

REGULAR MEETING OF THE ZONING ADMINISTRATOR  
OF THE CITY OF VICTORVILLE

FEBRUARY 19, 2019  
10:00 A.M.

CITY HALL CONFERENCE ROOM A  
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 HEARINGS

**1. ADMN20-00007 – MIND OVER MATTER DO'S AND DON'TS**

ENVIRONMENTAL – CONSIDERATION OF AN ENVIRONMENTAL EXEMPTION

PROJECT – AN INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR A STUDENT DROP IN CENTER OFFERING ATHLETICS AND SCHOLASTIC TUTORING WITHIN AN EXISTING BUILDING

LOCATION – 15378 RAMONA AVENUE

**2. ADMN20-00009 – CORONA AUTO SPECIALIST**

ENVIRONMENTAL – CONSIDERATION OF AN ENVIRONMENTAL EXEMPTION

PROJECT – A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE SALE OF USED AUTOMOBILES ON A C-2 GENERAL COMMERCIAL ZONED PROPERTY

LOCATION – 15393 SEVENTH STREET

NEW BUSINESS

**3. ADOPTION OF ZONING ADMINISTRATOR RULES**

PUBLIC COMMENTS

ADJOURNMENT

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# PUBLIC HEARINGS

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# ZONING ADMINISTRATOR STAFF REPORT

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**DATE:** FEBRUARY 19, 2020 **AGENDA NO. 1**

**CASE:** ADMN20-00007

**SUBJECT:** AN INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR A STUDENT DROP IN CENTER OFFERING ATHLETICS AND SCHOLASTIC TUTORING WITHIN AN EXISTING BUILDING

**APPLICANT:** MIND OVER MATTER DO'S AND DON'TS

**LOCATION:** 15378 RAMONA AVE

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## **I. STAFF RECOMMENDATION:**

Staff recommends that the Zoning Administrator 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 ADMN20-00007, subject to the recommended Conditions of Approval and pursuant to City Council Policy (CP-11-05) find the use:
  - i. Similar to other permitted uses within the zone district;
  - ii. Find the use is a good fit
  - iii. Find there are no negative impacts to the surrounding area.

## **II. SUMMARY:**

The applicant is requesting approval of this Interim Use Permit (IUP) to allow for an indoor student and athlete drop in center for those K-8 grade students on independent study. The site was previously used for the Options for Youth charter school (IUP Case ADM12-00041), however that school vacated the site in late 2019. The site was improved to meet applicable Title 16 development standards under the previous IUP, therefore the site does not need improvements for the proposed IUP.

The subject site is now within the Regional Resource District of the Civic Center Specific Plan. While this designation does not allow for the proposed use and the Plan discourages IUP's, Staff believes the use is an acceptable interim use since it is similar to the charter school and the site would otherwise likely remain vacant.

## **III. STAFF ANALYSIS:**

### **1. Environmental Assessment.**

CEQA Section 15301 allows a categorical exemption from CEQA requirements for the operation, repair, maintenance, permitting, leasing or licensing of public or private structures

involving negligible or no expansion of use. The use of the site for used a drop in center will not constitute an expansion of use as no major construction activities or expansions/modifications to the buildings are proposed. Additionally, interior alterations (i.e. tenant improvements) are permissible pursuant to the noted CEQA Section.

## 2. Minor Interim Use Permit.

### Proposed Operation

- The Youth Drop in Center would operate Monday through Thursday from 8:00 am until 3:00 pm. Independent students in grades K-8 that would otherwise be at home, would come to the Center to do school work in a quiet environment, have access to scholastic tutoring and participate in indoor physical training to become better athletes. The Center would cater up to 30 students and have three staff members at one time. The proposed operator is a non-profit and does not have or need any State licenses since teaching does not occur at the Center.

### Site Condition

- As mentioned, the existing site was improved for a charter school under IUP Case ADM12-00041 to become in conformance with Title 16. Those improvements included painting, weeding and landscaping, trash enclosure improvements, parking lot improvements, fence removal, etc. Therefore, the site will not require physical improvements.

### Parking

- The site was once used for a night club and has parking that exceeds the need of a student drop in center. With 64 parking spaces, the site well parked for the use.

### Civic Center Specific Plan

- As mentioned, the use is not permitted within the Regional Resource (RR) designation of the Civic Center Specific Plan. However, the RR District has not seen any demand for regional resources and Staff believes once or if the demand occurs, the site could be utilized. Additionally, the Specific Plan does discourage interim uses per Section 4.4.2, however the previous use proved compatible and the proposed use is similar. Therefore, Staff sees no issues with the Interim Use Permit within this District of the Civic Center Specific Plan.

## 3. City Council Policy Findings

- An interim use 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 use at this location does meet the requirements of the Council Policy as discussed in the following section.
  - Basis of Need:  
The proposal is located on property that was somewhat of an eyesore before the charter school occupied the site nearly eight years ago. Since there has not been a demand for regional resources within the District, Staff believes an occupied building would be much more desirable than a vacant building within the Civic Center. Therefore, based upon the circumstances noted above, Staff finds the site meets the basis of need requirement as the proposed users can effectively occupy the site and provide services to the area.

- Required Findings:
  - i) The proposed use is 'similar' to other permitted uses within the zone in regards to:
    - Hours of Operation – Typical daytime (8am – 3pm) business hours that are not uncommon for commercial uses in the area.
    - Parking Needs/Requirements – Adequate parking on-site in accordance with Title 16 standards.
    - Traffic Impacts – There will be only minor changes to the traffic patterns from the charter school, therefore there will be no impacts.
    - Occupancy Patterns – The previous use prior to this vacancy will be similar in nature.
    - Noise – Because no outdoor activity will occur, the noise level will be similar to other office uses.
    - Environmental Impacts – The use will not produce any negative environmental impacts.
    - Required Licensing/Permits – Any required permits can be obtained during the business license and Certificate of Occupancy process.
  - ii) The proposed use is a 'good fit' in regards to:
    - Existing Structures – The building was one a theater, so is unique, but compatible with the surrounding mix of buildings.
    - Existing Site Development/Conditions – The site has recently been improved as discussed above.
    - Compatibility with Adjacent Existing & Permitted Uses – The proposal is located in close proximity to other charter schools.
  - 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 site is currently a vacant building which could attract the homeless.
    - Public Health, Safety, and Welfare – No negative impacts as conditioned.
    - Economic Vitality of the Area – Allowing the business to operate through an IUP will keep occupancy within the Civic Center area.
    - Neighboring Businesses and Residents – No negative impacts are expected as conditioned for loitering and the K-8 age.
    - Overall Integrity of the Center, District or Area – The use will not negatively affect the integrity of the area and the use may relocate due to regional resource demand in the future.
    - Does not Contribute to Over-Concentration – N/A

**IV. SITE CHARACTERISTICS:**

|       | <b>Existing Land Use</b> | <b>General Plan</b> | <b>Zoning</b>  | <b>Specific Plan District</b> |
|-------|--------------------------|---------------------|----------------|-------------------------------|
| Site  | Vacant Building          | Specific Plan*      | Specific Plan* | Regional Resource             |
| North | Office                   | Specific Plan*      | Specific Plan* | Regional Resource             |
| South | Ford Dealership          | Specific Plan*      | Specific Plan* | Civic Mixed                   |
| East  | Vacant                   | Specific Plan*      | Specific Plan* | Regional Resource             |
| West  | Parking Lot              | Specific Plan*      | Specific Plan* | Regional Resource             |

\* Civic Center Specific Plan

**NUMBER OF RADIUS LETTERS MAILED: 17**

MJS

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

### AN INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR A STUDENT DROP IN CENTER OFFERING ATHLETICS AND SCHOLASTIC TUTORING WITHIN AN EXISTING BUILDING ON PROPERTY LOCATED AT 15378 RAMONA AVE

February 19, 2020

#### **Planning Conditions:**

1. This approval is to allow for an Interim Use Permit that includes an independent K-8 student drop in center for tutoring, school work and indoor athletic training operating Monday through Thursday 8:00 am until 3:00 pm located at 15378 Ramona Avenue.
2. This use shall be permitted for enrolled K-8 students only, any other age group or walk-ins not enrolled in the program shall not be permitted. The expansion of grades shall require the review and approval of the Zoning Administrator.
3. The proposed development shall comply with all applicable development standards of Title 16 and the Civic Center Specific Plan.
4. 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 Specific Plan, and/or conditions of approval.
5. 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 Specific Plan, shall cause that use to be subject to Planning Commission review and approval.
6. There shall be no loitering permitted at the site or around the site by students or any other persons.
7. All proposed signs, including any freestanding signage, shall comply with Title 16 and the Civic Center Specific 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 and the Civic Center Specific Plan. 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 and the Civic Center Specific Plan. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the building in accordance with an approved Temporary Sign Permit.
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. All site conditions shall be maintained in a functional and tidy manner, including but not limited to parking lot striping, wheel stops, signage, curbing, fencing, trash enclosure gates, parking lot paving and handicapped signage and striping.

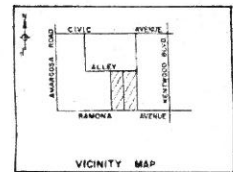
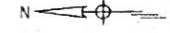
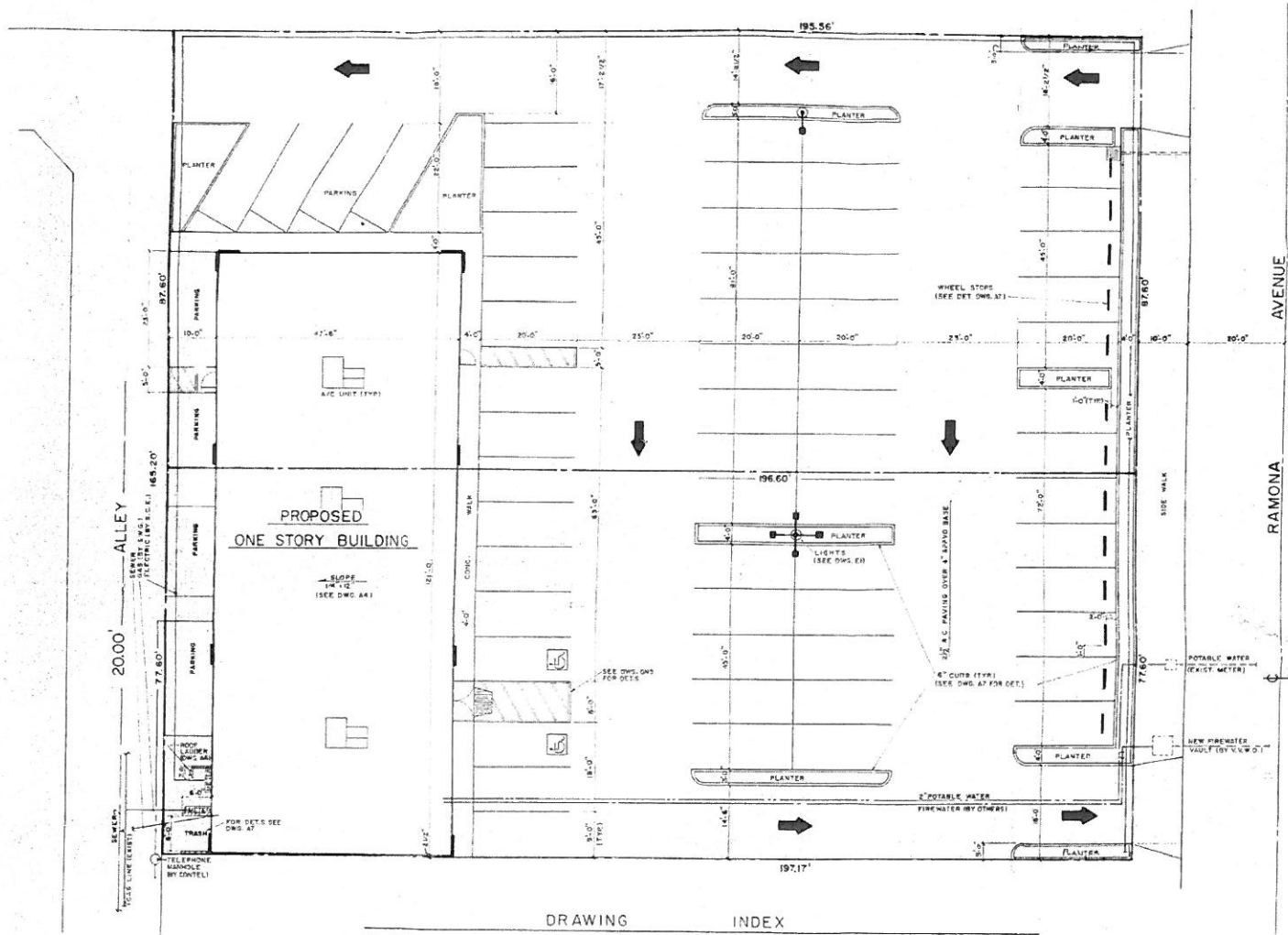
11. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
12. The Applicant/Owner shall agree to defend, indemnify and hold harmless, the City of Victorville, its agents, officers and employees from any claim, action or proceeding against 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.
13. The project shall comply with all Federal, State and local laws and policies, including: the California Government Code (including the Planning, Zoning and Development Laws), Environmental Quality Act (CEQA), Subdivision Map Act, International Building Code, Green Code, Fire Code; and, Victorville General Plan and Municipal Code; unless permitted to deviate through provisions of such, or through adopted mitigation measures, conditions of approval, or the plans themselves.

