09  
JUNE 11, 2019

CONCEPT ELEVATIONS

DD31-04

# COSTCO WHOLESALE

VICTORVILLE, CA

# CONCEPT ELEVATIONS

JUNE 11, 2019

# ATTACHMENT B

# PROJECT NARRATIVE

**Costco Gasoline Fueling Facility Expansion  
Minor Conditional Use Permit and Minor Site Plan Review  
14555 Valley Center Drive, Victorville, California 92392  
APN Nos. 3106-262-12, 3106-262-13, and 3106-262-14  
Costco Loc. No. 1010 / Our Job No. 10386**

Prepared by:

**Barghausen Consulting Engineers, Inc.**

**June 10, 2019**

## **Project Location:**

The project site includes the existing fuel facility area and the parking area to the south of the fuel queuing area. The overall project disturbance area is approximately 26,276 square feet. The Costco Wholesale (Costco) property is zoned Civic Commercial (C-2) within the Civic Center Community Specific Plan in which the fuel facility is an allowed use subject to Conditional Use approval. The existing fuel facility was previously approved under Conditional Use Permit No. 06-070.

## **Project Description:**

Costco is seeking a Minor Conditional Use and Minor Site Plan Review approval to allow for an expansion of the existing fuel facility. The project includes the installation of four (4) multi-product dispensers (MPDs), a 3,302-square-foot expansion of the existing canopy (7,670 square feet total), one (1) 40,000-gallon underground gasoline storage tank (UST) with remote fill ports, a new controller enclosure, and associated site improvements. The expansion will provide more dispensers to serve Costco members thereby reducing queues and wait times at the fuel station to provide a more efficient fuel purchasing experience for Costco members.

## Grading

Site grading will require approximately 1,740 cubic yards of cut, 1,180 cubic yards of fill, and net 560 cubic yards of export material. Site grading will be limited to the installation of canopy footings, product piping, underground storage tanks, landscape, parking, and stormwater improvements associated with the under-canopy area.

## Parking and Circulation

The project will add two (2) parking stalls and result in an overall total of 752 parking stalls for the Costco site. City parking standards for multi-tenant commercial uses over five acres require four (4) parking stalls for every 1000 square feet of floor area. Based on this ratio, a minimum of 659 parking stalls are required for the Costco development. The site will continue to exceed the City's minimum parking requirements after the expansion of the fueling facility.

The fuel facility will continue to provide single-direction circulation with a full-length bypass lane between each dispenser island. To facilitate circulation into and out of the center fueling position, the design has incorporated twenty-eight (28) feet of maneuvering space between the center and back dispensers.

The project will also modify the entrance to the fuel station so it is further away from the site access to Valley Center Drive. This will reduce congestion along the main site drive aisle and allow for better on-site queue management for the fuel station.

### Transportation

The project is not anticipated to result in a significant increase in trips to the site but will significantly reduce queuing lengths and duration of idling for Costco members. The modification to the location of the fuel station entrance will also significantly improve queuing and congestion at the site's main access to Valley Center Drive.

### Architectural Design

The canopy architecture is integrated with the Costco warehouse design. The canopy expansion utilizes the same materials, finishes and building scale to tie into the existing structure. The expansion will include metal-wrapped canopy fascia and metal-wrapped canopy columns to maintain the canopy architectural style. City design standards require the fuel canopy to be consistent with the design of the main Costco warehouse. The expanded fuel canopy will remain consistent with the City design standards and the original CUP approval 06-070.

### Lighting and Signage

LED light fixtures will continue to be used for the under-canopy lighting of the existing canopy and expansion. LED light fixtures will also be utilized for the sign lighting. The existing fuel canopy signs are approximately 26 square feet in size and will be replaced with 20-square-foot "Costco Wholesale" signs centered on each façade of the canopy. City sign standards allow two (2) square feet of sign area for each linear foot of building frontage, within public view, and should not exceed a maximum area of 300 square feet per building or 70 percent of each façade. Based on the City's sign standards, the north and south façades are allowed 236 square feet of signage, which will utilize 6 percent of the façade, and the east and west façades are allowed 128 square feet of signage, which will utilize 9 percent of the facade. Costco signage will continue to meet the City's sign and lighting standards.

### Landscaping

The project will remove approximately 3,965 square feet of landscaping resulting in an overall landscape area of 73,352 square feet for the entire Costco development. The minimum interior dimensions of the landscape planters for the fuel facility are 5 feet and the landscaping along Valley Center Drive will not be impacted by the expansion. City landscape standards require a minimum 5 foot landscape buffer along Valley Center Drive and require landscape planters to maintain an interior dimension of 5 feet. The Costco development will continue to exceed the City's minimum landscape standards.

### Construction

Construction of the expansion will be completed in a single phase and commence after approval of the applicable permits. Depending on construction sequencing, the existing fueling facility may remain open during construction.

