

REGULAR MEETING OF THE ZONING
ADMINISTRATOR OF THE CITY OF VICTORVILLE

OCTOBER 21, 2020
10:00AM

ZOOM INFORMATION

MEETING LINK: <https://victorvilleca-gov.zoom.us/j/93578791443>

MEETING ID: 991 1554 7332

PASSCODE : VV123

CALL IN NUMBER : (669) 900 9128

Notice to the Public: This meeting is being held in accordance with the Brown Act that is currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, and the Governor's Executive Order N-29-20 issued on March 17, 2020. To minimize the spread of COVID-19, City Conference Rooms are closed to the public. This meeting will be available via Zoom and can be accessed through the following link <https://victorvilleca-gov.zoom.us/j/93578791443> or by phone (669)900-9128. **Meeting ID: 991 1554 7332 and Passcode: VV123**

To provide public comments during Zoom, click "Raise Hand" and you will be advised to speak and be unmuted. If you would like your comments to be read during the meeting, please email planning@victorvilleca.gov no later than October 20 at 3:00 p.m. Include the agenda item number in your subject line; if your comment doesn't pertain to an item, indicate "general public comment" in the subject line.

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 CONDITIONAL USE PERMIT - ADMN20-00077 – K & M AUTO SALES**

ENVIRONMENTAL – CONSIDERATION OF AN ENVIRONMENTAL EXEMPTION

PROJECT – A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR A USED CAR DEALERSHIP WITH A MAXIMUM OF TWO DISPLAY SPACES ON A PROPERTY ZONED C-1 NEIGHBORHOOD SERVICE COMMERCIAL

LOCATION – 16137 GREEN TREE BLVD. UNIT #10

ATTACHMENT - A. SITE PLAN
 B. AERIAL IMAGE

PUBLIC COMMENTS

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ZONING ADMINISTRATOR STAFF REPORT

DATE: OCTOBER 21, 2020

AGENDA NO. 1

CASE: ADMN20-00077

SUBJECT: A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR A USED CAR DEALERSHIP WITH A MAXIMUM OF TWO DISPLAY SPACES ON A PROPERTY ZONED C-1 NEIGHBORHOOD SERVICE COMMERCIAL

APPLICANT: K & M AUTO SALES

LOCATION: 16137 GREEN TREE BLVD UNIT #10

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 Conditional Use Permit** – Approve case ADMN20-00077 subject to the recommended conditions.

II. SUMMARY:

The applicant is requesting approval of this Minor Conditional Use Permit in order to allow for a small used automobile sales business at an existing multi-tenant commercial site called Taylor Plaza on Greentree Boulevard. The suite is located near the east end of the building, which includes various commercial uses. The applicant proposes to display two vehicles per the Department of Motor Vehicle (DMV) requirements at designated display parking spaces on the site. The site is in good condition and Staff supports the proposal.

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 office uses have previously occupied the suite, and used car sales are conditionally permitted in the underlying C-1 District, Staff finds that this exemption is applicable to this proposal.

2. Minor Conditional Use Permit.

Business Operations

- The applicant did not submit in depth information regarding the use, therefore it is assumed the used auto sales business will operate Monday through Friday during standard business hours and on weekends or possibly after hours by appointment. The DMV requires two marked parking stalls for this type of DMV license and the applicant may have up to two automobiles on display at any one time at pre-designated stalls. Automobiles may only be reconditioned off-site and no work will be performed on-site, including car washing. Additionally, since the business owner shows a Victorville home address, the owner will be prohibited from storing cars at home.

Parking

- The site contains 77 parking spaces and the subject suite, at 750 square feet, is allocated four of those parking stalls. For the low volume use, including two display spaces, Staff see no issues regarding parking for the proposed use. Additionally, although the proposed display stalls are located away from the subject suite, they are also located away from the building and would not impact customer parking for the other uses. Further, because the two requisite marked parking stalls will be used for display, with one additional stall for the business owner and one stall for a customer, the use will be limited for a maximum of two display vehicles on-site at any time.

Site Condition

- The site is well maintained and does not need Title 16 upgrades. Although the trash enclosure does not contain a roof, it does have metal screening gates and Staff is not requiring any modifications at this time for this negligible proposed use.