**Building Conditions:**

14. The project shall comply with all building codes in effect at the time of plan submittal.
15. 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.

**Fire Conditions:**

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



**LEGAL DESCRIPTION**  
 TRACT 7870 LOTS 64 & 65  
 M.B. 102/21,22 ICIVC CENTER UNIT No. 11

**PARCEL NUMBERS**  
 LOT 64 398-141-02  
 LOT 65 398-141-01

**ADDRESS**  
 LOT 64 15372 RAMONA AVENUE  
 LOT 65 15384 RAMONA AVENUE

**ZONE**  
 C2

**OWNERS**  
 CARL C & NELLIE SCHOU  
 13275 MAUIA COURT  
 VICTORVILLE, CALIFORNIA 92392  
 PHONE (619) 245-2898  
  
 BENT & TERESA CHRISTIANSEN  
 18001 MARINER DRIVE  
 VICTORVILLE, CALIFORNIA 92392  
 PHONE (619) 245-1089

**DRAWING INDEX**

- |                         |                                       |   |
|-------------------------|---------------------------------------|---|
| A-1 SITE PLAN           | B-1 FOUNDATION PLAN                   | C-1 GENERAL NOTES                         |
| A-2 ELEVATIONS          | B-2 ROOF PARKING                      | C-2 GENERAL NOTES                         |
| A-3 FLOOR PLAN          | B-3 PARKING LOT ELECTRICAL PLAN       | C-3 GENERAL NOTES                         |
| A-4 ROOF LAYOUT         | B-4 REFLECTED CEILING & LIGHTING PLAN | C-4 GENERAL NOTES                         |
| A-5 CROSS SECTIONS      | B-5 ELECTRICAL LAYOUT                 | C-5 GENERAL NOTES - PHYSICALLY CHALLENGED |
| A-6 SECTION             | Q-1 GRADING PLAN                      | C-6 GENERAL NOTES - PHYSICALLY CHALLENGED |
| A-7 EXTERIOR ELEVATIONS | L-1 LANDSCAPING                       |   |
|                         | M-1 MECHANICAL LAYOUT                 |   |
|                         | N-2 PLUMBING LAYOUT                   |   |

**PROJECT DATA**  
 TOTAL SQ. FT. BUILDING 5,748  
 TOTAL PARKING SPACES 64  
 PHYSICALLY CHALLENGED SPACES 2  
 PARKING AREA SQ. FT 2,756  
 TOTAL LANDSCAPING 1,211  
 PERIPHERAL LANDSCAPING 387  
 INTERIOR LANDSCAPING 824  
 DESIGN CRITERIA - GROUP A, DIV. 2.1  
 CONSTRUCTION TYPE V-N

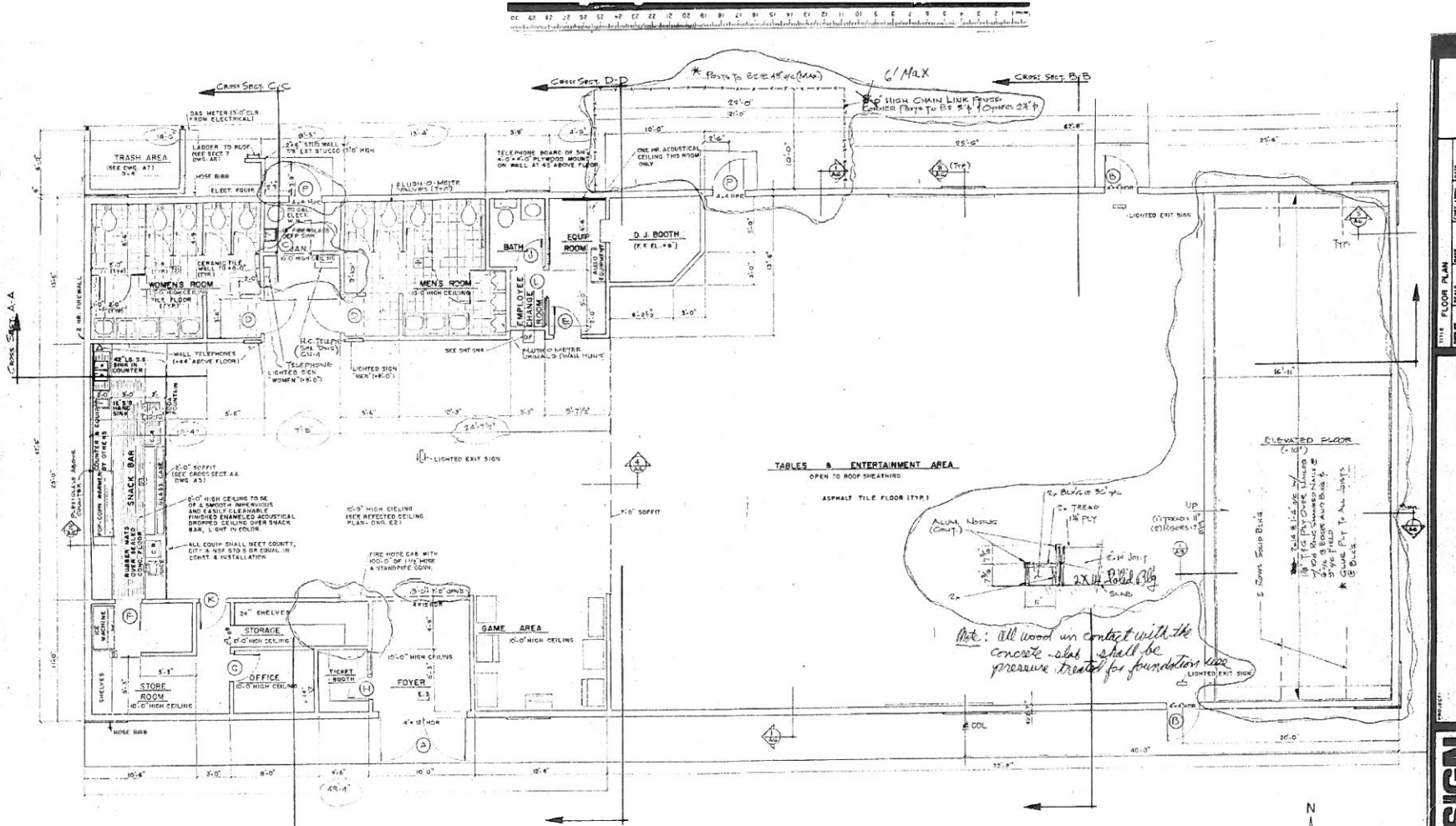
DATE OF PREPARATION  
 PRELIMINARY & BUILDING  
 APPROVAL  
 PLANS

**HI-TECH DESIGN**

POST OFFICE BOX 977, VICTORVILLE, CALIFORNIA 92392, 619-245-5102  
 COMMERCIAL & INDUSTRIAL DESIGNS OF DISTINCTION

TEEN CENTER  
 CARL & NELLIE SCHOU  
 BENT & TERESA CHRISTIANSEN

PROJECT NO. 13  
 SHEET NO. 3  
 DATE 3.15.84  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT LOCATION: [Address]  
 SCALE: [Scale]  
 TITLE: SITE PLAN  
 CLIENT: [Client Name]



| Room         | FLOOR | WALLS | CEILING | DOOR |
|--------------|-------|-------|---------|------|
| ENTRANCE     | 1     | 1     | 1       | 1    |
| GAME AREA    | 1     | 1     | 1       | 1    |
| FOYER        | 1     | 1     | 1       | 1    |
| TICKET BOOTH | 1     | 1     | 1       | 1    |
| OFFICE       | 1     | 1     | 1       | 1    |
| STORAGE ROOM | 1     | 1     | 1       | 1    |
| TICKET BOOTH | 1     | 1     | 1       | 1    |
| STORAGE ROOM | 1     | 1     | 1       | 1    |
| OFFICE       | 1     | 1     | 1       | 1    |
| TICKET BOOTH | 1     | 1     | 1       | 1    |
| STORAGE ROOM | 1     | 1     | 1       | 1    |
| OFFICE       | 1     | 1     | 1       | 1    |
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| STORAGE ROOM | 1     | 1     | 1       | 1    |
| OFFICE       | 1     | 1     | 1       | 1    |
| TICKET BOOTH | 1     | 1     | 1       | 1    |
| STORAGE ROOM | 1     | 1     | 1       | 1    |

| NO. | FR.    | FIN. | DESCRIPTION   |
|-----|--------|------|---|
| A   | 3/4"   | 1/2" | STEEL CORNER FRAMES 3/4" X 3/4" C&G W/BRASS HANDLES W/STAINLESS STEEL FINISH  |
| B   | 3/4"   | 1/2" | STEEL DOORS 3 FRAMES 3/4" X 3/4" C&G W/BRASS HANDLES W/STAINLESS STEEL FINISH |
| C   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME - KNOCK DOWN                             |
| D   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| E   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| F   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| G   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| H   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| I   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| J   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| K   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| L   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| M   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| N   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| O   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |
| P   | 1 1/2" | 1/2" | SOLID CORE 1 1/2" X 3/4" STEEL FRAME  |

- NOTES:
- ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
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**HI-TECH DESIGN**  
 COMMERCIAL & INDUSTRIAL DESIGNERS OF DISTINCTION

POST OFFICE BOX 377 VICTORVILLE, CALIFORNIA 92379 951-345-3002

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**THE FLOOR PLAN**  
 DATE: 11-28-94  
 DRAWN BY: CARL SCHOU  
 CHECKED BY: TERESA CHRISTIANSEN  
 PROJECT NO.: 884-CBI-A3

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CARL & NELLIE SCHOU  
 BENT & TERESA CHRISTIANSEN

# CASE: ADMN20-00007

Case Type: Interim Use Permit  
Existing Zoning: RR Regional Resource  
Parcel Size: 0.74 Acre  
Location: 15378 Ramona Avenue  
Assessor Parcel No: 0396-141-21



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# ZONING ADMINISTRATOR STAFF REPORT

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**DATE:** FEBRUARY 19, 2020 **AGENDA NO. 2**

**CASE:** ADMN20-00009

**SUBJECT:** A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE SALE OF USED AUTOMOBILES ON A MIXED USE ZONED PROPERTY

**APPLICANT:** CORONA AUTO SPECIALIST

**LOCATION:** 15393 SEVENTH STREET

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## **I. STAFF RECOMMENDATION:**

Staff recommends that the Zoning Administrator 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 ADMN20-00009, subject to the recommended Conditions of Approval and pursuant to City Council Policy (CP-11-05) find the use:
  - i. Similar to other permitted uses within the zone district;
  - ii. Find the use is a good fit
  - iii. Find there are no negative impacts to the surrounding area.