### **Purpose of Request:**

#### Minor Conditional Use

Pursuant to the City of Victorville's Code of Ordinances, Code Section 16-3.02.050, the Zoning Administrator may approve an application when all of the following findings are made:

- a. *The proposed location of the conditional use is in accord with the objectives and requirements of the Development Code;*

**Response:** The existing location of the fuel facility was approved under CUP No. 06-070. The fuel facility expansion will continue the use in its approved location with minor modifications to adjacent landscape and parking. The expanded fuel facility will continue to comply with the objectives and requirements of the Development Code and the approval conditions of CUP No. 06-070, as described below.

1. *Guide physical development in order to enhance the character and quality of existing neighborhoods and to foster a harmonious and beneficial relationship between all land uses;*

**Response:** The expansion project will enhance the character and quality of the existing neighborhood; the associated modifications will improve circulation on site and at shared access points; reduce queues; and eliminate conflicting traffic patterns. The benefits of the canopy expansion improvements will foster a harmonious and beneficial relationship between all land uses.

2. *Determine appropriate land uses and locations envisioned by the General Plan in order to protect all areas of the community from harmful land use intrusions;*

**Response:** The project site is zoned Civic Commercial (C-2) with a Commercial designation in the General Plan. The fuel facility is a permitted use subject to a Conditional Use Permit within the C-2 zone. The project was previously approved under CUP No. 06-070 and will continue to maintain Costco's quality operational standards.

3. *Encourage a full range of office, commercial and industrial uses in order to assure a strong local economic base;*

**Response:** The Costco property is a multi-use site that offers a diverse range of services for the surrounding neighborhood to assure a strong local economic base.

4. *Ensure the provision of adequate open space for light, air circulation, visual relief from the built environment and to maximize fire safety provisions;*

**Response:** The expansion will continue to provide adequate open space for light, air circulation, and visual relief. The fuel canopy is an open structure allowing for air circulation, the canopy placement and height allow open space for light, landscape and canopy design work together to allow for visual relief. The fuel facility is sited to provide fire safety services easy access to the facility and is designed to include all the required monitoring and operational equipment in order to maximize fire safety provisions on site.

5. *Ensure that new development will not overtax the capacity of existing streets, utilities or community facilities and services;*

**Response:** The expansion will primarily result in more efficient service to the existing Costco members who purchase fuel. It will reduce queuing and wait times currently experienced at the facility. The expansion will only result in a minimal increase in vehicle trips (only 24 trip ends, or 12 vehicles, during the p.m. peak hour). The fuel facility will continue to be adequately serviced by existing utility facilities and community services. There is adequate infrastructure and services available to provide necessary services to the site.

6. *Reduce the risk of injury or exposure to hazards for people and property through adherence to building and fire codes;*

**Response:** The fuel facility is designed to include all the required monitoring and operational equipment in order to comply with local, state, and federal permitting rules

for air quality and leak detection and will decrease the risk of any injury or hazardous exposure to people. Plans will be submitted to the City of Victorville for building permit review and construction will be subject to building inspections to demonstrate conformance with adopted building and fire codes and city standards.

- b. *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, or welfare or materially injurious to uses, properties or improvements in the vicinity;*

**Response:** The fuel facility expansion is designed to comply with original conditions of approval included in CUP #06-070 and consistent with the four objectives in the General Plan.

**Objective #1 - Balanced Land Uses:** The project expands the fuel facility in its current location as approved in CUP #06-070 within the C-2 Civic Commercial Zone. The expansion will further develop commercially zoned land and will not require the rezoning of residential or industrial zoned lands.

**Objective #2 - Economic Development:** The expansion will enhance Costco's offering of member services, in turn the associated project improvements will benefit the surrounding businesses.

**Objective #3 - Ample City Services:** The expansion will improve on site circulation and reduce fuel facility queueing; however, existing public services - fire and police, etc. are adequate to serve the expanded facility.

**Objective #4 - Beautify Victorville:** The expansion of the fuel facility will integrate into the architecture of the Costco warehouse building providing a cohesive aesthetic. The existing structure will be repainted to refresh the overall look of the fuel facility to offer an attractive facility to its membership and surrounding neighbors.

Based on the General Plan Objectives, the fuel facility expansion will not be detrimental to the public health, safety, or welfare or materially injurious to uses, properties or improvements in the vicinity.

- c. *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;*

**Response:** The project is not anticipated to result in a significant increase in vehicle trips and will serve to reduce queuing and wait times at the fuel station facility. The net increase in trips due to the expansion is estimated to be 24 trip ends (or 12 vehicles) during the weekday p.m. peak hour. The fuel facility provides single-direction circulation to enhance on-site safety for members and employees.

