

REGULAR MEETING OF THE ZONING
ADMINISTRATOR OF THE CITY OF VICTORVILLE

FEBRUARY 3, 2021
10:00AM

ZOOM INFORMATION

MEETING LINK: <http://vv.city/za2032021>

MEETING ID: 934 3411 7757

PASSCODE : W123

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 : <http://vv.city/za2032021> or by phone (669) 900 9128. **Meeting ID: 934 3411 7757 and Passcode W123**

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 February 2, 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 INTERIM USE PERMIT- ADMN20-00086- Victory Christian Center

ENVIRONMENTAL - CONSIDERATION OF AN ENVIRONMENTAL EXEMPTION

PROJECT - A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR CHURCH SERVICES TO BE HELD WITHIN AN EXISTING BUILDING

LOCATION- 12474 COTTONWOOD AVENUE #A

- ATTACHMENT-
- A. SITE PLAN & PROJECT DESCRIPTION
 - B. PREVIOUS TENANT PLANS
 - C. SITE PHOTOS
 - D. AERIAL IMAGE

PUBLIC COMMENTS

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ZONING ADMINISTRATOR STAFF REPORT

DATE: FEBRUARY 3, 2021 **AGENDA NO. 1**

CASE: ADMN20-00086

SUBJECT: A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR CHURCH SERVICES TO BE HELD WITHIN AN EXISTING COMMERCIAL BUILDING

APPLICANT: VICTORY CHRISTIAN CENTER

LOCATION: 12474 COTTONWOOD AVENUE #A

I. STAFF RECOMMENDATION:

Staff recommends that the Zoning Administrator conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

- 1. Environmental Assessment** – Find the project categorically exempt per CEQA Section 15301 – Existing Facilities; and
- 2. Minor Interim Use Permit** – Approve Minor Interim Use Permit case ADMN20-00086 subject to the recommended conditions and find that the proposal meets the requirements of the City Council Policy for Interim Uses (CP-11-05).

II. SUMMARY:

The applicant is requesting approval of this Minor Interim Use Permit in order to allow for a church within a multi-tenant commercial building located at 12474 Cottonwood Avenue, Suite A. The proposed church will utilize an approximately 3,600 sq. ft. of the existing approximately 8,700 sq. ft. building at the rear of the site and will operate Monday – Friday for office use from 9AM-4PM, on Wednesday evenings from 7PM-9PM for bible study, and from 9AM-11AM for Sunday service. The submitted plans indicate a main sanctuary as well as accessory offices, a lobby, and an open area. The site is located within a C-2 (General Commercial) zone district situated between Mariposa Road (main frontage) and Cottonwood Avenue (secondary frontage) with the subject suite located adjacent to Cottonwood Avenue. Assembly uses are not permitted within the underlying C-2 Zone District; however, Staff finds that the proposal is eligible for a Minor Interim Use Permit as the subject location has limited commercial viability given its location at the rear of the site in line with service bays and building maintenance areas along Cottonwood Avenue. As proposed, Staff supports the use at the subject location as discussed in the following Staff Analysis.

III. STAFF ANALYSIS:

1. Environmental Assessment.

California Environmental Quality Act (CEQA) Section 15301 allows a categorical exemption for the permitting of private structures that involve negligible or no expansion of use. Since

the location was developed as multi-tenant commercial building, the proposal does not include any physical expansion, and the applicant seeks to operate during hours similar to other commercial uses in the area, Staff finds that this exemption is applicable to this proposal.

2. Minor Interim Use Permit.

Church Operations

- The proposed church has a congregation of 80 people and includes the following operations:
 - Administrative Office: Monday – Friday from 9AM-4PM (1-3 staff)
 - Bible Study: Wednesday evenings from 7PM-9PM (Approx. 20 attendees)
 - Service: Sundays from 9AM-11AM (2 Services with up to 45 attendees)

In order to provide the applicant the ability to adjust services provided to meet demand, Staff has included Condition 1, which includes the noted operations, as well as the ability for the Zoning Administrator to adjust services provided (e.g. frequency and number of attendees) should they not cause non-conformance with City Council Policy for Interim Uses (CP-11-05).

- Floor plans submitted with the application indicate that the 3,600 sq. ft. of leased area will include offices, a lobby, an open area, and restrooms; all accessory to the approximately 881 sq. ft. assembly area that consists of non-fixed seating. Staff has supplemented the site plan/floor plan provided by the applicant (Attachment A) with the former tenants site plan/floor plan (Attachment B) for clarity and to delineate existing and proposed improvements, which are limited to the demolition of two walls to accommodate the sanctuary area.
- The applicant has not indicated that the church operates any other accessory uses such food/clothing give away, homeless assistance, etc. Since the area consists of primarily commercial uses that may experience negative impacts (e.g. loitering, litter, etc.) if the noted types of accessory uses are permanently allowed on-site, Staff has included Condition 6, requiring any such accessory uses to obtain a Temporary Use Permit. Alternately, the noted uses can be performed at an off-site location and in conformance with all Development Code standards.

Parking

- Staff visits to the site confirmed 72 total parking spaces on site, whereas the proposed use requires 32 spaces based upon 1 space per 35 sq. ft. of seating/assembly area plus 1 space per office/secondary assembly area (881 sq. ft. seating area / 35 sq. ft. = 25 spaces + 5 offices and 2 secondary areas = 32 Total spaces). Staff finds that while the subject 4 total suites on-site (2 within each separate building) were allotted 18 spaces upon original development, the existing parking on-site is sufficient to serve the proposal due to limited office staff during weekdays as well as other religious service times during evenings and Sundays outside of common commercial office hours.

- In the event membership increases in the future or business hours of other permitted uses on-site change, Staff has included Condition 7, requiring review and approval of an Interim Use Permit Modification and/or revocation should a parking deficiency develop on-site due to the proposed use.

Site Condition

- The site is overall in satisfactory condition with well-maintained landscaping, a trash enclosure with solid metal gates, and parking areas not showing excessive wear (see Attachment C). Additionally, the subject building is in good condition does not show any sign of deteriorated paint or other maintenance issues that require immediate attention.

City Council Policy Findings

- The General Commercial District (C-2) does not permit the proposed church as a permitted or conditional use. However, an interim use within C-2 District is permitted if the proposed use meets the requirements of the City Council Policy for Interim Uses (CP-11-05). Staff finds that the proposed business at this location does meet the requirements of the Council Policy as discussed in the following section.