## **II. SUMMARY:**

The applicant is requesting approval of this Interim Use Permit to allow for a used automobile sales facility at a location that was recently approved to allow for the same use, however that IUP was never utilized by the applicant. Prior to that use, the site was approved for a battery shop and never occupied as well. However, the site was improved to meet all applicable Title 16 development standards, therefore the site does not need improvements for the proposed IUP.

The subject site is now within the updated Old Town Specific Plan boundary with a Mixed-Use Community Anchor Overlay designation. While this designation does not allow for used car sales, Staff believes the use is an acceptable interim use since the lot has been vacant since 2010 and was historically used and previously approved for a used car sales business in the C-2 General Commercial Zoning District.

## **III. STAFF ANALYSIS:**

### **1. Environmental Assessment.**

CEQA Section 15301 allows a categorical exemption from CEQA requirements for the operation, repair, maintenance, permitting, leasing or licensing of public or private structures

involving negligible or no expansion of use. The use of the site for used auto sales will not constitute an expansion of use as no major construction activities or expansions/modifications to the buildings are proposed. Additionally, interior alterations (i.e. tenant improvements) are permissible pursuant to the noted CEQA Section.

## 2. Minor Interim Use Permit.

### Site Condition

- As mentioned, the existing site was improved for a battery sales business under Site Plan ADM17-00023 to become in conformance with Title 16. Those improvements included a new parking lot, closing a driveway along Seventh Street, a new trash enclosure, new landscaping, building renovations and demolitions of a roof sign, a pole sign and a canopy. Therefore, the site will not require physical improvements.

### Parking

- The site requires three parking spaces ( $550 \text{ sq. ft.}/200 = 3$ ) for the office and contains six parking spaces on-site, not including the two additional spaces within the indoor bay area. The parking appears sufficient for the use as most auto sales will be done online and the insurance business will be by appointment. However, the applicant has not indicated what area on the site will be used for auto display area. Consequently, there is not much area for display on the triangular lot. Staff has included a condition to ensure any auto sales display area will not be within drive aisles or within required parking spaces.

### Old Town Specific Plan

- As mentioned, the use is not permitted within the new Mixed-Use Community Anchor Overlay designation of the Old Town Specific Plan. However, the site has been vacant for ten years and was previously a used car lot from 2005 until 2010 and approved for used car sales in 2018 (ADMN18-00119). Although the Specific Plan does not speak to interim uses, it does speak to vacancies and the goal of re-occupying vacant buildings. Therefore, Staff sees no issues with the Interim Use Permit within this District of the Old Town Specific Plan.

## 3. City Council Policy Findings

- An interim use 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 use at this location does meet the requirements of the Council Policy as discussed in the following section.
  - Basis of Need:

The proposal is located on property that has been vacant for ten years despite a battery business applying to occupy the site in 2015 and a used car sales business as well in 2018. Seventh Street in general has had an occupancy issue, particularly in and near Old Town. Therefore, based upon the circumstances noted above, Staff finds the site meets the basis of need requirement as the proposed users can effectively occupy the site and provide services to the area.
  - Required Findings:
    - i) The proposed use is 'similar' to other permitted uses within the zone in regards to:
      - Hours of Operation – Typical daytime (9am – 8pm) and early evening business hours that are not uncommon for commercial uses in the area.



- Parking Needs/Requirements – Adequate parking on-site in accordance with Title 16 standards.
  - Traffic Impacts – There will be no change to the traffic patterns, therefore there will be no impacts.
  - Occupancy Patterns – The previous use prior to the vacancy will remain unchanged.
  - Noise – Because no auto repair will be performed on site, the noise level will be similar to other commercial uses.
  - Environmental Impacts – The use should not produce any negative environmental impacts.
  - Required Licensing/Permits – Any required permits (DMV etc.) can be obtained during the plan check phase of the entitlement, including for the sign.
- ii) The proposed use is a 'good fit' in regards to:
- Existing Structures – There has been the recent demolition of some structures on site and the minor maintenance of the existing building as well as a new trash enclosure. They are compatible with the surrounding buildings.
  - Existing Site Development/Conditions – The site has recently been improved as discussed above.
  - Compatibility with Adjacent Existing & Permitted Uses – The proposal is located in close proximity to other used vehicle businesses and is not within the downtown core (Forrest to 'D' Street).
- 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 site is currently a vacant building which attracts the homeless.
  - Public Health, Safety, and Welfare – No negative impacts as conditioned.
  - Economic Vitality of the Area – Allowing the business to operate through an IUP will keep occupancy within the Old Town area.
  - Neighboring Businesses and Residents – No negative impacts are expected as a result of this business because neighboring businesses automotive and commercial. Additionally, no residential property is located adjacent to the use.
  - Overall Integrity of the Center, District or Area – The use will not negatively affect the integrity of the area and as Old Town redevelops, the use may relocate due to commercial demand.
  - Does not Contribute to Over-Concentration – N/A

**IV. SITE CHARACTERISTICS:**

|       | <b>Existing Land Use</b> | <b>General Plan</b> | <b>Zoning</b>  | <b>Specific Plan District</b>            |
|-------|--------------------------|---------------------|----------------|--|
| Site  | Vacant                   | Specific Plan*      | Specific Plan* | Mixed-Use<br>Community Anchor<br>Overlay |
| North | Commercial               | Specific Plan*      | Specific Plan* | Mixed-Use<br>Community Anchor<br>Overlay |
| South | School (Vacant)          | Specific Plan*      | Specific Plan* | Community Anchor                         |
| East  | School (Vacant)          | Specific Plan*      | Specific Plan* | Community Anchor                         |
| West  | Tire Shop                | Specific Plan*      | Specific Plan* | Mixed Use Service                        |

\* Old Town Specific Plan

**NUMBER OF RADIUS LETTERS MAILED: 23**

MJS

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

### A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE SALE OF USED AUTOMOBILES ON A MIXED USE ZONED PROPERTY ON PROPERTY LOCATED AT 15393 SEVENTH STREET

February 19, 2020

#### **Planning Conditions:**

1. This approval is to allow for an Interim Use Permit that includes a used automobile sales business on a recently improved but vacant lot within the new Old Town Specific Plan located at 15393 Seventh Street.
2. The proposed development shall comply with all applicable development standards of Title 16 and the Old Town Specific Plan.
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 Old Town Specific 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 Old Town Specific Plan, shall cause that use to be subject to Planning Commission review and approval.
5. The applicant/owner shall not park any automobile display vehicles within the designated required parking area (3 spaces) or within any required fire or drive aisle lane. Off-site display parking is not permitted.
6. All proposed signs, including any freestanding signage, shall comply with Title 16 and the the Old Town Specific 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 and the Old Town Specific Plan. All signs shall be subject to Planning Staff review and approval prior to obtaining a building permit.
7. All proposed temporary signage shall comply with Title 16 and the Old Town Specific Plan. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the building in accordance with an approved Temporary Sign Permit.
8. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, 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.
9. All site conditions shall be maintained in a functional and tidy manner, including but not limited to parking lot striping, wheel stops, signage, curbing, fencing, trash enclosure gates, parking lot paving and handicapped signage and striping.

10. The applicant/developer 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.

**Engineering Conditions:**

13. If required, a reduced pressure backflow device per City standard W-39 must be installed behind the domestic water meter serving the site.

**Building Conditions:**

14. The project shall comply with all building codes in effect at the time of plan submittal.
15. All unpermitted structures on the site shall be removed or permitted prior to occupancy.
16. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B-202 of the California Building Code.
17. 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.

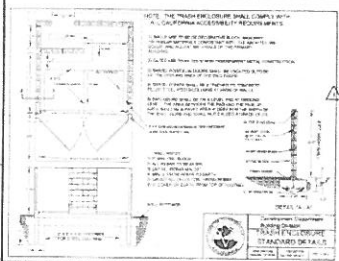
**Fire Conditions:**

18. Shall comply with all current Building and Fire Code requirements based on occupancy classification.
19. Interior/exterior Fire Department access roadways/fire lanes shall be required per Fire Department Standard. Fire Department access roadways providing access to the building(s) in this project shall be a minimum of 26' wide and shall be directly adjacent to the longest side of the building. If gates installed, must comply with Fire Department Standards. The existing width of any fire lane on site shall be maintained. New or existing structures will not be permitted to reduce this width.

# ATTACHMENT 'A'

**NOTE:**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAVE/RESURFACE EXISTING PARKING LOT AS NECESSARY TO ENSURE COMPLIANCE WITH ALL 2016 C.B.C. A.D.A. PATH OF TRAVEL SLOPE REQUIREMENTS (MAINTAIN MAX. 5% SLOPE IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE).