- d. *The proposed conditional use will comply with each of the applicable provisions of this Chapter.*

**Response:** Based on the analysis above, the expanded fuel facility will remain in compliance with all applicable City development policies and regulations and the conditions of approval in Conditional Use Permit No. CUP 06-070. Please refer to the table below:

<b><u>Civic Commercial Zone (C-2)</u></b>		
<b><u>Development Standard</u></b>	<b><u>Requirement</u></b>	<b><u>Response</u></b>
Maximum Building Height	95 feet	The maximum height of the canopy is approximately 17



<b><u>Civic Commercial Zone (C-2)</u></b>		
<b><u>Development Standard</u></b>	<b><u>Requirement</u></b>	<b><u>Response</u></b>
		feet 6 inches from finished grade with a 13-foot 6-inch clearance and is consistent with City Code building height limit.
Front Building Setback	10 feet	The fuel canopy will be expanded in line with the existing structure, which is located approximately 13 feet from the front property boundary. The project remains consistent with the existing conditions and does not result in any change to the conformance of the structure.
Interior Side Building Setback	0 feet minimum	The project will not encroach into the interior side setback area.
Street Side Building Setback	10 feet minimum	The project will not encroach into the street side setback area.
Rear Building Setback	0 feet minimum	The project will not encroach into the rear setback area.
Off-Street Parking	4/1,000 square feet of floor area for multi-tenant commercial uses greater than 5 acres (164,774/1,000*4=659 stalls)	The project will add 2 parking stalls for an overall remaining total of 752 stalls for the Costco development. Overall parking for the Costco development will continue to exceed the minimum parking requirement.
Landscaping	Minimum 5-foot landscape buffer along Valley Center Drive.  Landscape planters must maintain an interior dimension of 5 feet	The landscaping along Valley Center Drive will not be impacted by the expansion of the fuel facility.  The landscape planters are a minimum of 5 feet from the fuel facility.
Signs	Two (2) square feet of sign area for each linear foot of	The project will include one (1) 20-square-foot "Costco

<b><u>Civic Commercial Zone (C-2)</u></b>		
<b><u>Development Standard</u></b>	<b><u>Requirement</u></b>	<b><u>Response</u></b>
	<p>building frontage.</p> <p>Shall not exceed a maximum area of 300 square feet per building.</p> <p>Maximum of 70 percent of each façade</p>	<p>Wholesale" sign on each façade of the canopy. The north/south façades are allowed 236 square feet of signage and the east/west façades are allowed 128 square feet of signage.</p> <p>The project will provide 80 square feet of signage for the fuel canopy.</p> <p>Signs along the west and east facades will utilize 9 percent of the façade and signs on the north and south facades will utilize 6 percent of the façade.</p>
Exterior Lighting	Lighting must be directed downward and away from any residential area and shall be designed not to cause a nuisance to highway traffic or the living environment.	Under-canopy lighting will be LED lighting fixtures and lighting will be directed downward to prevent offsite glare to all adjacent properties.
Design Criteria	Require building materials and color be consistent with the overall architectural style or design of surrounding development.	The design will match the existing structure and will include a metal-wrapped canopy fascia and metal-wrapped canopy columns.
<b><u>CUP #06-070 Conditions of Approval</u></b>		
1. The proposed development shall comply with all applicable development standards of Title 18		The expansion will continue to comply with the applicable development standards of Title 18 as demonstrated in the above analysis.
2. 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 18 and/or conditions of approval.		The existing development is in substantial conformance with the plans submitted as part of CUP No. 06-070.
3. Any expansion of this proposed use beyond the scope of this conditional use permit shall require submission and approval of a conditional use permit modification or a new conditional use permit based upon the extent of the		The expansion project is being submitted for a Minor Conditional Use Permit and Minor Site Plan review.

<b><u>Civic Commercial Zone (C-2)</u></b>		
<b><u>Development Standard</u></b>	<b><u>Requirement</u></b>	<b><u>Response</u></b>
expansion.		

Minor Site Plan Review

Pursuant to the City of Victorville's Code of Ordinances, Code Section 16-3.01.040, the Zoning Administrator may approve an application when all of the following findings are made:

- a. *The location of the site in relation to location of buildings on adjoining sites, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located;*

**Response:** The size of the fuel facility will increase to provide a more efficient fuel purchasing experience for Costco members. The location and height of the facility will not change and does not anticipate any physical constraints to the site or any adjacent sites. The intent of the expansion is to decrease wait times for Costco members and improve on-site circulation.

- b. *The degree to which the proposed development will complement and/or improve upon the quality of existing development in the vicinity of the proposed project and the extent to which adverse impacts to surrounding properties will be minimized;*

**Response:** The location of the fuel facility will not change and the site is designed to function as a fuel facility use. The architectural design of the fuel facility matches the materials and colors of the surrounding commercial district to create a cohesive and easily identifiable shopping area. Additionally, the fuel facility is designed to include all of the required monitoring and operational equipment in order to comply with local, state, and federal permitting rules for air quality and leak detection to reduce any negative effects to the surrounding commercial development. The intent of the expansion is to decrease wait times for Costco members, which will result in the reduction idling vehicles within the queue and improving the existing development.

- c. *The effect of the proposed project on surrounding uses, including ensuring minimum disruption to such uses;*

**Response:** The fuel facility expansion is compatible with the established commercial character of the surrounding neighborhood and land uses in the vicinity. The expanded fuel facility will continue to operate similarly to the existing fuel facility and disruption to surrounding uses is not anticipated as a result of the expansion.

- d. *Whether the development standards set forth in the Development Code have been satisfied;*

**Response:** The existing fuel facility was found to be in compliance with all applicable development policies and regulations under the previous Conditional Use Permit approval (CUP 06-070). The expansion will also comply with all applicable development regulations of the City Development Code, including the development standards of the C-2 zone, as indicated in the table above.