Signage

- The DMV requires the business to have a minimum 2ft X 2ft sign posted. If the sign above the suite is not large enough, the applicant may utilize a space within the front monument sign to meet this requirement. Additionally, both stalls shall be marked for display vehicles only.

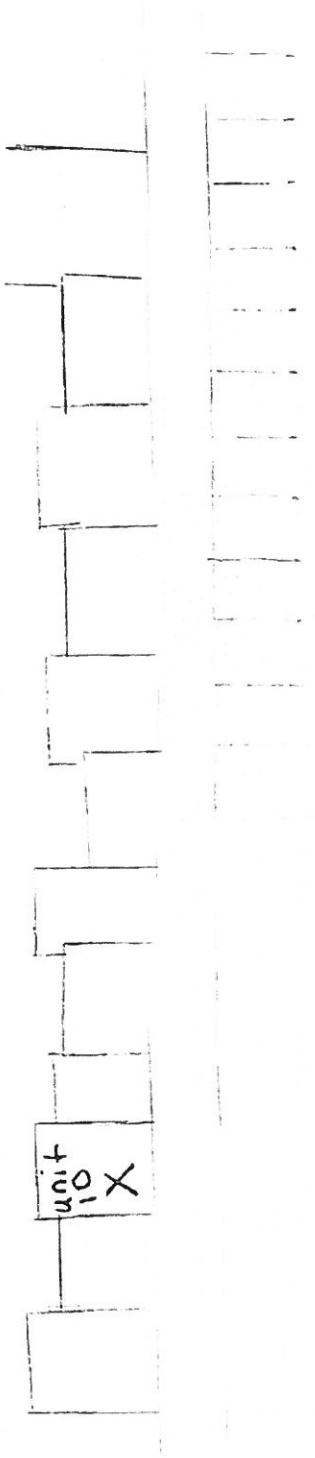
Required Findings

- 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 C-1 (Neighborhood Service) zoning of the property conditionally permits used car facilities. 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.*

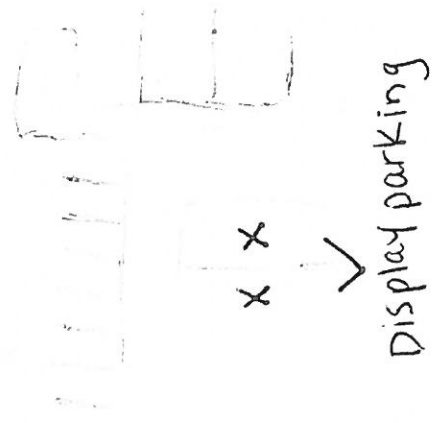
CONDITIONS OF APPROVAL
ADMN20-00077
October 21, 2020

Planning Conditions:

1. This approval shall be valid for a used automobile sales business at 16137 Green Tree Blvd, unit #10 with a maximum of two signed, pre-designated parking stalls.
2. Any expansion of the 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 expansion.
3. 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 shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
4. There shall be no work performed on the automobiles on the site, including detailing or washing of the used automobiles.
5. The applicant may not park the used automobiles associated with the business at the business owners residence located within Victorville.
6. The two required marked stalls for automobile display shall be located at the location identified on the site plan submitted with this application.
7. A maximum of two display vehicles are allowed on-site.
8. All proposed signs, including any freestanding signage, shall comply with Title 16. The applicant shall be required to submit a sign package for review and must gain approval by the Planning Commission prior to approval of any signage proposed which is inconsistent with Title 16. Painted and off-site signs are prohibited and all signs shall be subject to Planning Staff review and approval prior to obtaining a sign permit.
9. All proposed temporary signage shall comply with Title 16. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the suite they serve in accordance with an approved Temporary Sign Permit. Flags or other off-site signage is prohibited within multi-tenant developments.
10. 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.