**SITE PLAN HEX NOTES**

| NO. | DESCRIPTION   |
|-----|---|
| 1   | REPAIR / RE-PAVE EXISTING A.C. PAVEMENT AS NECESSARY.   |
| 2   | INSTALL NEW LANDSCAPING IN EXISTING PLANTERS (SEE SHEET 3).   |
| 3   | REPLACE EXISTING WOOD RAILING W/ 8" WELDED IRON FENCING PER CITY STD.   |
| 4   | REMOVE EXISTING DRIVEWAY APPROACH.  |
| 5   | CONSTRUCT SIDEWALK/CURB/GUTTER PER CITY STANDARD.   |
| 6   | 8" CONCRETE WHEEL STOP PER CITY STANDARD.   |
| 7   | 9' x 20' PARKING SPACE w/ 4" WIDE MIN. STRIPING BETWEEN SPACES - PER CITY STD.  |
| 8   | STD. 9' x 21' PARKING SPACE w/ 4" WIDE MIN. STRIPING - PER CITY STD.  |
| 9   | A.D.A. VAN-ACCESSIBLE PARKING STALL WITH STRIPING & UNIVERSAL SYMBOL.   |
| 10  | A.D.A. PARKING STALL SIGN w/ UNIVERSAL SYMBOL.  |
| 11  | PEDESTRIAN PATH OF TRAVEL ACCESSIBLE ROUTE TO BLDG./TRASH ENCLOSURE - MAINTAIN MAX. SLOPE OF 5% IN THE DIRECTION OF TRAVEL & 2% CROSS SLOPE.  |
| 12  | DIRECTIONAL ARROWS PER CITY STANDARD.   |
| 13  | TRASH ENCLOSURE PER CITY STANDARD (MODIFIED). PROVIDE CONCRETE PAD AT ENCLOSURE w/ 2% MAX. SLOPE. MATCH EXISTING BUILDING COLOR. SEE DET. 1/2.                                      |
| 14  | EXISTING 200 AMP ELECTRICAL PANEL.  |
| 15  | POLE SIGN SHALL BE APPROVED BY THE ZONING ADMINISTRATOR AND PERMITTED SEPARATELY PRIOR TO CONSTRUCTION.   |
| 16  | EXISTING LIGHTPOLE TO REMAIN - TYP. OF B.   |
| 17  | "NO EXIT" LETTERING PER FIGURE 5B-20 OF CURRENT CALIFORNIA MUTCD & SIGNAGE PER CITY STD.  |
| 18  | INSTALL REDUCED PRESSURE BACKFLOW DEVICE PER CITY STD. - SEE DET. 4/1.  |
| 19  | REMOVE PORTION OF EXISTING LANDSCAPE PLANTER/CURBING AS INDICATED FOR PATH OF TRAVEL FROM STREET. INSTALL NEW PAVEMENT & CURBING PER CITY STD. ON SIDES OF PATH OF TRAVEL AS SHOWN. |

**PLEASE NOTE:**

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**O.T.L. BUILDERS, INC.**  
 2025B HIGHWAY 158, STE. 429-404  
 APPLE VALLEY, CA 92307  
 TEL: (714) 222-3337 LIC. #77050

**CALIFORNIA BATTERIES, INC.**  
 15393 7TH STREET, VICTORVILLE, CA 92395  
 A.P.N. 0478-134-39

**SITE PLAN LEGEND**

|     |  |
|-----|--|
| --- | PROJECT / SITE BOUNDARY                      |
| --- | EXISTING STREET CENTERLINE                   |
| ▭   | EXISTING BUILDING                            |
| ▭   | EXISTING CONCRETE                            |
| ⊕   | EXISTING LIGHTPOLE (TO REMAIN)               |
| ▭   | EXISTING BLOCK WALL / RETAINING WALL         |
| ▭   | EXISTING 8" H. W.I. FENCE                    |
| ▭   | EXISTING FIRE HYDRANT                        |
| ▭   | EXISTING POWER POLE                          |
| ▭   | EXISTING SANITARY SEWER MANHOLE              |
| ▭   | PROPOSED CONCRETE                            |
| ▭   | PROPOSED LANDSCAPE (SEE SHEETS LS-1 & IRR-1) |
| (7) | DEMOTES EXISTING                             |

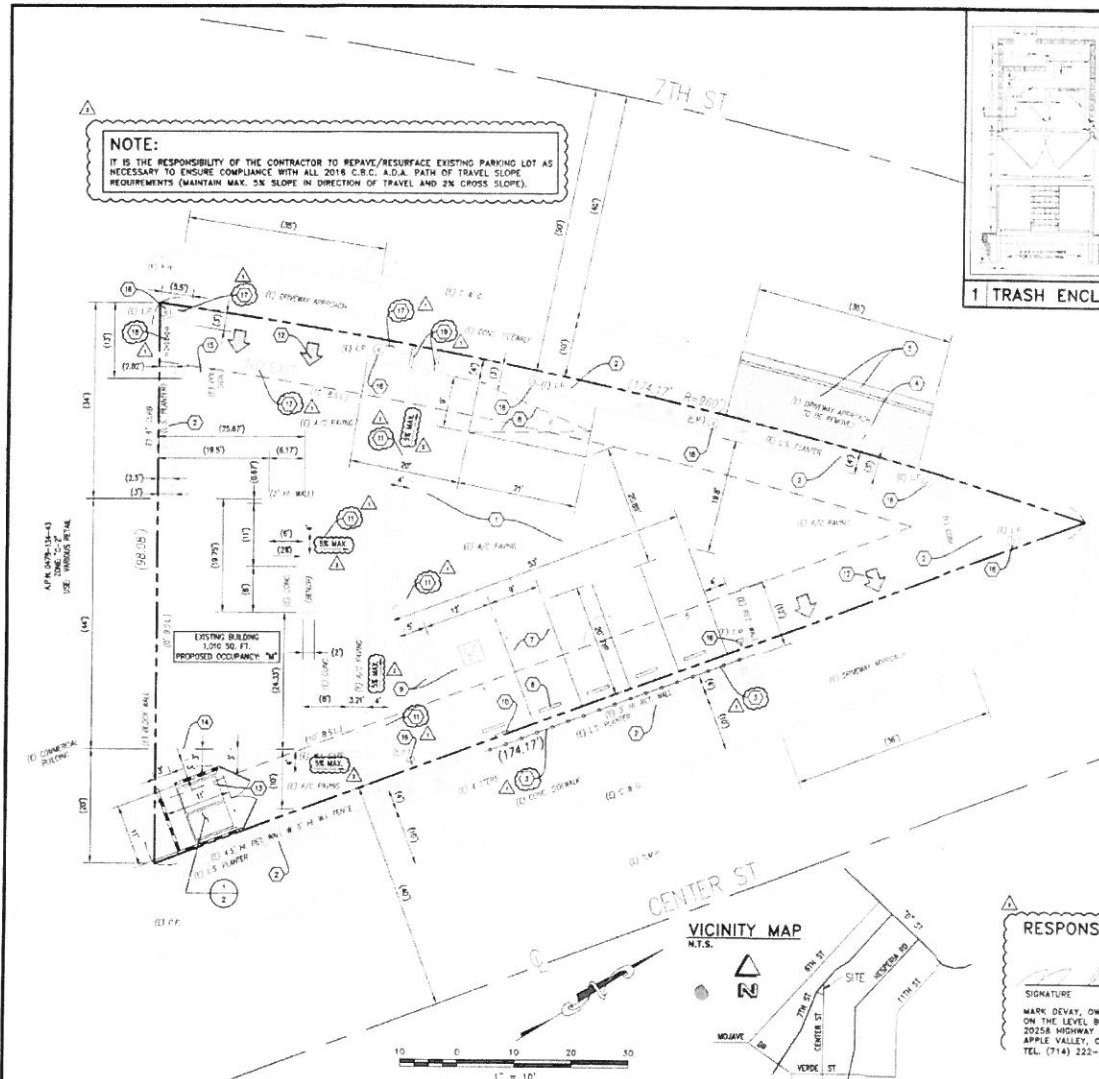
**SITE PLAN NOTES:**

- ALL LANDSCAPING AREAS SHALL BE PLANTED IN CONFORMANCE WITH SECTION 18-3.24.020 OF THE CITY OF VICTORVILLE DEVELOPMENT CODE.
- ALL EXPOSED DIRT WITHIN PLANTER AREAS SHALL BE COVERED WITH A MINIMUM OF 3/4" DECORATIVE ROCK OVER A PERMEABLE WEED BARRIER.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A NEAT, CLEAN, ORDERLY & 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 LANDSCAPE AREAS SHALL BE PROVIDED WITH A SUITABLE WATERING SYSTEM.
- ALL PARKING STALLS SHALL BE A MINIMUM 20' IN LENGTH AND SHALL UTILIZE WHEEL STOPS.
- THE ACCESSIBLE PARKING STALL SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND SHALL BE PROVIDED WITH ACCESSIBLE PARKING STALL SIGNAGE. THIS SINGLE STALL SHALL BE A VAN ACCESSIBLE STALL. THE ACCESSIBLE STALL AND ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE OF 2% IN EITHER DIRECTION.
- ALL EXISTING ROOF SIGNS, IF ANY, SHALL BE REMOVED.
- ALL EXISTING EXTERIOR SECURITY BARS, IF ANY, SHALL BE REMOVED FROM WINDOWS AND DOORS.
- ALL EXISTING DRIVEWAY GATES, BOLLARDS, AND CHAINS ALONG THE PARKING LOT PERIMETER, IF ANY, SHALL BE REMOVED AND SHALL NOT BE REPLACED.
- ALL EXISTING WIRES (IF ANY) BETWEEN EXISTING LIGHTPOLES AND EXISTING BUILDING SHALL BE REMOVED AND SHALL NOT BE REPLACED.
- EXISTING DOUBLE-SIDED POLE SIGN TO BE MODIFIED TO INCLUDE APPROVED ROUTE 18-THEMED WRAPPED ACCENTS ON EACH SIDE AND PURSUANT TO THE APPROVAL OF THE ZONING ADMINISTRATOR FOR SEPARATE PERMIT.

**RESPONSIBLE DESIGNER:**

Signature: *Mark Devay* 05-24-19 DATE  
 MARK DEVAY, OWNER  
 THE LEVEL BUILDERS, INC.  
 2025B HIGHWAY 158, STE. 429-404  
 APPLE VALLEY, CA 92307  
 TEL: (714) 222-3357

**VICINITY MAP**



**PROJECT / SITE ANALYSIS:**

**LEGAL DESCRIPTION:**  
 A.P.N. 0478-134-39  
 RESUBDIVISION OF BRONSON TRACT  
 NORTHERLY 20 FEET OF LOT 7 MEASURED  
 AT RIGHT ANGLE TO NORTH LINE THEREOF,  
 AND ALL OF LOTS 8, 9 & 10 OF BLOCK  
 "A".  
**ADDRESS:**  
 15393 7TH STREET, VICTORVILLE, CA 92395

**SIZE:** 0.19 ACRES NET (8,408 SQ. FT.)  
**ZONE:** "C-2" (GENERAL COMMERCIAL)  
**EXISTING BUILDING TYPE:** V-B  
**PROPOSED OCCUPANCY:** U  
**PROPERTY OWNER:**  
 ROBERTO BUSTOS  
 13665 DEL HAYDEN STREET  
 VICTORVILLE, CA 92392

**PARKING TABULATION:**

**REQUIRED:**  
 PROPOSED USE: "RETAIL ESTABLISHMENTS, MARKETS  
 OR BUSINESSES NOT LISTED" (SEC. 18-3.21.030)  
 1 SPACE PER 200 SQ. FT. OF FLOOR AREA  
 1,010 SQ. FT. / 200 = 5 REQUIRED  
**PROVIDED:**  
 9' x 20' STANDARD SPACES ..... 4  
 9' x 21' STANDARD SPACES ..... 1  
 9' x 20 A.D.A. SPACES ..... 1  
**TOTAL SPACES PROVIDED:** 6