- e. *Whether the design guidelines set forth in the Development Code have been substantially met;*

**Response:** The existing fuel facility was found to be in compliance with all applicable development policies and regulations under the previous Conditional Use Permit approval (CUP 06-070). The expansion will also comply with all applicable design guidelines of the City

Development Code, including the design guidelines of the C-2 zone, as indicated in the table above.

f. *One or more of the development standards required by Title 16 may be eliminated by the Planning Commission where the following findings are made:*

1. *The elimination of the requirement is not injurious to the public health, safety and welfare, and*
2. *Based upon characteristics of the site, the elimination of the development standard will have no adverse effect on surrounding properties;*

**Response:** The project is not requesting the elimination of any of the development standards required by Title 16 and will meet the applicable development standards, as indicated in the table above.

g. *In the event a development standard is eliminated, the elimination shall apply only to the use as submitted as part of the site plan approval, any future expansion or modification of the use will invalidate the eliminated development standard, the necessity for which will be reviewed at the time of any subsequent application.*

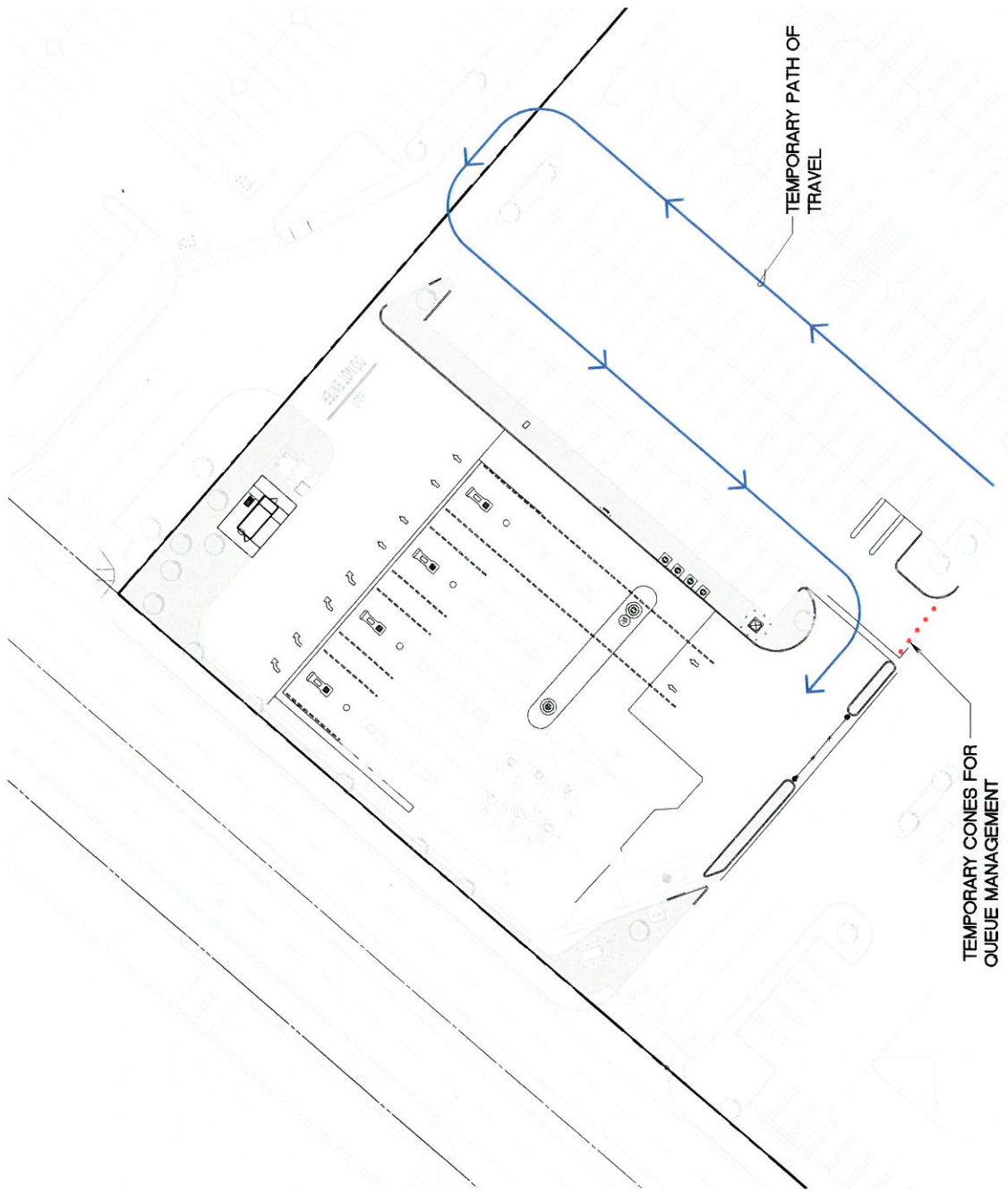
**Response:** The project is not requesting the elimination of any of the development standards required by Title 16 and will meet the applicable development standards, as indicated in the table above.

