



Conference Room A
14343 Civic Drive
Victorville, CA
www.victorvilleca.gov

Zoning Administrator

**Regular Meeting Agenda
Wednesday, May 20, 2026**

10 a.m. Regular Meeting

The Zoning Administrator welcomes and encourages public participation and invites the community to attend in person.

Public Comments: Members of the public may submit comments electronically to planning@victorvilleca.gov. All email comments received by 3 p.m. the day before the meeting will be distributed to the Zoning Administrator. Participants are invited to address the Zoning Administrator on agenda and non-agenda topics. Public comments will be no longer than three (3) minutes per community member. Should a speaker conclude their comments prior to the expiration of three (3) minutes, the speaker waives the right to speak for any remaining amount of time.

In compliance with the Americans with Disabilities Act, If you need assistance to participate in this meeting, please contact the Planning Division at (760) 955-5135 or (760) 229-1463 no later than 72 hours prior to the meeting.

Call to Order

PUBLIC HEARINGS

1. ADMN26-00012 – Anthony Hood

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow for the establishment of an outpatient surgery center within an existing multitenant property in the C-M (Commercial Manufacturing) zone district.

Location – 12241 Industrial Boulevard Suites #101 and #107

Recommendation – Staff recommends that the Zoning Administrator take the following actions:

1. **Environmental Assessment** – Find the project categorically exempt per CEQA Section 15301(a) – Existing Facilities; and
2. **Minor Conditional Use Permit** – Approve Minor Conditional Use Permit Case No. ADMN26-00012 subject to the recommended Conditions of Approval.

2. ADMN26-00053 –Channing Tate / Accel Therapies

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow Accel Therapies to operate a behavioral health and therapy assessment office for children with autism within an existing multi-tenant building located in the IPD (Industrial Park District) zone district.

Location – 12402 Industrial Blvd., Bldg. D, Suites 1-7

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 ADMN26-00053 subject to the recommended Conditions of Approval.

Public Comments

Adjournment



ZONING ADMINISTRATOR STAFF REPORT

DATE: May 20, 2026

AGENDA NO. 1

CASE: ADMN26-00012

SUBJECT: A Minor Conditional Use Permit with an Environmental Exemption to allow for the establishment of an outpatient surgery center within an existing multi-tenant property in the C-M (Commercial Manufacturing) zone district.

APPLICANT: Anthony Hood

LOCATION: 12241 Industrial Boulevard Suites #101 and #107

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(a) – Existing Facilities; and
- 2. Minor Conditional Use Permit** – Approve Minor Conditional Use Permit Case No. ADMN26-00012 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant is requesting approval of this Minor Conditional Use Permit to allow for an outpatient medical surgery center within an existing multi-tenant commercial/industrial development currently occupied by various businesses, including medical and professional office uses, and indoor recreation. Conditionally permitted in the C-M (Commercial Manufacturing) zone district, the proposed outpatient surgery center will utilize an existing 3,100 square foot suite with no proposed tenant improvements. Proposed business hours will take place Monday through Friday from 9:00 AM to 5:00 PM.

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 proposal is located within an existing space designed for a multi-tenant commercial/industrial development, and because the outpatient medical surgery center does not introduce materials, traffic, or other environmental impacts greater than those originally analyzed during the development of the existing site, Staff finds that this exemption is applicable and that it does not constitute an expansion of use, in compliance with the noted CEQA categorical exemption.