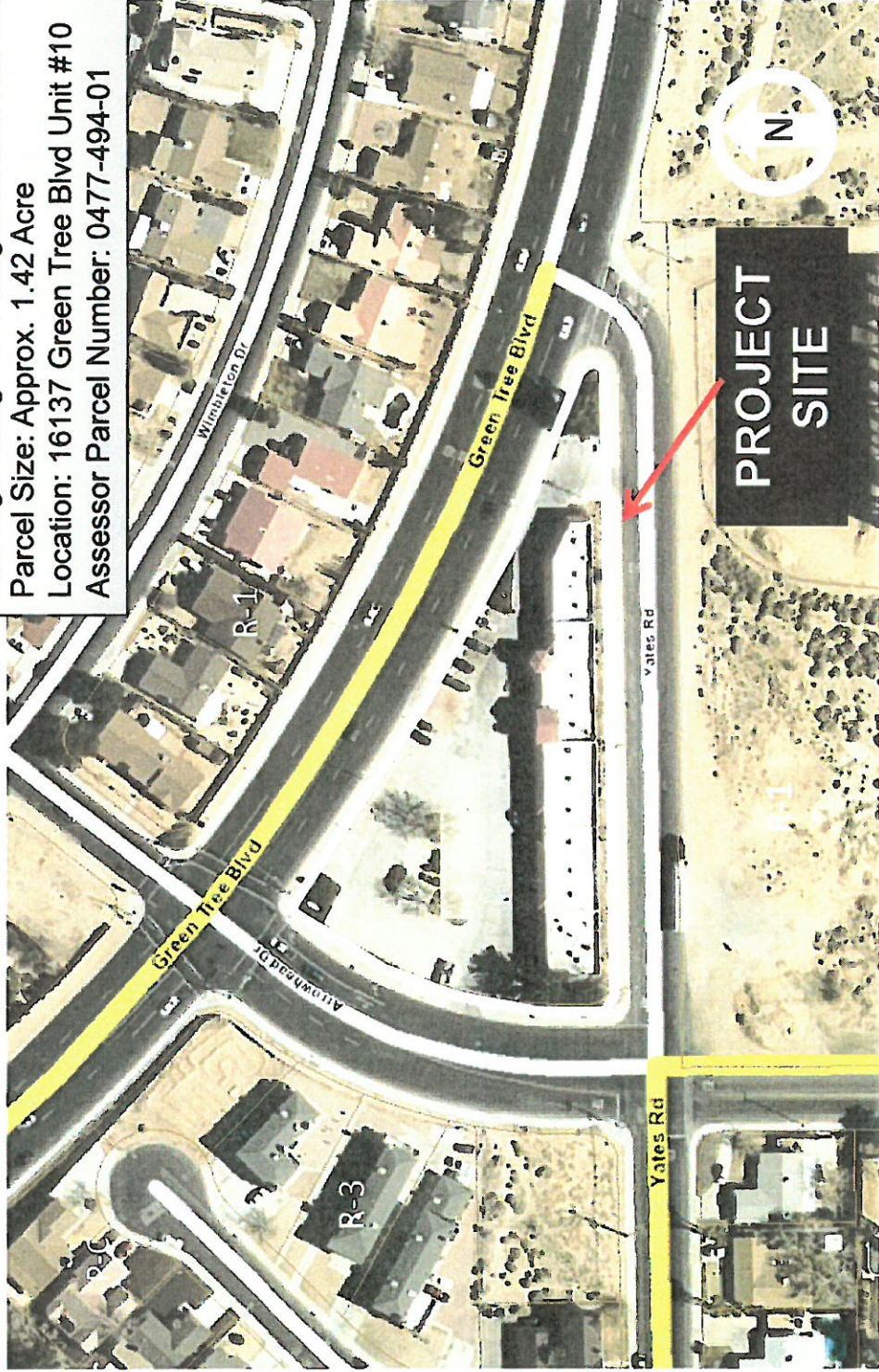


12 units
 13,000 sqf. total
 unit 10 - 750 sqf.
 77 parking stalls



CASE: ADMN20-00077

Case Type: Minor Conditional Use Permit
Existing Zoning: C-1 Neighborhood Retail/Service
Parcel Size: Approx. 1.42 Acre
Location: 16137 Green Tree Blvd Unit #10
Assessor Parcel Number: 0477-494-01



PUBLIC HEARINGS

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SUBJECT: PUBLIC COMMENTS ON PLANNING MATTERS

In compliance with the Brown Act, it is necessary for the Zoning Administrator to make available time for members of the public to address the Zoning Administrator on items of interest that fall within the Zoning Administrator's subject matter jurisdiction.

SW:rc