**Conclusion:**

The responses above and application materials demonstrate that the expansion meets the approval criteria for a Minor Conditional Use Permit and Minor Site Plan Review approval. The City's approval of this application is respectfully requested.

# ATTACHMENT C

**QUEUE MANAGEMENT PLAN**



10396  
 SHEET  
 OM-1



Barhausen  
 Consulting Engineers, Inc.  
 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222  
 barhausen.com

Drawn: D.L.  
 Checked: C.M.  
 Approved: N/A  
 Date: 7/28/19

For: **COSTCO GASOLINE**  
 COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA

Title: **QUEUE MANAGEMENT PLAN**  
 14575 VALLEY CENTER DRIVE  
 VICTORVILLE, CA 95392  
 LOCATION #1010

# ATTACHMENT D

# CASE: ADMN19-00070




Case Type: Minor Site Plan & Minor  
Conditional Use Permit  
Existing Zoning: Civic Commercial within the  
Civic Center Community Sustainability Plan  
Project Area: Approximately 15 Acres  
Location: 14555 Valley Center Drive  
Assessor Parcel Number: 3106-262-12, 13, 14



# MEMORANDUM



DATE: JULY 17, 2019  
TO: ZONING ADMINISTRATOR  
FROM: ALEX JAUREGUI  
ASSOCIATE PLANNER 

---

SUBJECT: CONTINUANCE REQUEST FOR CASE ADMN19-00071 – A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE RELOCATION OF AN EXISTING MASSAGE OPERATION FROM THE MALL OF VICTOR VALLEY TO 14350 BEAR VALLEY ROAD SUITE 105; BILL JENSEN, APPLICANT

**AGENDA ITEM NO. 2**

---

In order to allow the applicant time to obtain verification that the Mall of Victor Valley is willing to rescind the existing Conditional Use Permit on file, the applicant is requesting a continuance of this item to the **August 21, 2019** Zoning Administrator meeting. The continuance request is being made as the rescinding of the existing Conditional Use Permit is required in order to meet the separation requirements outlined in the Development Code. In lieu of rescinding the existing Conditional Use Permit (which runs with the land and requires property owner authorization), Staff would be forced to recommend denial of the subject application if it does not comply with the required 3,000 foot separation from another massage establishment.

**Recommendation:**

Open the public hearing, leave the public hearing open and continue this item to the August 21, 2019 Zoning Administrator meeting.

Therefore, this matter is presented for consideration.

Attachments:

Attachment A – Site Plan  
Attachment B – Aerial Image

# ATTACHMENT A



**Key West  
International  
Real Estate**

**Bill Jensen**  
*Owner/Broker*

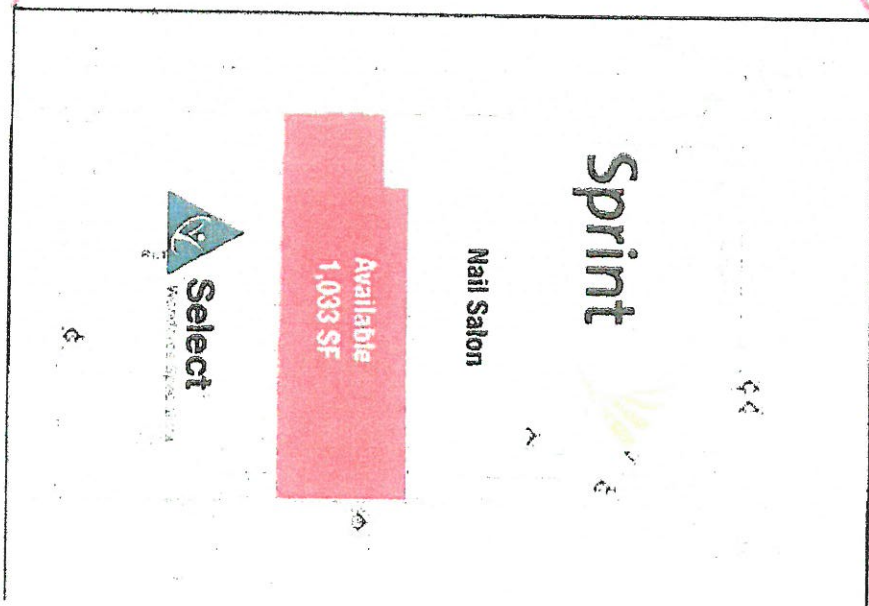
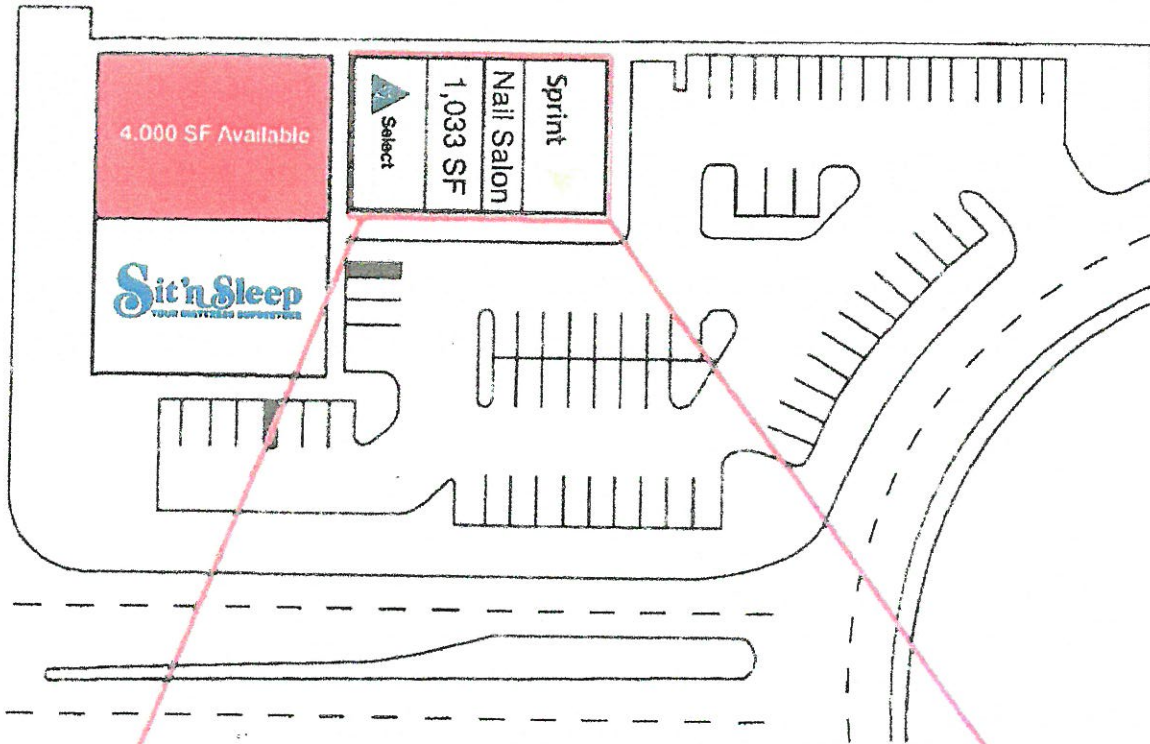
760-646-6416