2. Minor Conditional Use Permit.

Site History

- The 2.06-acre site was developed with two commercial/industrial buildings comprising of 17 individual suites. The primary building ("Building 1") as referenced in Attachment B, with frontage on Industrial Boulevard is approximately 15,000 sq. ft in size while the second building ("Building 2") located at the rear of the site is approximately 12,000 sq. ft. in size. Prior entitlements have allowed the alteration of individual suites resulting in the reconfiguration of floor plans and usable space accommodating tenant needs, therefore creating larger tenant suites and resulting in fewer overall units compared to the site's original development approval.
- An outpatient surgical center providing similar services previously occupied the subject tenant space from 2018 through early 2025. However, a cessation of operations exceeding six months resulted in the expiration of the previously approved Conditional Use Permit pursuant to Municipal Code Section 16-3.02.070. Given that no tenant improvements are proposed, the anticipated use is substantially similar to the former occupancy, and because the previous operation did not create adverse impacts on the surrounding area, staff does not anticipate the proposed outpatient medical surgery center will result in significant impacts to the surrounding environment or neighboring uses.

Business Operations

- Medical and surgical outpatient procedures and services are offered Monday through Friday from 9:00 AM until 5:00 PM and are strictly available by appointment only, with no walk-in services available. The application includes a single owner/operator, five staff members, and the designated medical professional overseeing procedures and services. The floor plans indicate that the suites will include a reception and waiting area, nurse stations, post and pre-operative care accommodations, and two operating rooms. Aside from medical evaluations and patient follow-up visits, procedures performed on-site include minor foot surgeries, vein treatment, wound cleaning, pain management, joint repair, and gynecological services.
- Medical offices, including outpatient surgery services, are conditionally permitted within the underlying C-M (Commercial Manufacturing) zone district. Should City staff receive complaints about adverse impacts (e.g. excessive noise, odors, operating outside of proposed business hours, etc.) as a result of the proposed business, Condition #4 and #6 have been included to allow the Zoning Administrator the right to adjust services provided or revoke the CUP as necessary.

Parking

- The overall site provides 95 shared spaces to be used by occupants and visitors of all suites within the existing two multi-tenant buildings on site. Title 16 requires 1 space per 200 sq. ft. of floor area for medical office use. Based on this calculation, 16 parking spaces would be required for the proposed outpatient surgery center (3,100 sq. ft. / 200 sq. ft. = 15.5 parking spaces).
- Currently the multi-tenant development has only eight active business licenses leaving roughly half of the combined buildings total square feet unoccupied. Staff finds based on the applicant's proposal, that the number of parking spaces provided

on-site is sufficient to serve the proposed use. However, should a parking problem arise in connection with this use, Staff has included Conditions #5 and #6 requiring the business to address the parking concerns subject to the review and approval of the Zoning Administrator.

Site Condition

- The site is generally in satisfactory condition with mature and maintained landscaping, and a paved parking area that has few signs of wear. To ensure the site continues to be maintained in accord with Development Code requirements, Staff has included Conditions #8 and #9, requiring continued site maintenance.
- Additionally, while a trash enclosure exists at the southeast corner to serve this building, it does not comply with current code standards in terms of appropriate roof, and security requirements. Staff has included Condition #7, requiring that the trash enclosure is required to be corrected to comply with the current applicable standards of Title 16 within six months of occupancy.

Required Findings

- In order to approve a Conditional Use Permit, Title 16 of the Victorville Municipal Code (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-M (Commercial Manufacturing) zoning of the property conditionally permits Medical Office uses. The site includes sufficient parking to serve the use as well as other non-retail/office type uses within the existing multi-tenant center. The proposed business activities are similar to other permitted uses at the site including medical and administrative offices and are not expected to negatively affect any existing or future businesses in the C-M zone district, Therefore, the use is in accord with the objectives and requirements of the Development Code.
 - *The proposed location of the conditional use and the conditions under which it will be operated is consistent with the General Plan and will not be detrimental to the public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.*
 - Comment: The site has a General Plan designation of Commercial with a Zone District that conditionally allows for the proposed use. Policy 1.2.2 of the Land Use Element of the General Plan states existing development shall be protected by “*Ensuring that the integrity of each land use district is maintained.*” Since the subject site and the existing multi-tenant functions will not be modified by the subject use due to the limited scope of the operation, Staff finds that the proposal is consistent with the General Plan and will not be detrimental to the public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.