- Basis of Need:

The subject suite has limited commercial occupancy opportunities given land use patterns adjacent to the site, which has caused the frontage along Cottonwood Avenue to be comprised primarily of loading and maintenance areas at the rear of neighboring sites that limits visibly. Therefore, based on the locations limited commercial occupancy opportunities, Staff finds the site meets the basis of need requirement.

- Required Findings:

i) The proposed use is 'similar' to other permitted uses within the zone in regard to the following:

- Hours of Operation – Office hours of operation are similar to existing permitted uses in the C-2 zone district while religious functions (e.g. bible study and Sunday Service) are not anticipated to create a parking conflict given their operation during non-peak commercial times.
- Parking Needs/Requirements – Adequate parking exists on-site for the proposed use given the schedule of services provided, which either are similar to commercial uses (office functions) or outside the normal business hours of the adjacent businesses (e.g. Religious services on evening and Sundays).
- Traffic Impacts – The abutting Arterial roadways Mariposa Road and Cottonwood Avenue are adequate to serve the proposed church due to their capacity as developed.
- Occupancy Patterns – Although the C-2 zone district does not permit assembly uses, the proposed church is abutting a dance studio that has similar impacts to traffic and parking (at different operational times than the subject proposal), which has not caused negative impacts to permitted uses in the vicinity. Therefore, given the established businesses in the multi-tenant center, the proposed church is similar to existing occupancy patterns.
- Noise – Noise impacts should not be greater than permitted commercial uses or other land uses permitted within the C-2 Zone District.

- Environmental Impacts – The use will not produce any negative environmental impacts.
 - Required Licensing/Permits – Any required permits can be obtained during the Business License process or during the permitting process.
 - Required Facilities – The complex contains restroom facilities that should be adequate to serve the proposed use.
- ii) The proposed use is a ‘good fit’ in regard to:
- Existing Structures – The proposal is located within an existing building that was developed for commercial use.
 - Existing Site Development/Conditions – The site includes existing landscaping, structures, and parking areas that are in accordance with current Municipal Code standards.
 - Compatibility with Adjacent Existing & Permitted Uses – The proposal is located within a multi-tenant building shared with a dance studio on an overall site that also includes a paint store and a beauty supply store, which should not be negatively impacted by the subject use.
- 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 was developed for commercial uses and all access is via adequately sized roadways located away from residential.
 - Public Health, Safety, and Welfare – No negative impacts as conditioned.
 - Economic Vitality of the Area – The use will fill a vacancy along major traffic corridor and improve the existing conditions on-site.
 - Neighboring Businesses and Residents – No negative impacts are expected as a result of the church services.
 - Overall Integrity of the Center, District or Area – The use will not negatively affect the integrity of the area due to the existing mix of commercial and service uses.
 - Does not Contribute to Over-Concentration – N/A

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Multi-tenant Commercial Building	Commercial	C-2T	N/A
North	Multi-tenant Commercial Building	Commercial	C-2T	N/A
South	Furniture Store	Commercial	C-2T	N/A
East	Vacant	Commercial	C-2T	N/A
West	Interstate Highway	Commercial	C-2T	N/A

** The "T" or Transitional District was applied to these parcels in order to require Site Plan review and the enforcement of drainage standards prior to new development.*

NUMBER OF RADIUS LETTERS MAILED: 6

Attachments:

Attachment A – Site Plan & Floor Plan w/Applicants Description

Attachment B – Previous Tenants Site Plan & Floor Plan

Attachment C – Site Photos

Attachment D – Aerial Image

AJ

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

CONDITIONS OF APPROVAL
ADMN20-00086
February 3, 2020

A MINOR INTERIM USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW
FOR CHURCH SERVICES TO BE HELD WITHIN AN EXISTING COMMERCIAL BUILDING
LOCATED AT 12474 COTTONWOOD AVENUE #A

Planning Conditions:

1. This approval shall be valid for church operations and accessory services at 12474 Cottonwood Avenue, Suite A. Accessory uses within the church include church administrative/office functions Monday through Friday from 9AM-4PM and bible study on Wednesday evenings from 7PM-9PM. Church services are limited to Sundays from 9AM-11AM. The Zoning Administrator reserves the right to adjust, modify, or add church functions & times upon written request from the church and property owner/manager, providing any change is in accord with the findings presented in the accompanying Staff Report.
2. The proposed improvements and use shall comply with all applicable development standards of Title 16.
3. The proposed improvements and use shall be in substantial conformity with the plans submitted as part of this application unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
4. 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.
5. Any change in use or implementation of a new use within the facility (including the expansion of the sanctuary seating area), 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.
6. On-site food giveaways and/or other accessory uses that will attract non-members to the church for reasons other than regularly scheduled services or office functions are prohibited unless otherwise approved via a Temporary Use Permit. Any food giveaways and/or other accessory uses that will attract non-members to the church for reasons other than regularly scheduled services or office functions may be conducted at an off-site location approved by the City of Victorville.
7. Should the City of Victorville receive complaints from patrons or adjacent neighbors of the site indicating a parking deficiency, the Zoning Administrator reserves the right to review the use and modify, revoke, or suspend the conditional use in accordance with Title 16 guidelines.
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, replacements 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 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.
10. 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.
11. The applicant/business owner 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.

Building Conditions:

13. The project shall comply with all building codes in effect at the time of plan submittal. Plans shall be submitted to the Building Division which indicate that this space meets all requirements of an assembly occupancy category (A-3). This building is currently only designed to house mercantile (M) and business (B) uses and changes may be required to allow an assembly use.
14. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B-202 of the California Building Code.
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.
17. Automatic Fire Sprinkler System (If Installed) shall have a current Five Year Certification.
18. Fire Alarm System (If Installed) may have to be upgraded to meet new Occupancy Classification.