P.O. Box 400346

Hesperia, CA 92340

2billwilliamjensen@gmail.com

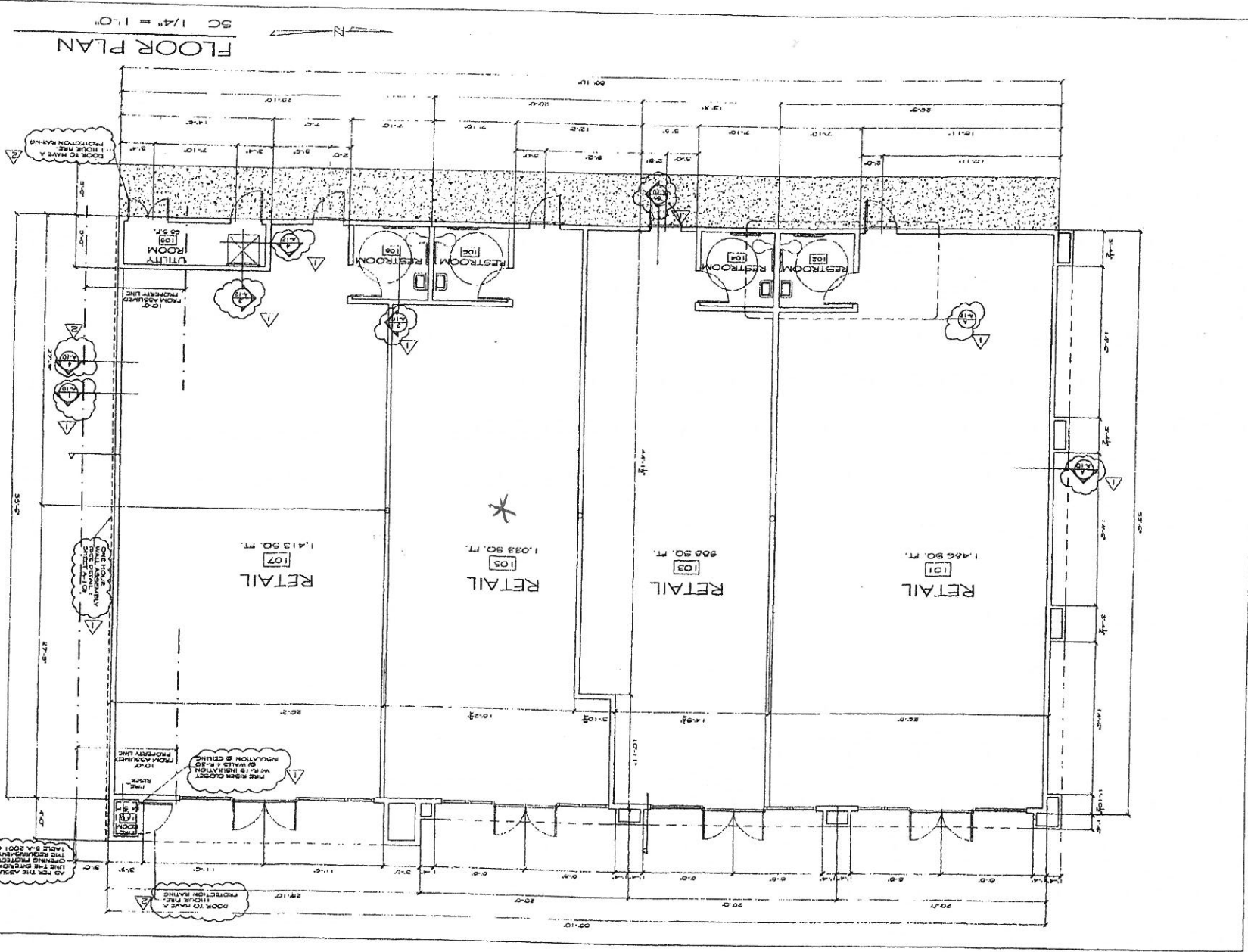
Bear Valley Road



Shop Space For Lease

**1,033-4,000 SF**

**NALCapital**  
A NATIONAL REAL ESTATE SERVICES CORPORATION