- *The traffic generated by the proposed conditional use will not overload the capacity of the surrounding street system and will not create a hazard to public safety.*
 - Comment: The proposed use will be open from 9:00 AM to 5:00 PM Monday through Friday and will service clients by appointment only with pre-scheduled time frames. These hours of operation are complimentary to existing uses in the area that operate without overloading the capacity of the roadways. The proposal is not anticipated to overload the surrounding street system or include impacts greater than those that similar uses would generate during peak hours.

- *The proposed conditional use will comply with each of the applicable provisions of the “Zoning and Land Use Requirements” chapter of Title 16.*
 - Comment: The existing site is fully developed, including sufficient parking for the proposed use, and existing improvements in accordance with current Development Code requirements. Additionally, the use is listed as a conditional use within the underlying zoning of the site, and the proposal will not negatively affect the existing uses on-site or within the vicinity. Therefore, Staff finds that the proposal will comply with each of the applicable provisions of the “Zoning and Land Use Requirements” Chapter of Title 16.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Multi-tenant Commercial/Industrial Building	Commercial	C-M	N/A
North	Vacant	Commercial	C-M	N/A
South	Church	Commercial	C-M	N/A
East	Vacant Industrial Building	Commercial	C-M	N/A
West	Multi-tenant Commercial/Industrial Building	Commercial	C-M	N/A

NUMBER OF RADIUS LETTERS MAILED: 12

CE

Attachments:

- Attachment A – Business Proposal
- Attachment B – Site Plan and Floor Plan
- Attachment C- Aerial

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

CONDITIONS OF APPROVAL
ADMN26-00012
May 20, 2026

A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE ESTABLISHMENT OF AN OUTPATIENT SURGERY CENTER WITHIN AN ESTABLISHED MULTI-TENANT PROPERTY IN THE C-M (COMMERCIAL MANUFACTURING) ZONE DISTRICT LOCATED AT 12241 INDUSTRIAL BOULEVARD, SUITES #101 & #107.

Minor Conditional Use Permit

Planning Conditions:

1. This Minor Conditional Use Permit approval is to allow for a medical office surgery center at 12241 Industrial Boulevard Suites 101 and 107. Hours of operation are limited to Monday through Friday between the hours of 9:00 AM to 5:00 PM. The Zoning Administrator reserves the right to adjust, modify, or add functions and times upon written requests from the applicant and/or 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 use shall be in substantial conformity with the plans submitted as part of this conditional use permit, unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
4. Any expansion of this proposed use beyond the scope of this minor conditional use permit shall require submission and approval of a minor Conditional Use Permit modification or a new minor Conditional Use Permit based upon the extent of the expansion.
5. 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.
6. Should the City of Victorville receive complaints from patrons or adjacent neighbors of the site indicating noise, odors, or a parking deficiency, the Zoning Administrator reserves the right to review the use and modify, revoke, or suspend the Conditional Use Permit in accordance with City of Victorville Municipal Code guidelines.
7. The applicant shall make the landlord aware that the site lacks a trash enclosure in compliance with current code. The building permit process and construction of a code compliant trash enclosure must be completed within six-months of occupancy. The enclosure shall be architecturally compatible with the building design with matching colors and materials and meet Title 16 standards (e.g. pedestrian access). Additionally, in accordance with the City's Small MS4 Permit, a solid roof/cover that is architecturally compatible with the primary building onsite and serves to protect the refuse area from inclement weather shall be provided, as well as wrought iron that fully encloses the trash enclosures between the block wall/metal gates and the roof to prevent unauthorized entry. (See Section 16-3.10.060(d)(2) & Sec. 16-3.24.110).