**AREA TABULATION:**

| STRUCTURE  | AREA (SQ. FT.)       | % OF TOTAL   |
|--|----------------------|--------------|
| STRUCTURE  | 1,010 SQ. FT.        | 12.0 %       |
| A/C PAVING                                       | 6,833 SQ. FT.        | 81.3 %       |
| LANDSCAPING                                      | 565 SQ. FT.          | 6.7 %        |
| <b>TOTAL LOT AREA (NET)</b>                      | <b>8,408 SQ. FT.</b> | <b>100 %</b> |
| OFFSITE AREA (LANDSCAPING IN CENTER STREET R/W): | 375 SQ. FT.          |              |

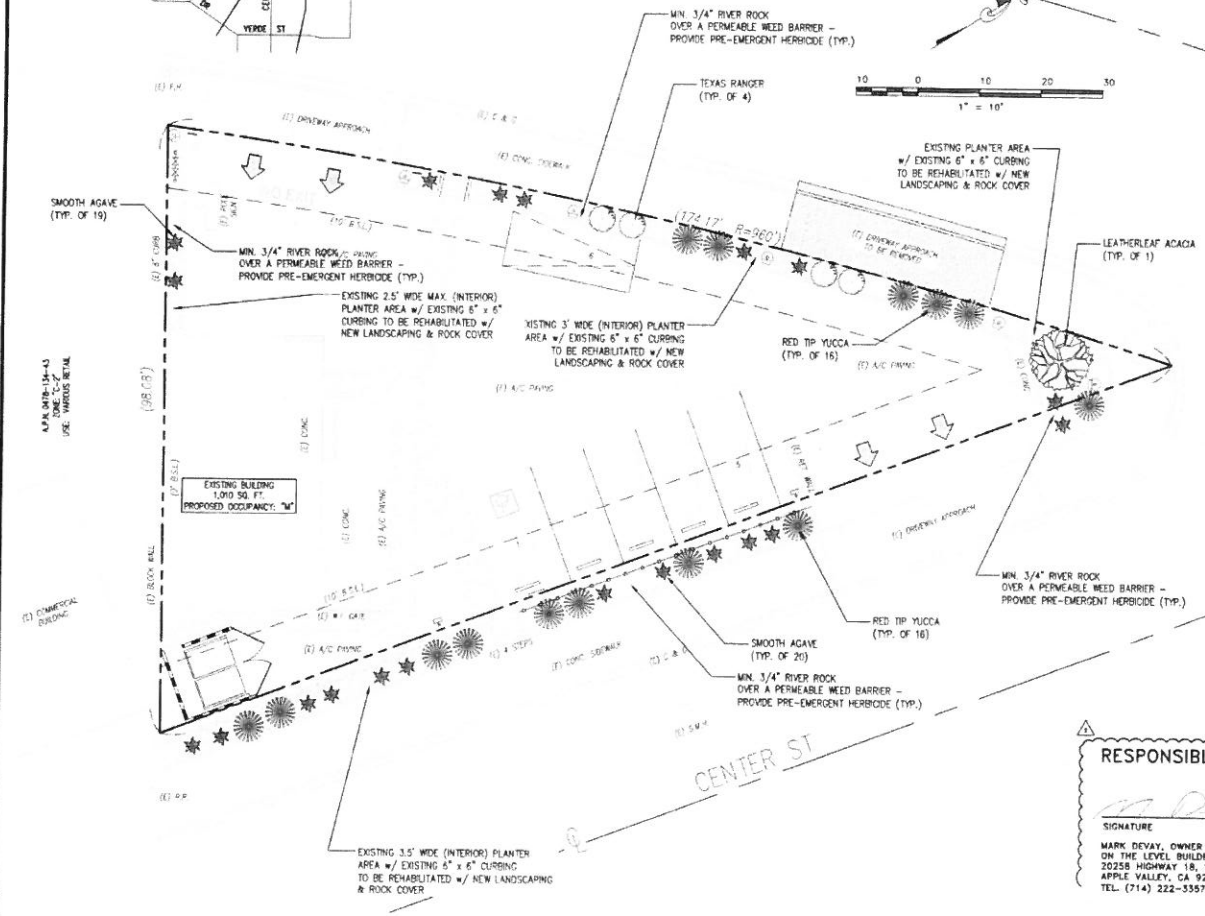
**PLAN NOTE:**

THIS PLAN IS NOT A SURVEY. IF AN APPROVED GRADING PLAN IS REQUIRED FOR THE CONSTRUCTION OF ON-SITE AND OFF-SITE IMPROVEMENTS, AND THERE ARE DISCREPANCIES BETWEEN THIS SITE PLAN AND THE APPROVED GRADING PLAN, THEN THE APPROVED GRADING PLAN WILL TAKE PRECEDENCE.

**SITE PLAN**

SHEET NO.  
 2  
 OF 6

VICINITY MAP  
N.T.S.



LANDSCAPING LEGEND / PLANTING SCHEDULE

| SYMBOL                      | COMMON NAME<br>Genus / species   | HEIGHT | WIDTH | COVERAGE | GALLONS | QTY. |
|-----------------------------|--|--------|-------|----------|---------|------|
| <b>TREES</b>                |  |        |       |          |         |      |
|                             | LEATHERLEAF ACACIA<br><i>Acacia formosana</i>  | 10'    | 8'    | 50'      | 15      | 1    |
| <b>SHRUBS &amp; ACCENTS</b> |  |        |       |          |         |      |
|                             | TEXAS RANGER (COMPACT)<br><i>Leucophyllum frutescens</i>   | 3'     | 4'    | 13'      | 5       | 4    |
|                             | RED TIP YUCCA<br><i>Hesperaloe parviflora</i>  | 3'     | 5'    | 20'      | 5       | 12   |
|                             | SMOOTH AGAVE<br><i>Agave desertiana</i>  | 3'     | 3'    | 7'       | 5       | 20   |
| <b>GROUND COVERING</b>      |  |        |       |          |         |      |
|                             | MIN. 3/4" RIVER ROCK (VARIOUS COLORS AS INDICATED PER PHOTO) OVER A PERMEABLE WEED BARRIER - NO PLASTIC. PROVIDE PRE-EMERGENT HERBICIDE. |        |       |          |         |      |

SITE LEGEND

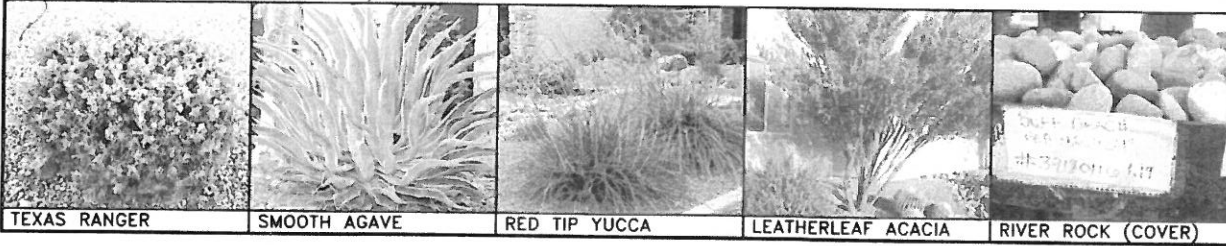
|  |                                      |
|--|--------------------------------------|
|  | PROJECT / SITE BOUNDARY              |
|  | EXISTING STREET CENTERLINE           |
|  | EXISTING BUILDING                    |
|  | EXISTING CONCRETE                    |
|  | EXISTING LIGHTPOLE (TO REMAIN)       |
|  | EXISTING BLOCK WALL / RETAINING WALL |
|  | EXISTING 6" H. W.I. FENCE            |
|  | EXISTING FIRE HYDRANT                |
|  | EXISTING POWER POLE                  |
|  | EXISTING SANITARY SEWER MANHOLE      |
|  | PROPOSED CONCRETE                    |
|  | PROPOSED LANDSCAPING                 |
|  | (7) DENOTES EXISTING                 |

LANDSCAPING PLAN NOTES:

- 1.) ALL LANDSCAPING AREAS SHALL BE PLANTED IN CONFORMANCE WITH SECTION 16-3.24.030 OF THE CITY OF VICTORVILLE DEVELOPMENT CODE.
- 2.) ALL EXPOSED DIRT WITHIN PLANTER AREAS SHALL BE COVERED WITH A MINIMUM OF 3/4" DECORATIVE ROCK OVER A PERMEABLE WEED BARRIER. NOTE: ROCK GROUND COVER SHALL NOT EXCEED 25% OF THE TOTAL FOR ANY LANDSCAPED AREA.
- 3.) ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A NEAT, CLEAN, ORDERLY & 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 LANDSCAPE AREAS SHALL BE PROVIDED WITH A SUITABLE WATERING SYSTEM.
- 4.) ANY DISCREPANCY BETWEEN THE MAXIMUM SPACING CRITERIA AND THE NUMBER OF PLANTS SHOWN ON THIS LANDSCAPING PLAN SHALL RESULT IN THE SPACING CRITERIA SUPERSEDING ANY OTHER INFORMATION SHOWN ON THIS LANDSCAPING PLAN.
- 5.) SUBCONTRACTOR UNDERSTANDS AND AGREES TO PROVIDE AN OPERATING AND MAINTENANCE MANUAL DETAILING THE OPERATION AND MAINTENANCE, INSTRUCTION, AND WARRANTIES FOR LANDSCAPE IRRIGATION SYSTEM. THESE ITEMS TO BE PROVIDED TO OWNER AND SUBSEQUENTLY TO INSPECTOR PRIOR TO FINAL INSPECTION.
- 6.) TREES ARE REQUIRED TO BE 15 GALLON IN SIZE (AS SPECIFIED) AND 25% OF TREES SHALL BE 24-INCH BOX SIZE.
- 7.) FIVE SHRUBS PER EVERY 100 SQUARE FEET OF LANDSCAPING IS REQUIRED.  
TOTAL ON-SITE LANDSCAPING = 583 SQ. FT. + TOTAL OFF-SITE LANDSCAPING = 375 SQ. FT. = 958 SQ. FT. / 100 = 9 TOTAL SHRUBS REQUIRED (39 TOTAL SHRUBS PROVIDED).
- 8.) ONE 24-INCH BOX TREE PER EIGHT PARKING SPACES SHALL BE PROVIDED.
- 9.) MAX. GROUND COVER SPACING SHALL BE 18 INCHES ON CENTER.
- 10.) MAX. 1 GALLON PLANTS SPACING SHALL BE 3 FEET ON CENTER.
- 11.) MAX. 5 GALLON PLANTS SPACING SHALL BE 5 FEET ON CENTER.