FLOOR PLAN  
 SC 1/4" = 1'-0"

**A-2**

**BUILDING A  
 FLOOR PLAN**

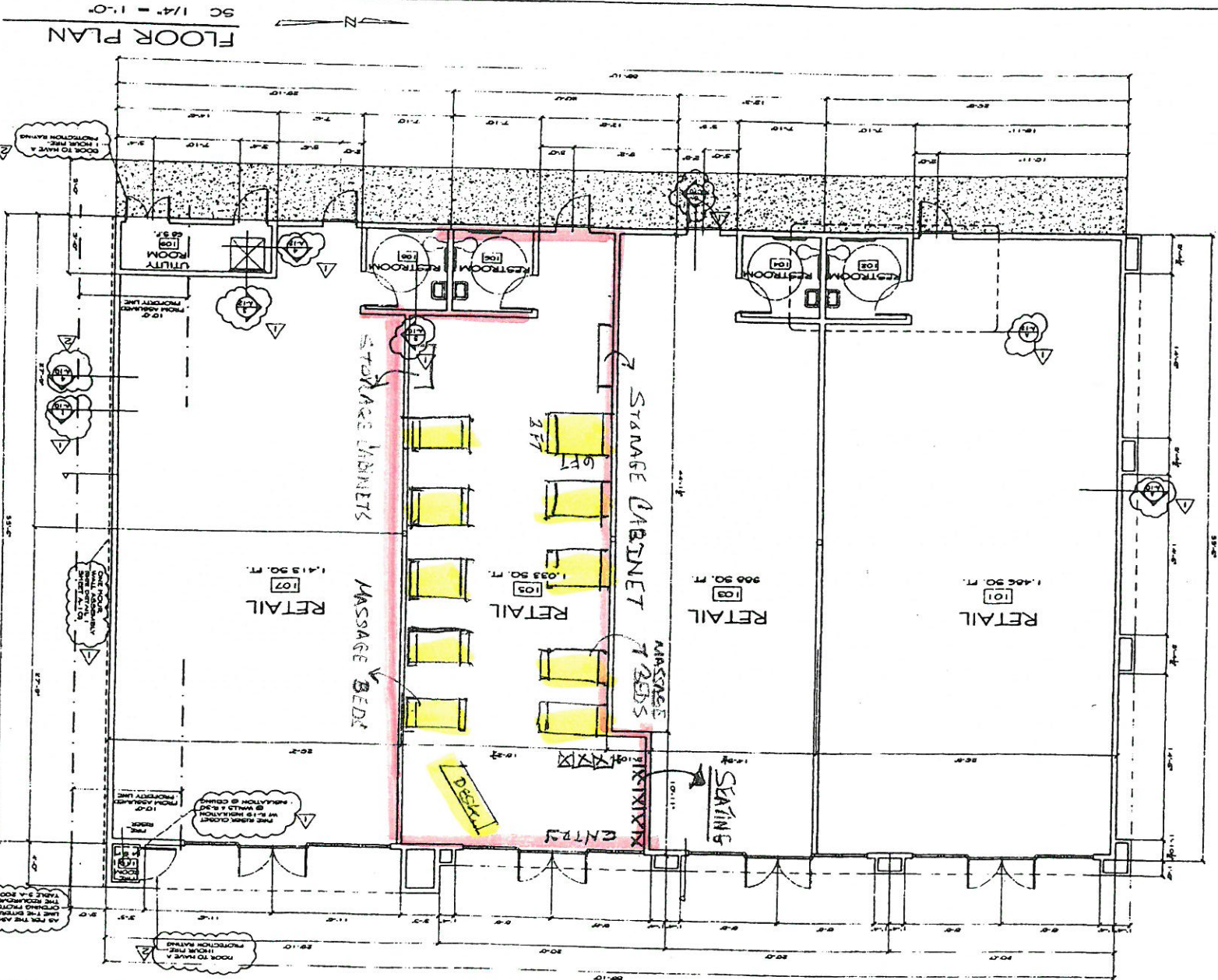
BASED FOR  
 CONSTRUCTION

REVISIONS  
 1. PLAN CHECK  
 2. REV. APPROV.