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ATTACHMENT A

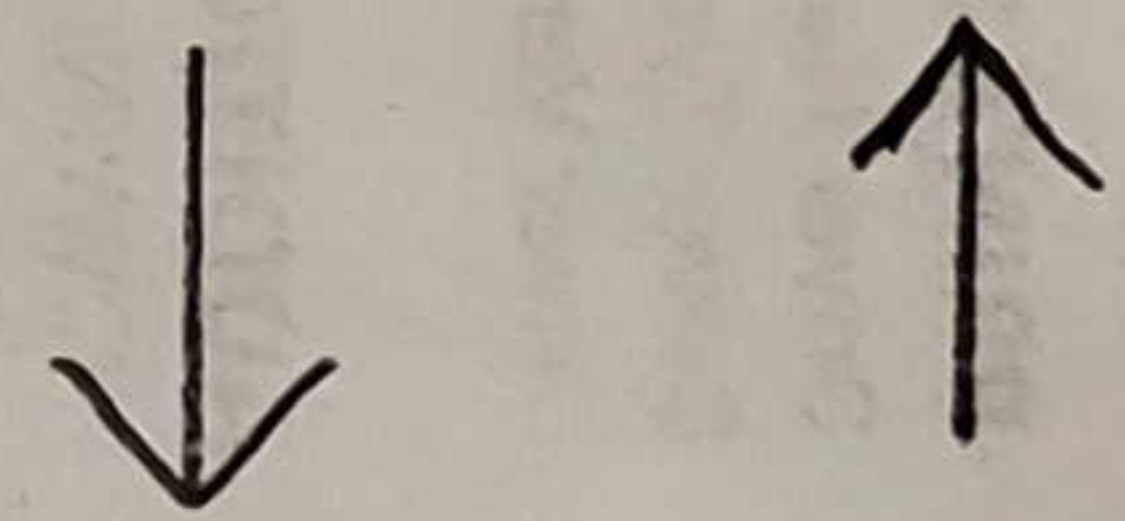
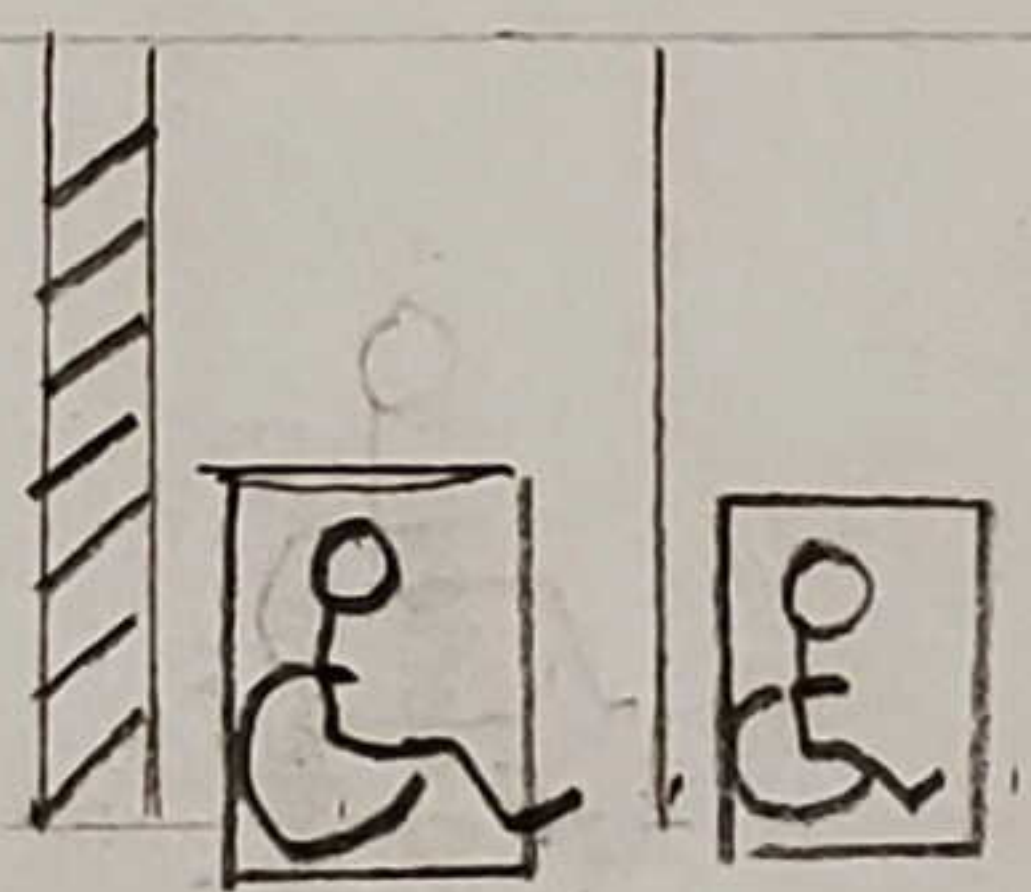
Trash Enclosure