RESPONSIBLE DESIGNER:

MARK DEVAY, OWNER  
ON THE LEVEL BUILDERS, INC.  
20258 HIGHWAY 18, STE. 430-454  
APPLE VALLEY, CA 92307  
TEL. (714) 222-3357



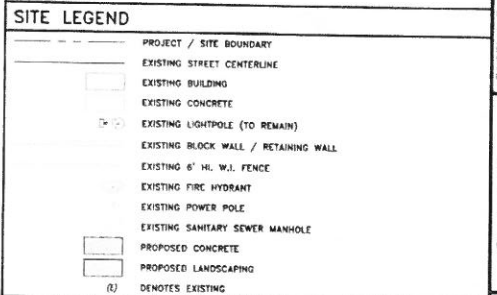
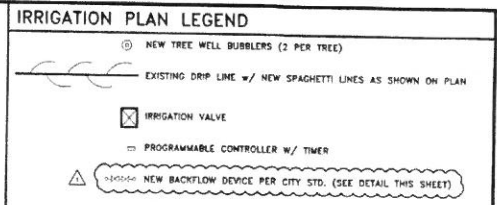
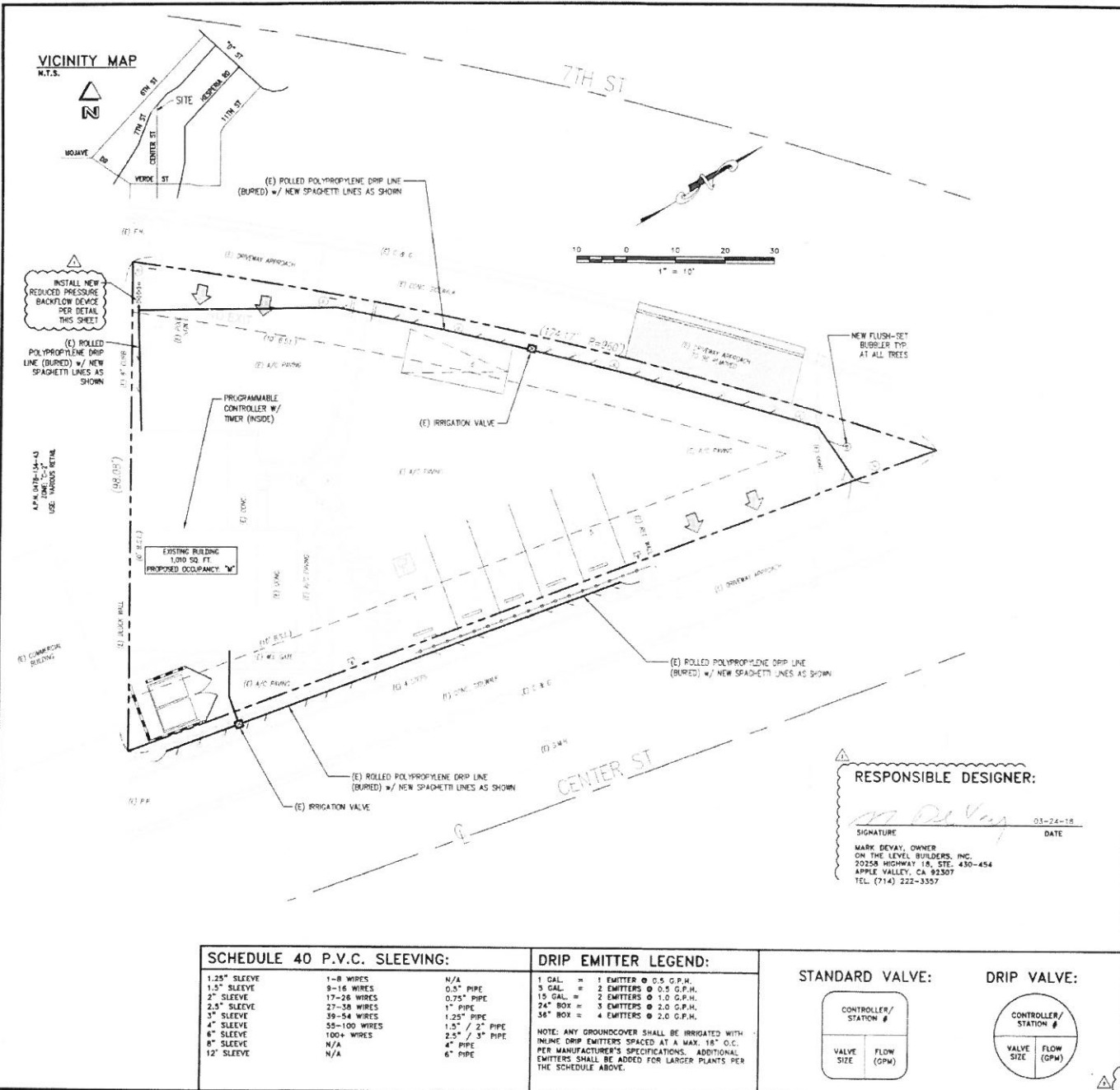
PLAN NOTE:

ANY DISCREPANCY BETWEEN THE MAXIMUM SPACING CRITERIA AND THE NUMBER OF PLANTS SHOWN ON THIS LANDSCAPING PLAN SHALL RESULT IN THE SPACING CRITERIA SUPERSEDING ANY OTHER INFORMATION SHOWN ON THIS LANDSCAPING PLAN.

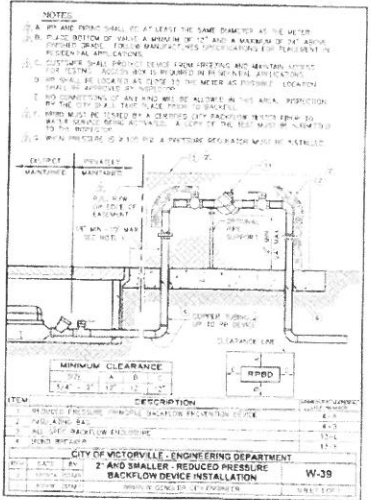
PLEASE REFER TO THE 2016 CALIFORNIA ENERGY CODE, TITLE 24, PART 9.4 FOR THE DESIGN

CALIFORNIA BATTERIES, INC. | O.T.I.

ISB/PM PLANNING & DESIGN CHECKED SCALE: LANC



- ### IRRIGATION PLAN NOTES:
1. IRRIGATION SYSTEM SHALL COMPLY WITH 2016 C.C.C., SECTION 5.304.
  2. LANDSCAPE CONTRACTOR SHALL COORDINATE ELECTRICAL CONNECTION w/ ELECTRICAL CONTRACTOR.
  3. NO LOW HEAD DRAINAGE OR OVERSPRAY SHALL BE ALLOWED. CONTRACTOR SHALL USE CHECK VALVES WHERE NECESSARY FOR PREVENTION.
  4. A CONTROLLER CHART SHALL BE LABELED ON-SITE BY THE INSTALLING LANDSCAPE CONTRACTOR TO LIST VALVE NUMBERS AND DESCRIBE AREA CONTROLLED BY VALVE.
  5. ANY GROUNDCOVER SHALL BE IRRIGATED WITH INLINE DRIP EMITTERS SPACED AT A MAX. 18" O.C. PER MANUFACTURER'S SPECIFICATIONS. ADDITIONAL EMITTERS SHALL BE ADDED FOR LARGER PLANTS PER SCHEDULE ON THIS SHEET.
  6. IRRIGATION PLAN IS DIAGRAMMATIC AND SHALL COMPLY WITH 2016 C.C.C., SEC. 5.304. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL LINES, VALVES, HEADS OR OTHER EQUIPMENT WHEN IT IS CLEAR THAT FIELD OBSTRUCTIONS EXIST.
  7. IF EXISTING IRRIGATION LINES ARE NOT IN WORKING CONDITION, RELOCATION MAY BE NECESSARY AS WELL AS INSTALLING ADDITIONAL LINES.



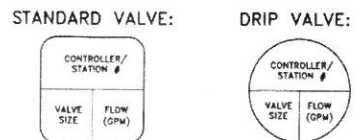
#### SCHEDULE 40 P.V.C. SLEEVING:

|              |              |                |
|--------------|--------------|----------------|
| 1.25" SLEEVE | 1-8 WIRES    | N/A            |
| 1.5" SLEEVE  | 9-16 WIRES   | 0.5" PIPE      |
| 2" SLEEVE    | 17-26 WIRES  | 0.75" PIPE     |
| 2.5" SLEEVE  | 27-38 WIRES  | 1" PIPE        |
| 3" SLEEVE    | 39-54 WIRES  | 1.25" PIPE     |
| 4" SLEEVE    | 55-100 WIRES | 1.5" / 2" PIPE |
| 6" SLEEVE    | 100+ WIRES   | 2.5" / 3" PIPE |
| 8" SLEEVE    | N/A          | 4" PIPE        |
| 12" SLEEVE   | N/A          | 6" PIPE        |

#### DRIP EMITTER LEGEND:

|                                   |
|-----------------------------------|
| 1 GAL. = 1 EMITTER @ 0.5 G.P.H.   |
| 3 GAL. = 2 EMITTERS @ 0.5 G.P.H.  |
| 10 GAL. = 2 EMITTERS @ 1.0 G.P.H. |
| 24" BOX = 3 EMITTERS @ 2.0 G.P.H. |
| 56" BOX = 4 EMITTERS @ 2.0 G.P.H. |

NOTE: ANY GROUNDCOVER SHALL BE IRRIGATED WITH INLINE DRIP EMITTERS SPACED AT A MAX. 18" O.C. PER MANUFACTURER'S SPECIFICATIONS. ADDITIONAL EMITTERS SHALL BE ADDED FOR LARGER PLANTS PER THE SCHEDULE ABOVE.



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PLANS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING THE 2019 CALIFORNIA PLUMBING CODE (C.P.C.), THE 2019 CALIFORNIA ELECTRICAL CODE (C.E.C.), THE 2019 CALIFORNIA FIRE CODE (C.F.C.), THE 2019 CALIFORNIA BUILDING CODE (C.B.C.) & THE CITY OF VICTORVILLE DEVELOPMENT CODE.

**O.T.L. BUILDERS, INC.**  
20258 MIDWAY 18, STE. 430-454  
APPLE VALLEY, CA 92307  
TEL: (714) 222-3357

**CALIFORNIA BATTERIES, INC.**  
15393 7TH STREET, VICTORVILLE, CA 92395  
A.P.N. 0478-134-39

|                        |           |
|------------------------|-----------|
| ISSUE REVISION:        | DATE:     |
| PLANNING / SCHEDULE:   | FEB. 2017 |
| DESIGN REVISION:       | DEC. 2017 |
| CONSTRUCTION REVISION: | MAR. 2018 |

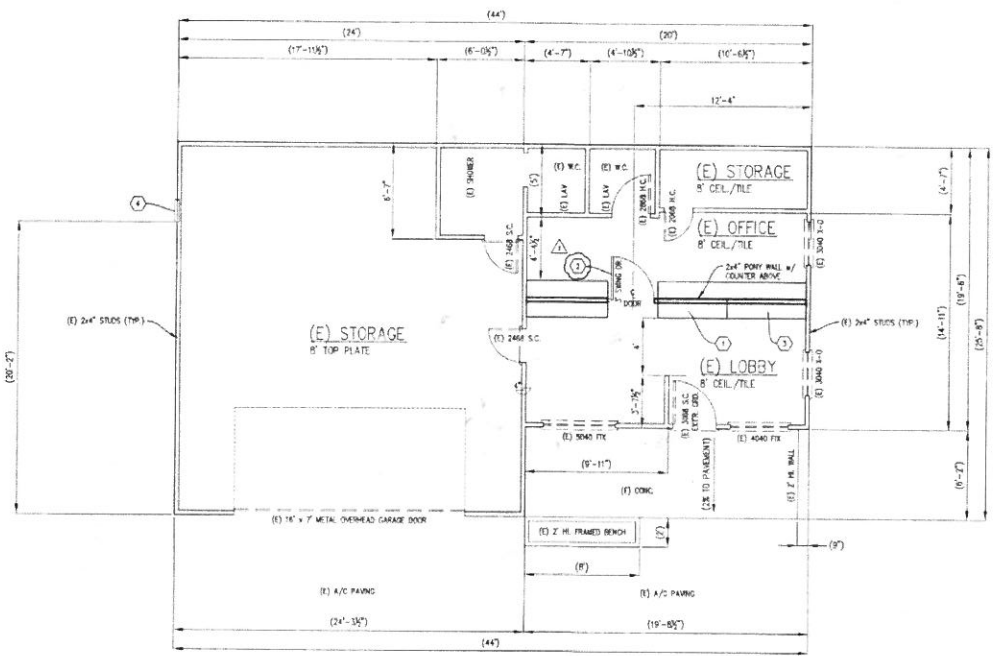
DRAWN BY: O.T.L.  
CHECKED BY: O.T.L.  
SCALE: 1" = 10'