8. All landscaped areas shall be maintained in a neat, clean, orderly and healthy 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. Prior to the issuance of a certificate of occupancy, the Applicant/Owner shall submit documentation that demonstrates the site will be regularly maintained by a commercial landscape company or comparable means, subject to the review and approval of the Zoning Administrator. The Applicant/Owner shall also include current property management contact information when submitting the documentation.
10. All proposed signs, including 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.
11. All proposed temporary signage shall comply with Title 16 and requirements. 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.
12. The applicant/business owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
13. The handling and disposal of construction and demolition waste for the project shall comply with 6.36.040 of the Victorville Municipal Code. In summary, only the City of Victorville's employees working in their official capacity and the City's waste handling contractor, Victorville Disposal (Burrtec Waste), are authorized to provide solid waste handling services from any and all premises in the City; and no person other than those above specified shall provide solid waste handling services, convey or transport any solid waste material in, along or over any public street, alley or highway in the City, with the exception of solid waste removed from any premises by the waste generator, and which is transported personally by such waste generator (or his/her employees) to a processing or disposal facility in a manner consistent with all applicable laws and regulations, utilizing equipment owned and/or leased by the waste generator.
14. The project shall comply with all Federal, State and local laws and policies, including but not limited to: 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.
15. 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:

16. The project shall comply with all building codes in effect at the time of plan submittal.
17. The scope of work may require accessibility upgrades to be included in accordance with Section 11B-202 of the California Building Code.
18. All tenant improvements must be approved and issued prior to any work being started.
19. 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. Tools for estimating total permit fees are available on the City's website <https://www.victorvilleca.gov/government/city-departments/development/permit-center/fees-forms>. Actual amounts owed will be determined upon submittal of the plans via the City's online permit center.

Fire Conditions:

20. Shall comply with all current Building and Fire Code requirements based on occupancy classification and all applicable City of Victorville Fire Prevention Standards.
21. Address and suite numbers shall be clearly identified on all new construction or tenant improvement plans submitted to the Fire Department for approval with City of Victorville Fire Prevention Standard B-1.
22. Automatic Fire Sprinkler System(s) & Fire Alarm System(s), if required, shall show proof of current maintenance requirements and/or records.
23. Current Knox Box keys required per City of Victorville Fire Prevention Standard A-4 (if applicable).

ZONING ADMINISTRATOR

ATTACHMENT A

Business Proposal

UNITY OF HIGH DESERT SURGERY CENTER

Business Proposal

RE: Case # ADMN26-00012 12241

Industrial Center Drive, Suites 101 & 107, Victorville, CA 92395

Unity of High Desert Surgery Center proposes to provide outpatient surgical services to residents of the High Desert and surrounding communities. The procedures performed will be minor in nature, with anticipated recovery times of no more than 30 minutes for most cases.

Planned services include bunion procedures, hammertoe treatment, vein treatment, wound cleaning, pain management, joint repair, gynecology services, evaluations, and patient follow-up visits. The surgeon has more than 10 years of medical experience, and the center maintains referral relationships with other specialized medical providers when additional services are needed.

Hours of operation will be Monday through Friday, from 9:00 a.m. to 5:00 p.m. The facility will maintain a staff of five employees.

All procedures, evaluations, and patient visits will be scheduled by appointment only in order to maintain an organized patient flow and ensure quality care at all times. Walk-in patients will be accepted only when scheduling availability permits.

Each suite will be used for patient care, consultation, evaluation, treatment, and recovery in accordance with all applicable medical and administrative standards. No outdoor storage of materials or equipment will be permitted.


Patients will enter through Suite 101, which will serve as the main reception and lobby area. Administrative and support functions will be conducted in the designated office areas, including Suite 101, which will be reserved for authorized personnel and staff use only.

On-Site Services

- Outpatient surgeries
- Pain management
- Joint repair
- Vein treatment
- Gynecology
- Patient evaluations and visits

Thank you for your consideration.