Parking stalls 37
Handicapped - 2

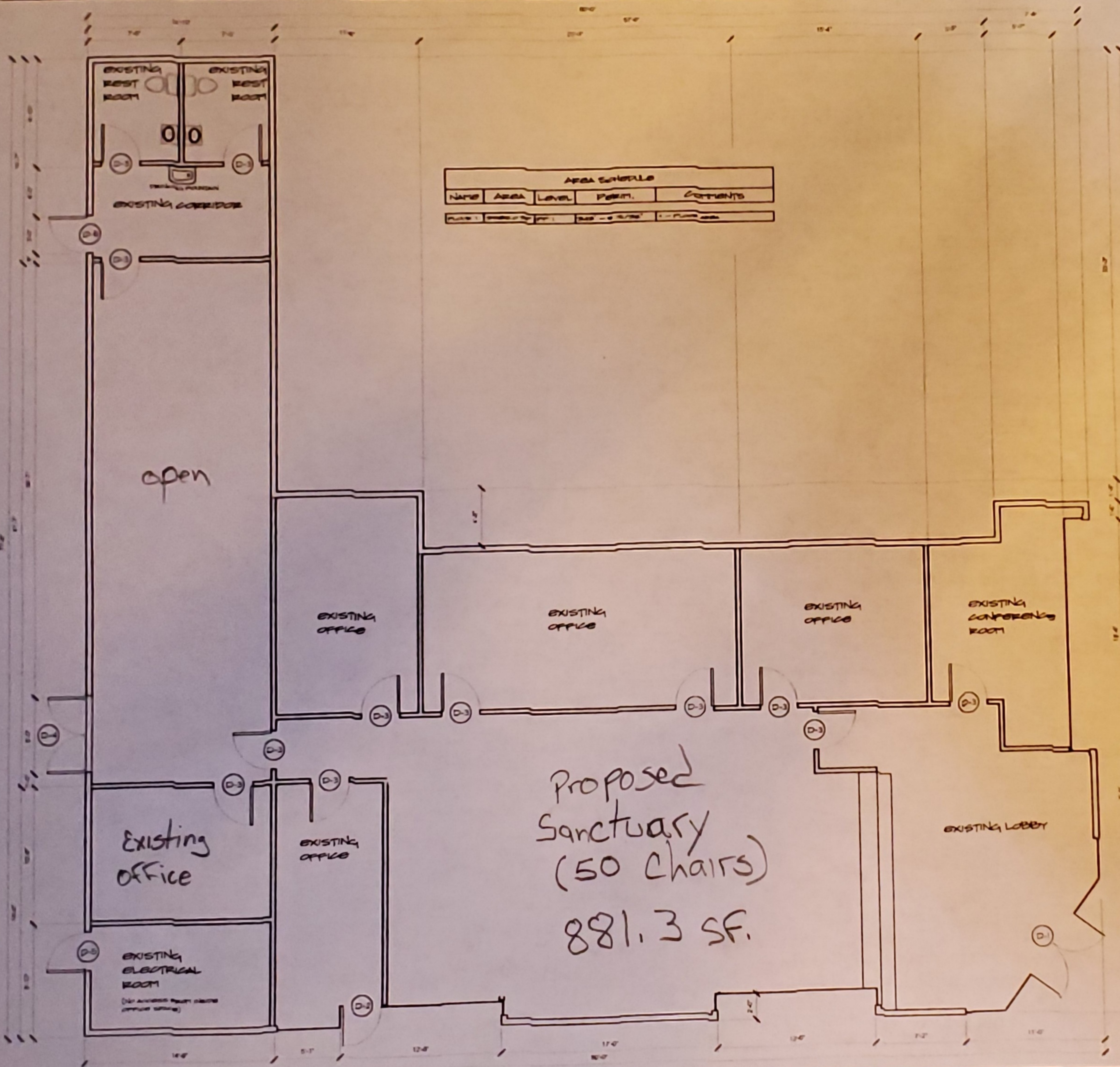
Proposed Site

Suite A

Suite B



Cottonwood Ave



AREA SCHEDULE				
NAME	AREA	LEVEL	PERM.	COMMENTS
Proposed Sanctuary	881.3 SF.	1st	NEW	

Proposed
Sanctuary
(50 Chairs)
881.3 SF.

FLOOR PLAN

EXISTING DOOR SCHEDULE				
NO.	WIDTH	HEIGHT	COMMENT	QTY
D-1	4'-0"	7'-0"	DOUBLE GLASS STORMDOOR	1
D-2	3'-0"	7'-0"	SINGLE GLASS ENTRY	1
D-3	3'-0"	7'-0"	TIMBER FRAMED W/ GLASS DOUBLE	15
D-4	3'-0"	7'-0"	DOUBLE STAINL. EXTERIOR	1
D-5	3'-0"	7'-0"	SINGLE STAINL. EXTERIOR	1

1" = 1'-0" Existing
1/4" = 1'-0"

Victory Christian Center

Site Address	12474 Cottonwood #A Victoryville, Ca. 92395
Owner Information	I.M.E.M. A Caliform's Partnership P.O. Box 28807 Berkeley, CA. 94709

Scale 1/4" = 1'-0"

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Existing Conditions

Victory Christian Center

The applicant proposes that the current project located at 12474 Cottonwood Avenue Suite A, is permitted a interm use permit for the intended use of a Church.

Hours of Operation:

Monday-Friday, 9am to 4pm.
(1-3 office staff for office use only)

Wednesday Evening Bible Study,
7pm to 9pm.
(Attendance, 20 people)

Sunday Service:
9:00am and 11am
(Two services, with no more than 45 people per service)

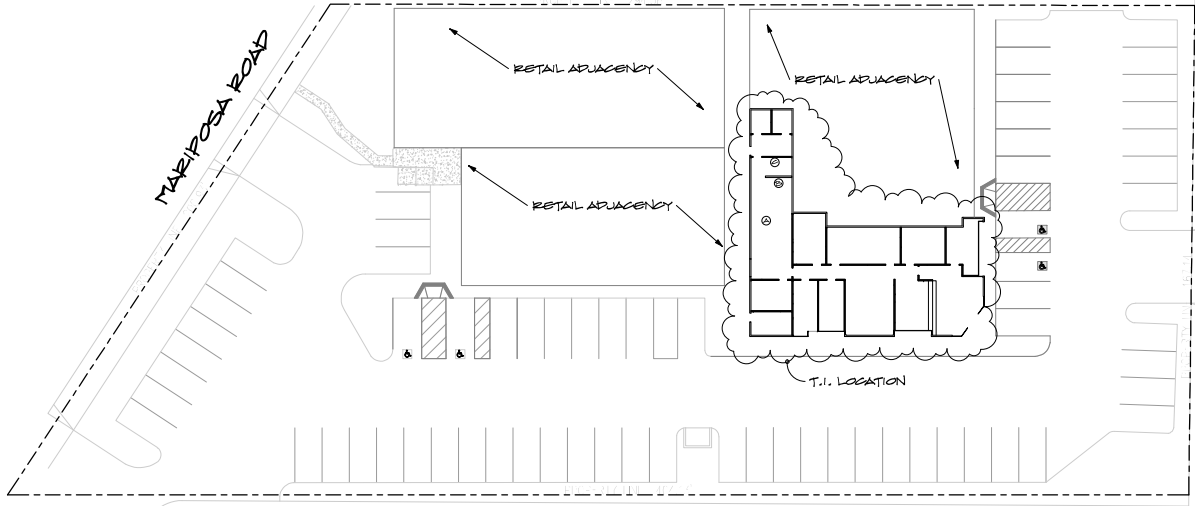
Size of Congregation: 80 with average church attendance of 30 to 40 attendees. As the congregation grows, more service times will be added.

Impact on surrounding tenants:

The business next door, Legacy Dance Company (suite B) is owned and operated by applicant.

Parking:
There are 35 Direct parking stalls with 2 handicap stalls.