**IRRIGATION PLAN**

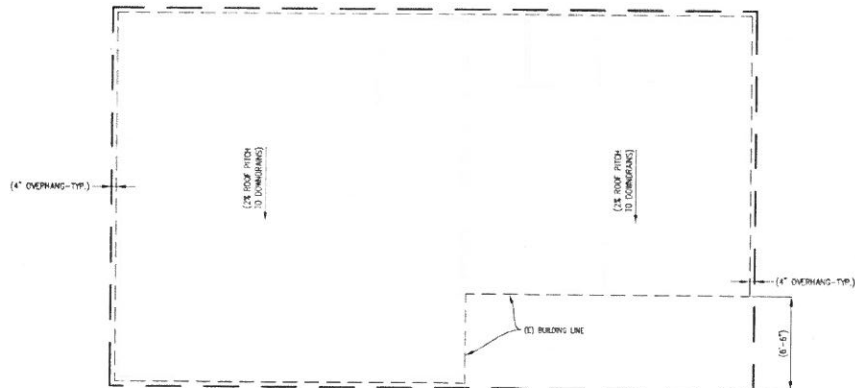
SHEET NO. 4 OF 6

1 REDUCED PRESSURE BACKFLOW DEVICE





**FLOOR PLAN**  
EXISTING, WITH IMPROVEMENTS



**ROOF PLAN**  
EXISTING, NO IMPROVEMENTS

**FLOOR PLAN HEX NOTES**

| NO. | DESCRIPTION   |
|-----|---|
| 1   | INSTALL NEW SALES/SERVICE COUNTER IN LOBBY (LOCATION SHOWN IS APPROX.)                          |
| 2   | 3'-0" SWING DOOR AT COUNTER. DOOR SHALL SWING BOTH WAYS AND SHALL NOT HAVE ANY LATCHING DEVICE. |
| 3   | 50-54" A.F.F. A.D.A. SALES/SERVICE COUNTER (LOCATION SHOWN IS APPROXIMATE).                     |
| 4   | EXISTING 200 AMP ELECTRICAL PANEL.  |

**FLOOR PLAN NOTES:**

- FLOOR PLAN SHOWN IS EXISTING, WITH EXCEPTION OF SALES/SERVICE COUNTER IMPROVEMENTS SHOWN.
- SIZE & LOCATION OF PROPOSED SALES/SERVICE COUNTERTOP, FLIP-UP COUNTERTOP, AND A.D.A. SALES/SERVICE COUNTER ARE APPROXIMATE.

**ROOF PLAN NOTES:**

- ROOF PLAN SHOWN IS EXISTING. NO IMPROVEMENTS ARE PROPOSED.
- ALL EXISTING ROOF SIGNS, IF ANY, SHALL BE REMOVED.

**PLEASE NOTE:**

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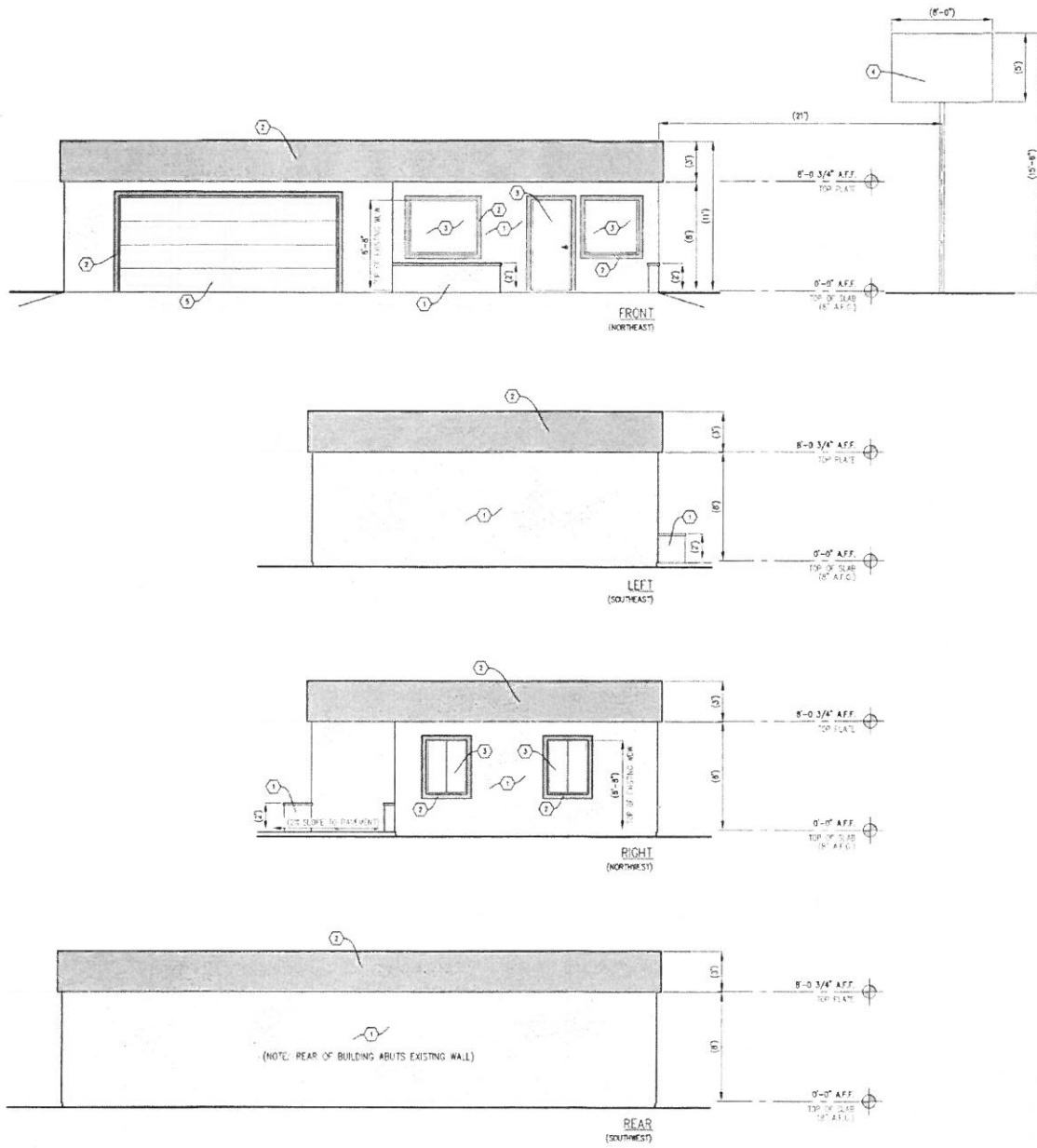
**O.T.L. BUILDERS, INC.**  
20256 HIGHWAY 18, STE. 430-454  
APPLE VALLEY, CA 92307  
TEL (714) 222-3357 LIC. #77863

**CALIFORNIA BATTERIES, INC.**  
15393 7TH STREET, VICTORVILLE, CA 92395  
A.P.N. 0478-134-39

**RESPONSIBLE DESIGNER:**  
*Mark Devay* 03-24-18  
SIGNATURE DATE  
MARK DEVAY, OWNER  
ON THE LEVEL BUILDERS, INC.  
20256 HIGHWAY 18, STE. 430-454  
APPLE VALLEY, CA 92307  
TEL (714) 222-3357

|                  |              |
|------------------|--------------|
| DATE             | 03-24-18     |
| PLANNING PERMITS | DEC. 2017    |
| BASE REVISIONS   | DEC. 2017    |
| MARK REVISIONS   | MAR. 2018    |
| DRAWN BY         | O.T.L.       |
| CHECKED BY       | O.T.L.       |
| SCALE            | 1/4" = 1'-0" |

**FLOOR PLAN & ROOF PLAN**  
SHEET NO. **5**  
OF 6



**EXTERIOR ELEVATIONS HEX NOTES**

| NO. | DESCRIPTION   |
|-----|---|
| 1   | REPAIR / REPAINT EXISTING STUCCO (WHITE) AS NECESSARY - VERIFY w/ OWNER.                          |
| 2   | PAIN EXISTING STUCCO ON ROOF & 4" (TYP.) DOOR & WINDOW WOOD TRIM - GREEN COLOR - OWNER TO SELECT. |
| 3   | ALL EXTERIOR SECURITY BARS (IF ANY) SHALL BE REMOVED FROM EXISTING WINDOWS & DOORS.               |
| 4   | MODIFY EXISTING DOUBLE-SIDED POLE SIGN GRAPHICS.  |
| 5   | EXISTING 16' x 7' METAL OVERHEAD GARAGE DOOR.   |

**EXTERIOR ELEVATIONS NOTES:**

- 1.) ANY EXISTING ROOF SIGNS SHALL BE REMOVED.
- 2.) ANY EXISTING EXTERIOR WINDOW / DOOR SECURITY BARS SHALL BE REMOVED.
- 3.) ANY EXISTING WIRES STRUNG BETWEEN EXISTING LIGHT STANDARDS AND THE EXISTING BUILDING SHALL BE REMOVED.
- 4.) THE EXISTING DOUBLE-SIDED POLE SIGN GRAPHICS SHALL BE REDESIGNED BY REPLACING THE EXISTING GRAPHICS (BOTH SIDES) WITH APPROVED ROUTE 66 THEMED GRAPHICS. THE GRAPHICS CHOSEN MUST BE A ROUTE 66 DESIGN AND BE APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO PERMIT ISSUANCE.

**NOTE:**

ELEVATIONS SHOWN ARE FOR EXISTING STRUCTURE. ONLY THE COSMETIC IMPROVEMENTS INDICATED ARE PROPOSED. NO STRUCTURAL IMPROVEMENTS ARE PROPOSED. ( ) DENOTES EXISTING.

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PLANS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING THE 2019 C.B.C., 2019 C.R.C., 2019 C.C.C., 2019 C.E.C., 2019 C.E.P.C., 2019 C.E.S.C., 2019 C.E.T.C., 2019 C.E.U.C., 2019 C.E.V.C., 2019 C.E.W.C., 2019 C.E.X.C., 2019 C.E.Y.C., 2019 C.E.Z.C., 2019 C.E.A.C., 2019 C.E.B.C., 2019 C.E.C.C., 2019 C.E.D.C., 2019 C.E.E.C., 2019 C.E.F.C., 2019 C.E.G.C., 2019 C.E.H.C., 2019 C.E.I.C., 2019 C.E.J.C., 2019 C.E.K.C., 2019 C.E.L.C., 2019 C.E.M.C., 2019 C.E.N.C., 2019 C.E.O.C., 2019 C.E.P.C., 2019 C.E.Q.C., 2019 C.E.R.C., 2019 C.E.S.C., 2019 C.E.T.C., 2019 C.E.U.C., 2019 C.E.V.C., 2019 C.E.W.C., 2019 C.E.X.C., 2019 C.E.Y.C., 2019 C.E.Z.C.