**DAVIDS BRIDAL  
 RETAIL CENTER**  
 14500 Bear Valley Rd.  
 Van Nuys, California 91412

**INVESTWEST**  
 1140 MANHATTAN AVENUE, SUITE #5 GROUND  
 MANHATTAN BEACH, CA 90266  
 PHONE: 310 463-5919  
 FAX: 310 345-5900

TRADE MARK  
 REGISTERED  
 TRADE MARK



FLOOR PLAN

**A-2 BUILDING A FLOOR PLAN**

**DAVIDS BRIDAL RETAIL CENTER**  
 14900 Bree Valley Rd.  
 Van Nuys, Calif. 91411

**INVESTWEST**  
 1148 MANHATTAN AVENUE, SUITE #5  
 MANHATTAN BEACH, CA 90266  
 PHONE: 310.463.5919

**ARCHITECT**  
 [Logo]

**DATE**  
 [Logo]

**SCALE**  
 [Logo]

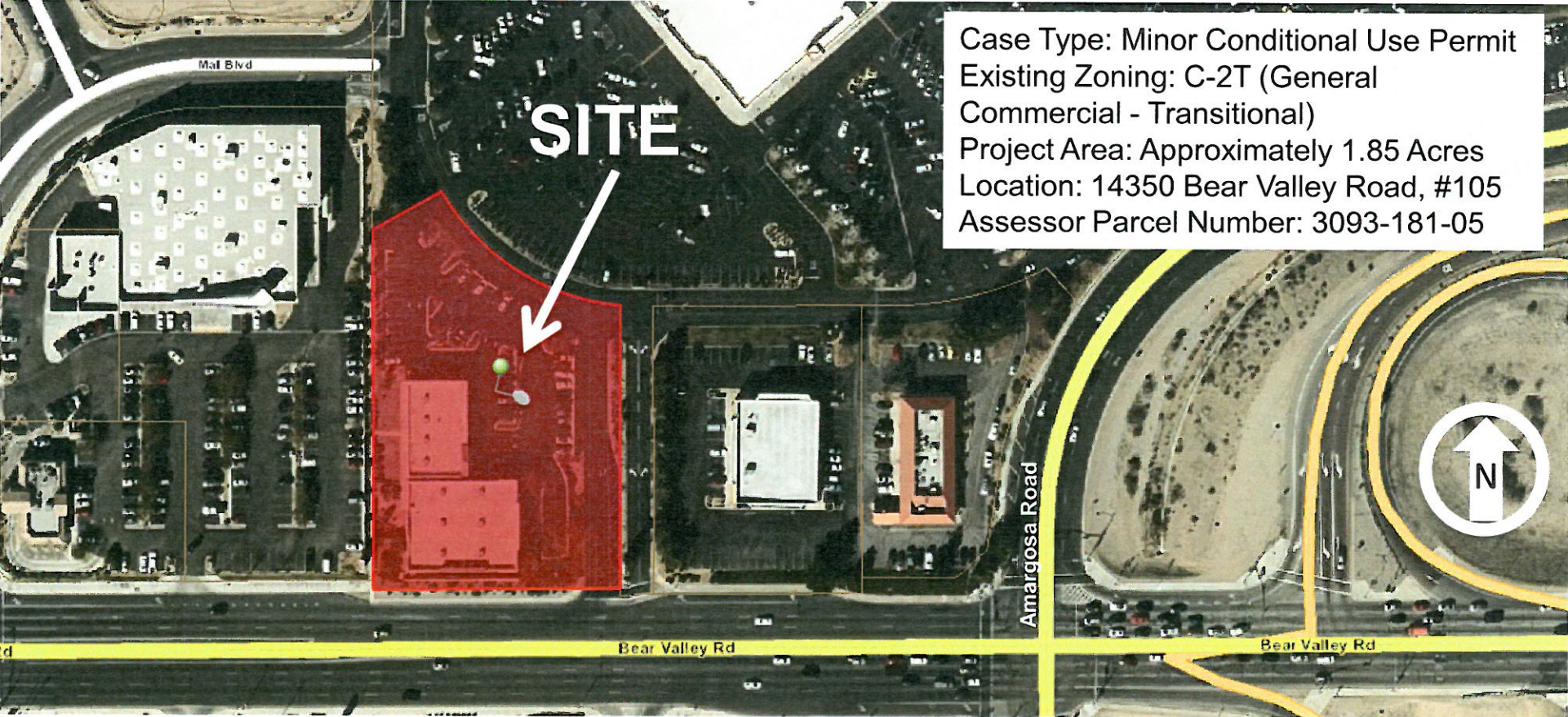
**PROJECT**  
 [Logo]

**REVISIONS**

**CONSTR. 7/11**

# ATTACHMENT B

# CASE: ADMN19-00071



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# PUBLIC COMMENTS

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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.

SW:ko