ATTACHMENT B



SCOPE OF WORK:	S.B. COUNTY PROPERTY INFORMATION:
<ul style="list-style-type: none"> Ⓐ INSTALL NEW ACoustIC TILE/T-BAR CEILING SYSTEM (ACT) IN CONFERENCE ROOM 2, COMMUNICATIONS ROOM 16, AND BREAK ROOM Ⓑ INSTALL 9' L X 12' H - 1/2" DIA METAL FRAME STUD WALL AT ADJACENCY BETWEEN CONFERENCE ROOM 2 AND BREAK ROOM Ⓒ INSTALL CABINETRY/COUNTER AND SINK LV GARBAGE DISPOSAL Ⓓ INSTALL FLOORING THROUGHOUT PER ROOM FINISH SCHEDULE Ⓔ PAINT INTERIOR COMPLETELY PER ROOM FINISH SCHEDULE 	PARCEL TYPE: 0 USE CODE: RETAIL LAND ACCESS: PUB/PV SIZE: 04 LAND TYPE: 03 DISTRICT: HESPERIA RESP GROUP: D RESP UNIT: COMMERCIAL
SCOPE OF THIS PLAN SET (EXCLUSIONS) NO STRUCTURAL CHANGES ARE PROPOSED NO ELECTRICAL DETAILS ARE INCLUDED OR IMPLIED ON THIS PLAN SET (ELECTRICAL BY OTHERS) NO MECHANICAL DETAILS ARE INCLUDED OR IMPLIED ON THIS PLAN SET (HVAC/MECH BY OTHERS) ENERGY CALCULATIONS/TITLE 24 BY OTHERS	

TENANT IMPROVEMENT
 Proposed Improvements for Proposed County B.O.S. Office

OWNER INFORMATION: I.M.E.M. (A CALIFORNIA PARTNERSHIP) P.O. BOX 288002 SANTA ANA, CA, 92709	PARCEL NUMBER 3582-182-03 LEGAL DESCRIPTION: 19321 PARCEL NO 3 EX ST PER 2-2-28 182-258200
JOB SITE: 18474 MARIPOSA RD, BLDG 2 ADA 18747 A COTTONWOOD AVE VICTORVILLE, CA, 92395	CONTRACTOR: JIM SCHROEDER PRESET DESIGN BUILDERS CL # 493745 (760)954-3312

3582 SQ. FT.
GROUP B OCCUPANCY

AREA SCHEDULE			
NAME	AREA	LEVEL	COMMENTS
CLASS 1	3582.00 SF	2ND - 9 15 30'	2 - FLOOR AREA

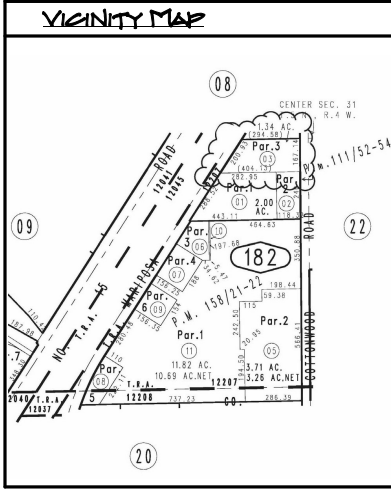
GENERAL NOTES

APPLICABLE CODES: 2013 CBC
 2013 CFC
 2013 CFC
 2013 CFC
 CURRENT TITLE 24

VERIFY FIELD LAYOUT OF STRUCTURAL FOOTPRINT PRIOR TO COMMENCEMENT OF CONSTRUCTION OR ORDERING OF MATERIALS. NOTIFY DESIGNER/CLC IMMEDIATELY IF CHANGES ARE REQUIRED.

ILLUSTRATIONS CONTAINED IN THIS PLAN-SET ARE UTILIZED FOR GUIDELINES IN EXECUTING THE TENANT IMPROVEMENT CONTAINED HEREIN. WHERE INFORMATION IS NOT DETAILED, OR WHERE OMISSIONS OR ERRORS OCCUR, ACCEPTED CONSTRUCTION CONVENTIONS, GENERAL CONTRACTOR/OWNER REQUIREMENTS, BUILDING AND SAFETY/CODE REQUIREMENTS, AND OTHER DESIGN DOCUMENTS AND CONVENTIONS PREVAIL.

NOTIFY THE OWNER/RESPONSIBLE AGENT/CLC PRIOR TO INITIATING CONSTRUCTION WHEN CHANGES TO THIS PLAN ARE CRITICAL OR REV/CHANGE ORDERS ARE INVOLVED.



meridian
design
studio
Bill Cooper
760.372.3983
18256 Teton Street
Victorville, CA, 92342
tangent.meridiandesigns.net