**O.T.L. BUILDERS, INC.**  
 2025E HIGHWAY 18, STE. 430-454  
 APPLE VALLEY, CA 92307  
 TEL: (714) 222-5357 FAX: (714) 222-5357

**CALIFORNIA BATTERIES, INC.**  
 15393 7TH STREET, VICTORVILLE, CA 92395  
 A.P.N. 0478-134-39

**RESPONSIBLE DESIGNER:**  
 [Signature] 02-24-18  
 SIGNATURE DATE  
 MARK DEWAY, OWNER  
 ON THE LEVEL BUILDERS, INC.  
 2025E HIGHWAY 18, STE. 430-454  
 APPLE VALLEY, CA 92307  
 TEL. (714) 222-5357

|                                |       |
|--------------------------------|-------|
| FILED IN:                      | FILED |
| PLANNING SUBMITTAL (FEB. 2017) |       |
| PLANS REVISIONS (MAY 2017)     |       |
|                                |       |
|                                |       |
| DRAWN BY: O.T.L.               |       |
| CHECKED BY: O.T.L.             |       |
| SCALE: 1/4"=1'-0"              |       |

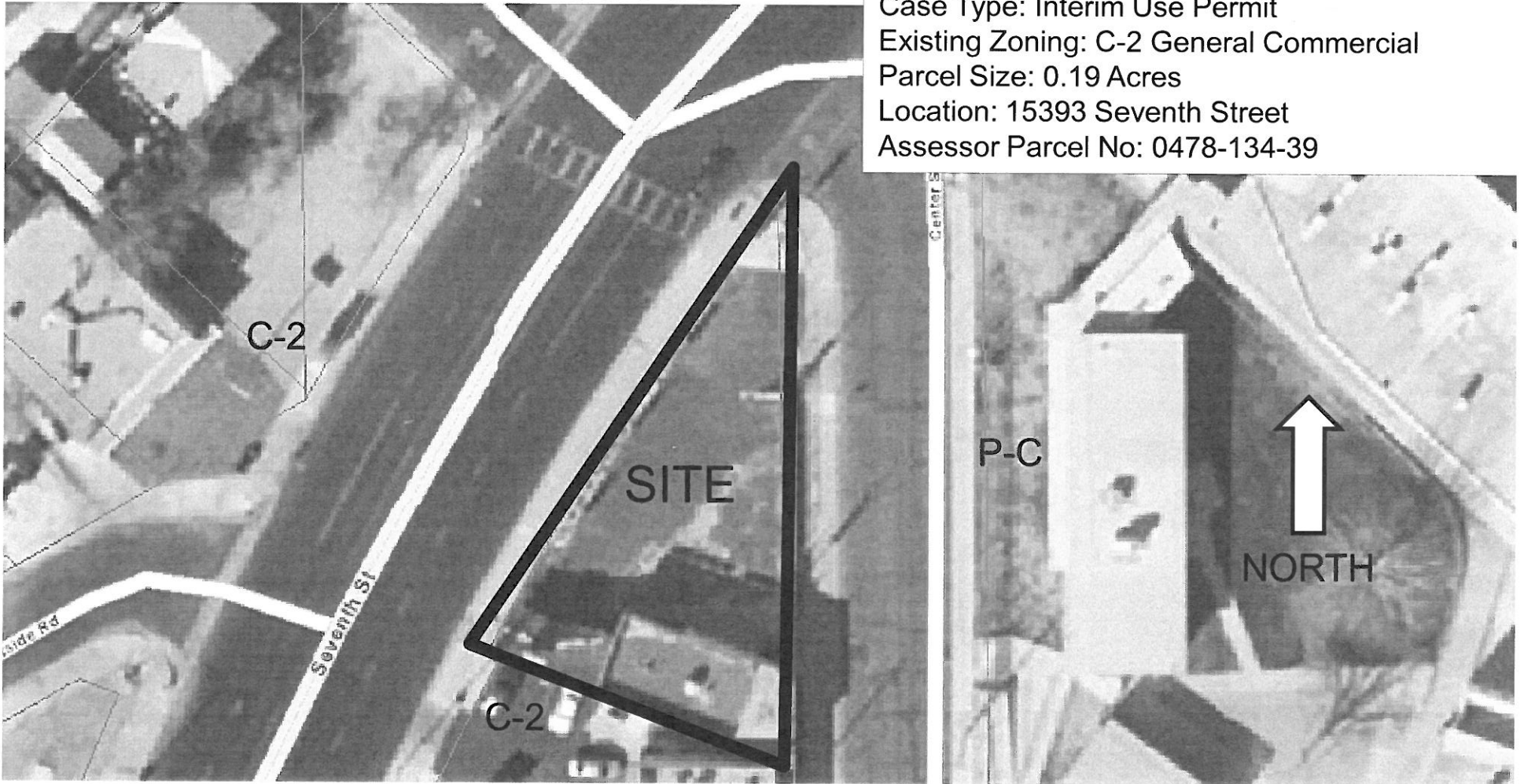
**EXTERIOR ELEVATIONS**

SHEET NO.  
 0  
 OF 6

# ATTACHMENT 'B'

# CASE: ADMN20-00009

Case Type: Interim Use Permit  
Existing Zoning: C-2 General Commercial  
Parcel Size: 0.19 Acres  
Location: 15393 Seventh Street  
Assessor Parcel No: 0478-134-39



# NEW BUSINESS

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# ZONING ADMINISTRATOR STAFF REPORT

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**DATE:** FEBRUARY 19, 2020

**New Business Item**

**SUBJECT:** ADOPTION OF ZONING ADMINISTRATOR RULES

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As required by Victorville Municipal Code Section 16-1.02.040(c), the Zoning Administrator shall adopt rules and procedures governing the business, conduct and actions of the Zoning Administrator meetings. Attached for review and adoption consideration are the Zoning Administrator meeting rules.

## **VICTORVILLE ZONING ADMINISTRATOR RULES**

### **Section 1. RULES ADOPTED; AMENDMENTS AND REVISIONS**

This constitutes the body of rules by the Zoning Administrator adopted as required by VMC Section 16-1.02.040(C) ("Rules"). These Rules may be amended or revised by the Zoning Administrator when notice is provided of the amendment.

### **Section 2. ZONING ADMINISTRATOR SELECTION**

The Zoning Administrator shall be appointed by the City Manager.

### **Section 3. PRESIDING ADMINISTRATOR; PRIVILEGES**

- (1) The Administrator will be the Presiding Officer at all Zoning Administrator meetings. In the absence of the Administrator, a temporary Presiding Officer may fulfill his/her duties.
- (2) The Presiding Officer shall exercise all privileges, including opening and closing the meeting and taking action on these applications identified in Section 16-2.05.010 of the Municipal Code.

### **Section 4. MEETINGS: DATES, CANCELLATION, AND NOTICES**

- (1) The Zoning Administrator hereby establishes regular meetings on the first and third Wednesday of each month at 10:00 a.m. These meetings are open to the public in accordance with the Brown Act (*Gov. Code § 54950 et seq.*).
- (2) All meetings shall be held in the City Hall Conference Room A unless otherwise determined by the Administrator. Any other places of meeting shall be shown in the notice and agenda of the meeting. In the event that a Zoning Administrator meeting falls on a holiday, the meeting shall be held at the same time on the next succeeding Wednesday which is not a holiday.
- (3) Any meeting of the Zoning Administrator may be cancelled in advance, provided no public hearings have been scheduled. The Administrator may cancel a meeting with a posted notice in the case of an emergency (e.g. natural disaster, etc.).
- (4) Notice for all meetings shall contain the date, time, location, and an agenda describing each item of Zoning Administrator business to be conducted. Notices shall be given at the times and in the manner specified by the Brown Act and applicable State Laws.

### **Section 5. AGENDA**

- (1) An agenda shall be prepared for each meeting by the Recording Secretary in accordance with these Rules and as required by the Brown Act. No later than the fourth day preceding any regular meeting, and in all cases as early as possible, the recording secretary shall transmit the agenda and all staff reports and supporting materials to the Zoning Administrator and other persons required by applicable law. The Recording Secretary shall also post the agenda for each meeting of the Zoning Administrator in a location that is freely accessible to members of the public, and shall post the agenda and make it available on the City of Victorville website as soon as it is distributed, no later than seventy-two (72) hours in advance of the meeting.



- (2) In the case of a special meeting, the Recording Secretary shall cause the agenda, and Agenda Packet if it is available, to be posted at least twenty-four (24) hours in advance of said meeting in a location that is freely accessible to members of the public, and on the City of Victorville website.
- (3) Items can be placed on a Zoning Administrator agenda by: the Recording Secretary or the Zoning Administrator per Section 16-2.05.010 of the Municipal Code.

#### **Section 6. ORDER OF PROCEEDINGS; PUBLIC HEARINGS**

- (1) The Order of Proceedings of all meetings shall be as follows, subject to modification at any given meeting at the discretion of the Administrator:
  1. Call to Order
  2. Continued Public Hearings
  3. Public Hearings
  4. New Business Items
  5. Public Comments
  6. Adjournment
- (2) Public Hearings should be conducted on the following schedule:
  1. Administrator Discloses any Ex Parte contacts
  2. Administrator presentation of application facts
  3. Administrator opens Public Hearing
  4. Questions of Administrator to applicant
  5. Public testimony taken
  6. Administrator closes Public Hearing
  7. Administrator takes action
- (3) Public Hearings may be continued.

#### **Section 7. PUBLIC: RULES FOR PARTICIPATION AND DECORUM**

- (1) As required by the Brown Act, the Zoning Administrator shall provide an opportunity to members of the public to address the Administrator on any item not listed on the agenda.
- (2) Each person wishing to speak shall:
  - (a.) Direct all questions to the Zoning Administrator, unless the Administrator expressly permits otherwise; and
  - (b.) Avoid indecorous language and gestures.
- (3) With the exception of applicants addressing the Administrator during a public hearing, each speaker shall limit his/her remarks to three (3) minutes.
- (4) Persons attending meetings of the Zoning Administrator should observe these Rules and the procedures of the Commission to preserve decorum. No person in the audience shall engage in disorderly or boisterous conduct, including the utterance of loud, threatening, or abusive language, whistling, stamping of feet, excessive clapping, or other acts which disturb, disrupt, or otherwise impede the conduct of any Administrator meeting.

- (5) Any member of the public who engages in behavior that disrupts the orderly conduct of the Zoning Administrator meeting may, at the discretion of the Administrator, be ejected from the meeting.
- (6) If a member of the public creates a significant physical disruption of the meeting or acts in a threatening manner toward another member of the public, Staff, or the Administrator, law enforcement personnel should be called by the staff or Administrator to remove the individual from the premises.

PASSED, APPROVED, AND ADOPTED this 19<sup>th</sup> day of February 2020.

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SCOTT WEBB  
ZONING ADMINISTRATOR

ATTEST:

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KAREM OSTROM  
RECORDING SECRETARY

# 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