S.B. Cnty Board of Supervisor

General Contractor
 Preset Design Builders
 CL # 493745
 (760)954-3312

Legal Description
 19321 PARCEL # 3 EX ST
 PER 2-2-28 182-258200

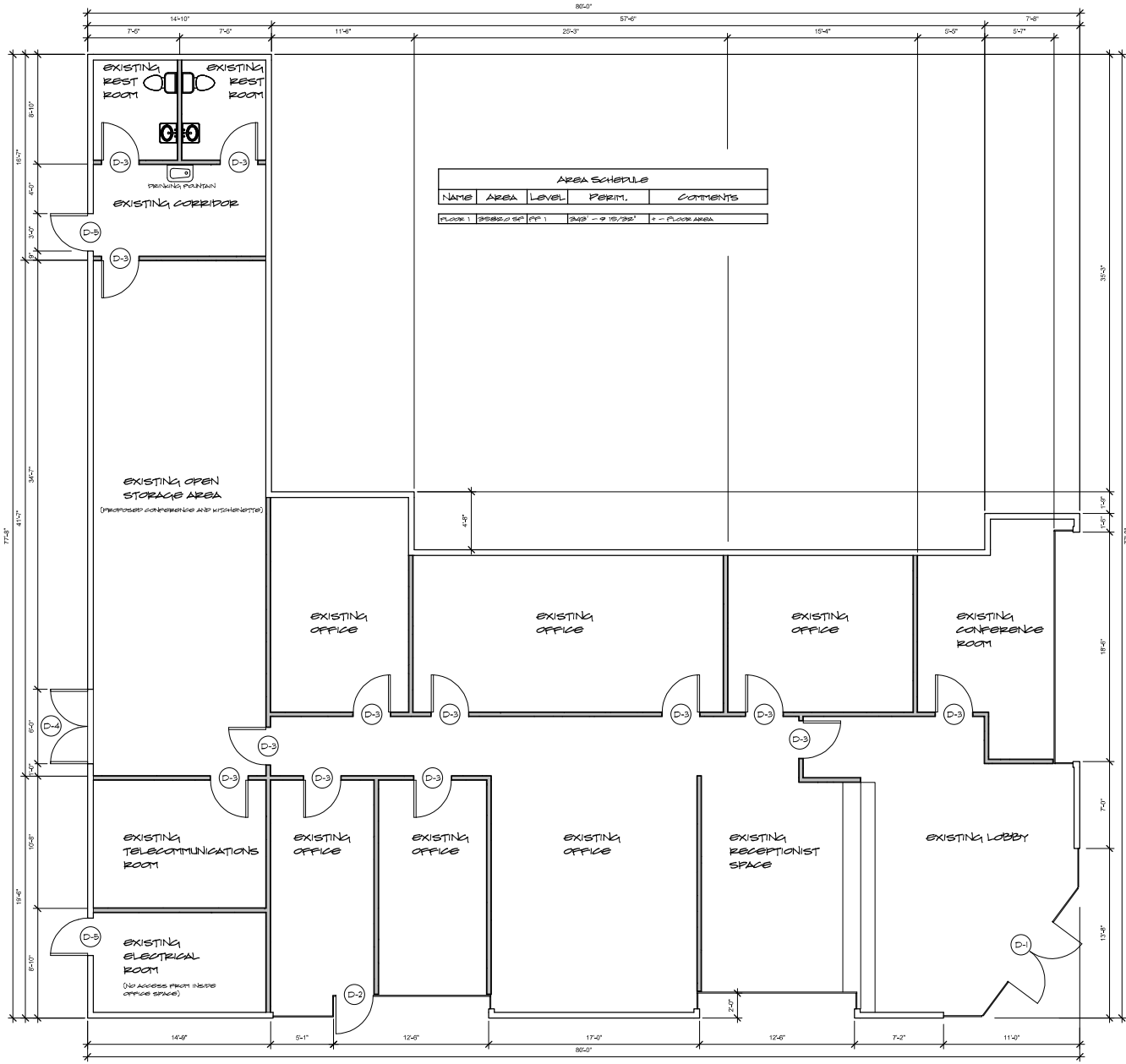
Site Address
 18474 Cottonwood #A
 Victorville, Ca.
 92395

Owner Information
 I.M.E.M.
 A California Partnership
 P.O. Box 288002
 Santa Ana, CA, 92709

Drawn By:
 Bill Cooper, Designer
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Site Plan



AREA SCHEDULE				
NAME	AREA	LEVEL	PERIM.	COMMENTS
FLOOR 1	30882.0 SF	FF 1	348' - 0 1/2"	1 - FLOOR AREA

EXISTING AS-BUILT FLOOR PLAN

EXISTING DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	COMMENT	QUANTITY
D-1	6'-0"	7'-0"	DOUBLE GLASS STORMFRONT	1
D-2	3'-0"	7'-0"	SINGLE GLASS ENTRY	1
D-3	3'-0"	7'-0"	TITLED FRAMES IN LUSKAY DOORS	12
D-4	6'-0"	7'-0"	DOUBLE STEEL EXTERIOR	1
D-5	3'-0"	7'-0"	SINGLE STEEL EXTERIOR	1

① FF 1 Existing
1/4" = 1'-0"

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760.372.3883
18256 Teton Street
Victorville, CA, 92342
bill@meridiandesigns.net

S.B. Cnty Board of Supervisor

<p>Owner Information I.M.E.M. 4 California Partnership P.O. Box 28507 Santa Ana, CA, 92709</p>	<p>Site Address 94714 Cottonwood #A Victorville, Ca. 92395</p>	<p>General Contractor Desert Design Builders CA 92374 (760) 984-4312</p>
<p>Legal Description 1037 PARCEL # 3 EX ST PER 8-8-88 *88-58860</p>		

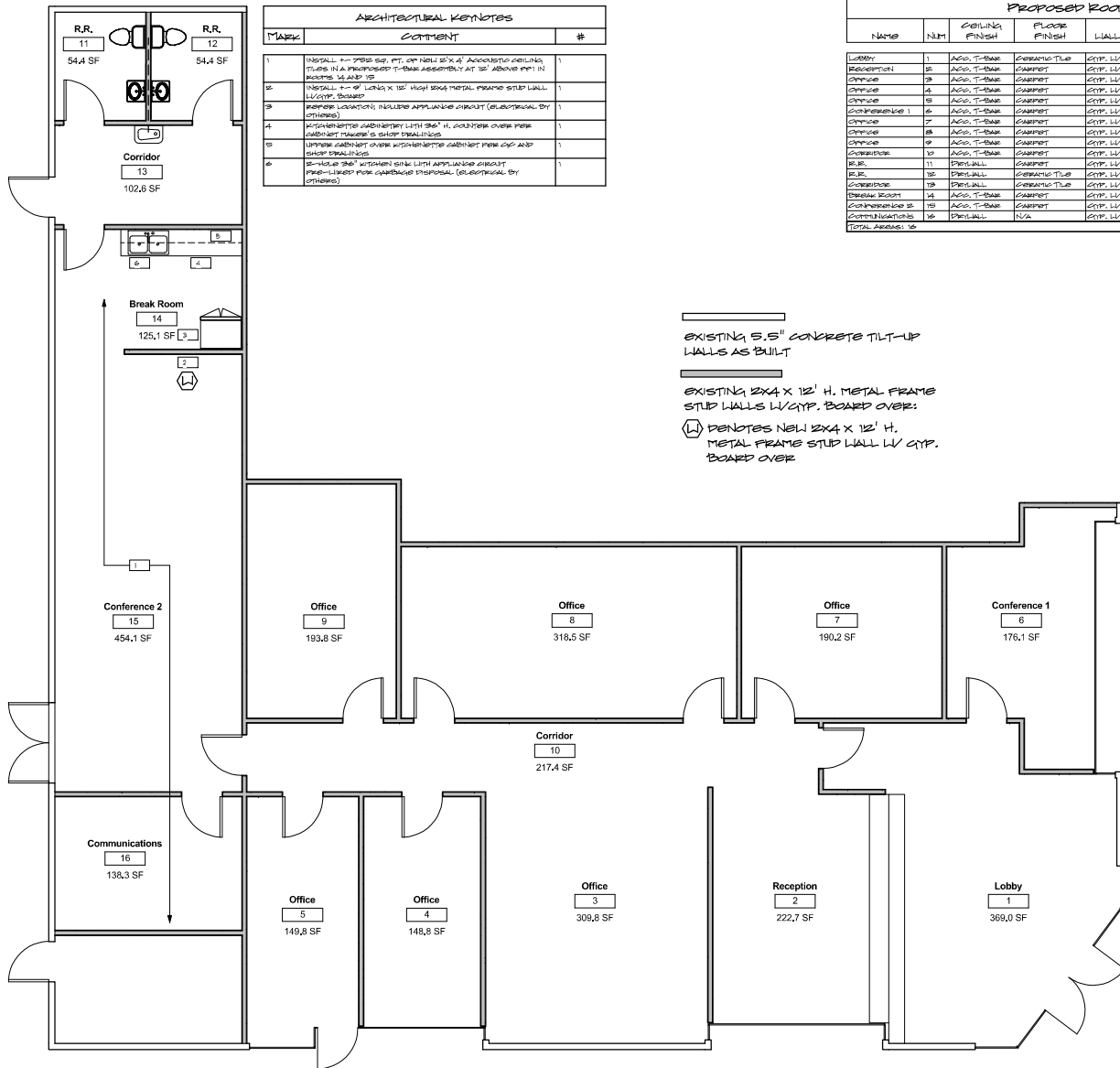
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Bill Cooper, Designer

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Existing Conditions



ARCHITECTURAL KEYNOTES		
MARK	COMMENT	#
1	INSTALL 1" x 2" x 8" S.S. PT. ON NEW 2" x 4" ACROUSTIC CEILING, FINISH IN A PROPOSED T-BAR ASSEMBLY AT 12' ABOVE FFL IN ROOMS 14 AND 15	1
2	INSTALL 1" x 8" LONG X 12" HIGH S.S. METAL FRAME STUD WALL W/ GYP. BOARD	1
3	REMOVE LOCATIONS, INCLUDING APPLICABLE CIRCUIT (RELOCATED BY OTHERS)	1
4	KITCHENETTE CABINETRY WITH 2" x 4" H. LOCKERS OVER PINK CABINET DRAWER'S STOP BRACKETS	1
5	UPPER CABINET OVER KITCHENETTE CABINET PER GYP AND STOP BRACKETS	1
6	2" x 4" S.S. W/ SHAM SINK WITH APPLICABLE CIRCUIT PER - SHAM PINK DRAWER DISPOSAL (ELECTRICAL BY OTHERS)	1

PROPOSED ROOM SCHEDULE							
NAME	NUM	CEILING FINISH	FLOOR FINISH	WALL FINISH	BASE FINISH	CONTENTS	AREA
LOBBY	1	ACO. T-BAR	CONCRETE TILE	GYP. L/P/ANT	PAINTED MFR		369.0 SF
RECEPTION	2	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		222.7 SF
OFFICE	3	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		309.8 SF
OFFICE	4	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		148.8 SF
OFFICE	5	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		149.8 SF
CONFERENCE 1	6	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		176.1 SF
OFFICE	7	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		190.2 SF
OFFICE	8	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		318.5 SF
OFFICE	9	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		193.8 SF
CONFERENCE 2	10	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		454.1 SF
CONFERENCE 1	11	ACO. T-BAR	CABINET	GYP. L/P/ANT	PAINTED MFR		176.1 SF
R.R.	12	PER WALL	CONCRETE TILE	GYP. L/P/ANT	PAINTED MFR		54.4 SF
R.R.	13	PER WALL	CONCRETE TILE	GYP. L/P/ANT	PAINTED MFR		54.4 SF
CONFERENCE 2	14	PER WALL	CONCRETE TILE	GYP. L/P/ANT	PAINTED MFR		125.1 SF
CONFERENCE 2	15	PER WALL	CONCRETE TILE	GYP. L/P/ANT	PAINTED MFR		454.1 SF
COMMUNICATIONS	16	PER WALL	CONCRETE TILE	GYP. L/P/ANT	PAINTED MFR		138.3 SF
CONFERENCE 2	17	PER WALL	CONCRETE TILE	GYP. L/P/ANT	PAINTED MFR		454.1 SF
CONFERENCE 2	18	PER WALL	CONCRETE TILE	GYP. L/P/ANT	PAINTED MFR		454.1 SF
CONFERENCE 2	19	PER WALL	CONCRETE TILE	GYP. L/P/ANT	PAINTED MFR		454.1 SF
CONFERENCE 2	20	PER WALL	N/A	GYP. L/P/ANT	N/A		358.9 SF
TOTAL AREA	20						3584.8 SF

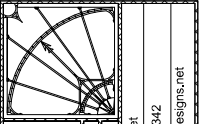
EXISTING 5.5" CONCRETE TILT-UP WALLS AS BUILT

EXISTING 2X4 X 12' H. METAL FRAME STUD WALLS W/ GYP. BOARD OVER.

(L) DENOTES NEW 2X4 X 12' H. METAL FRAME STUD WALL W/ GYP. BOARD OVER

1 FF 1 Proposed
1/4" = 1'-0"

ARCHITECTURAL
PLAN



meridian
design
studio
Bill Cooper
760.372.5383
16256 Teton Street
Victorville, CA 92342
hangent.meridiandesigns.net

S.B. Cnty Board of Supervisor

General Contractor
Desert Design Builders
C#193745
(760) 934-4312

Legal Description
10321 PARCEL # 3 EX ST
PER 8-8-98 *89-25860

Site Address
5474 Cottonwood #A
Victorville, Ca.
92395

Owner Information
I.M.E.M.
A California Partnership
P.O. Box 28507
Santa Ana, Ca. 92709

Drawn By:
Bill Cooper, Designer
Scale: 1/4" = 1'-0"
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Sheet:
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Proposed Floor Plans

meridian
design
studio
Bill Cooper
760-372-2383
16256 Teton Street
Victorville, CA 92342
jan@meridiandesigns.net

S.B. Cnty Board of Supervisor

General Contractor
Dorset Design Builders
C#193745
760-934-9312

Legal Description
1037 PARCEL # 3 EX ST
PER 8-8-88 #89-55860

Site Address
9474 Cottonwood #A
Victorville, Ca.
92335

Owner Information
I.M.E.M.
A California Partnership
P.O. Box 98000
San Diego, CA 92198

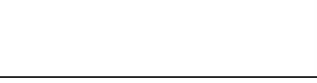
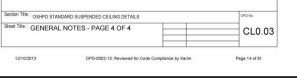
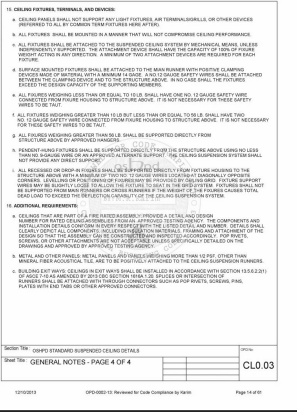
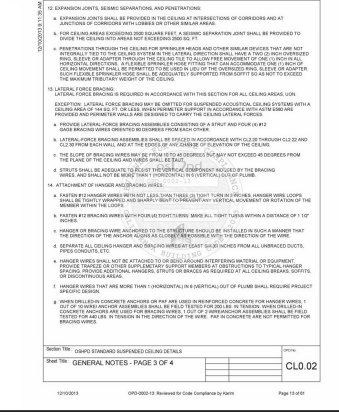
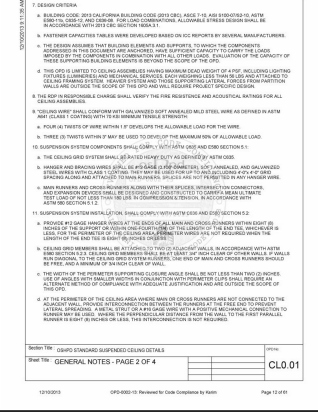
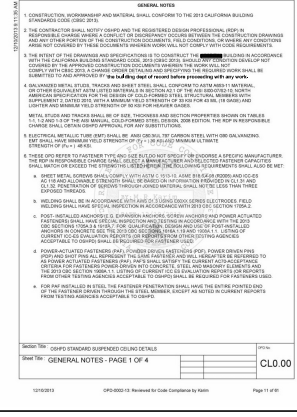
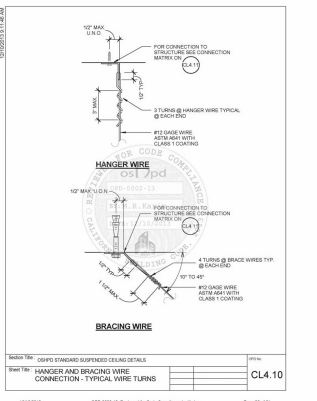
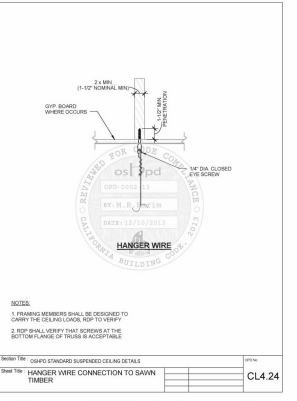
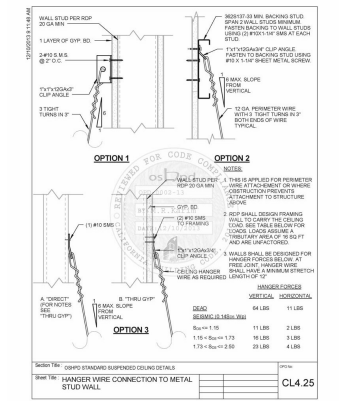
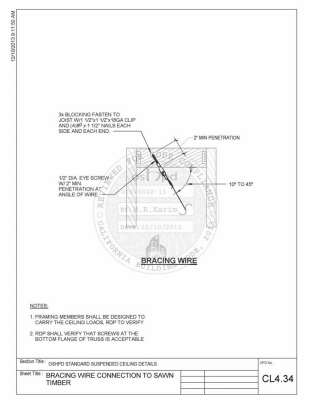
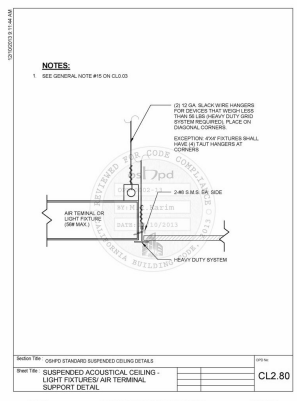
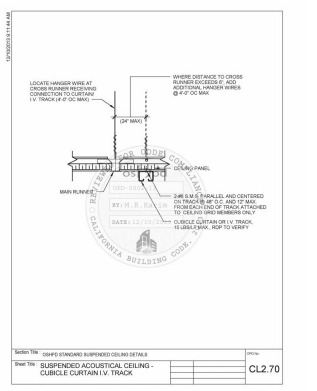
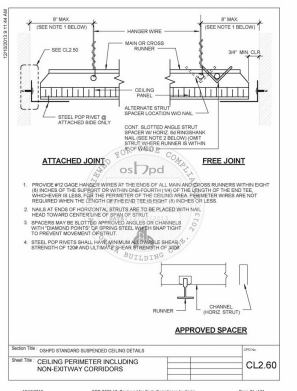
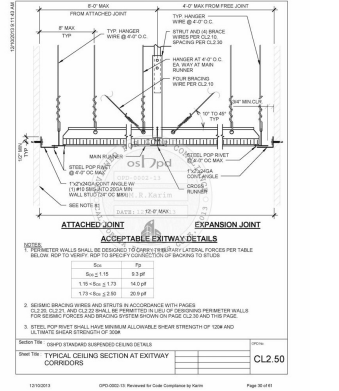
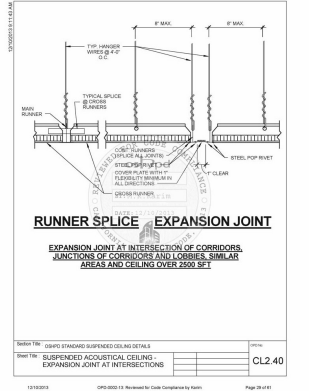
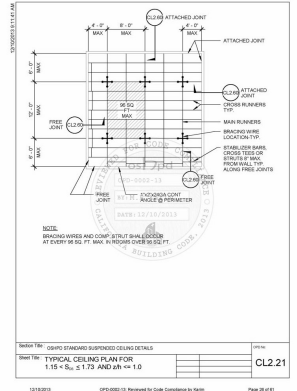
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Bill Cooper, Designer

Scale:

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Sheet:
A3

Ceiling Details



ATTACHMENT C





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ATTACHMENT D

CASE: ADMN20-00086



Case Type: Minor Interim Use Permit
Existing Zoning: C-2T
(General Commercial - Transitional)
Project Area: Approx. 1.34 Acres
Location: 12474 Cottonwood Ave, #A
Assessor Parcel Numbers: 3093-182-03