Sincerely,


Anthony Hood

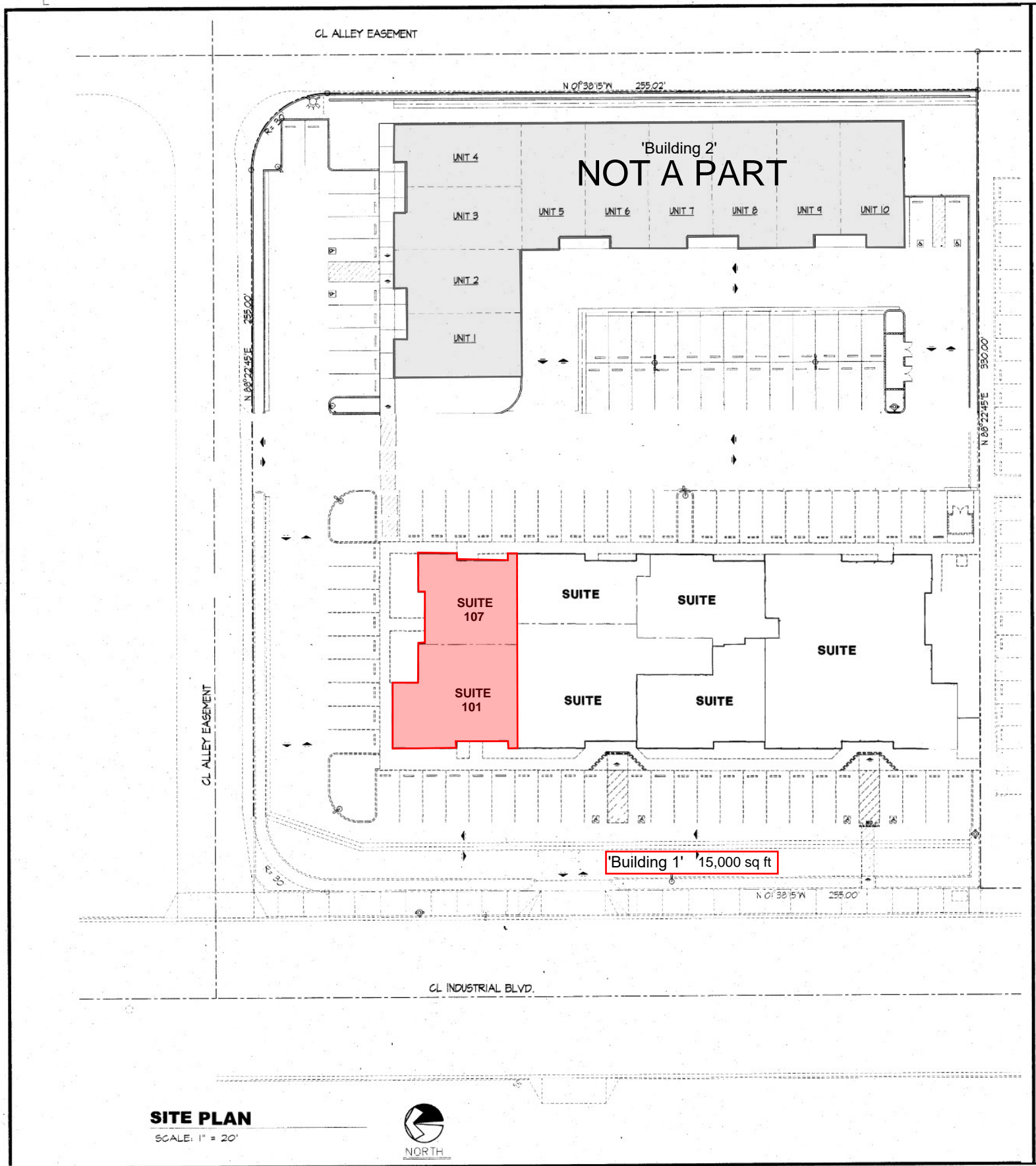
Unity of High Desert Surgery Center
951-479-2915

ZONING ADMINISTRATOR

ATTACHMENT B

Site Plan & Floor Plan

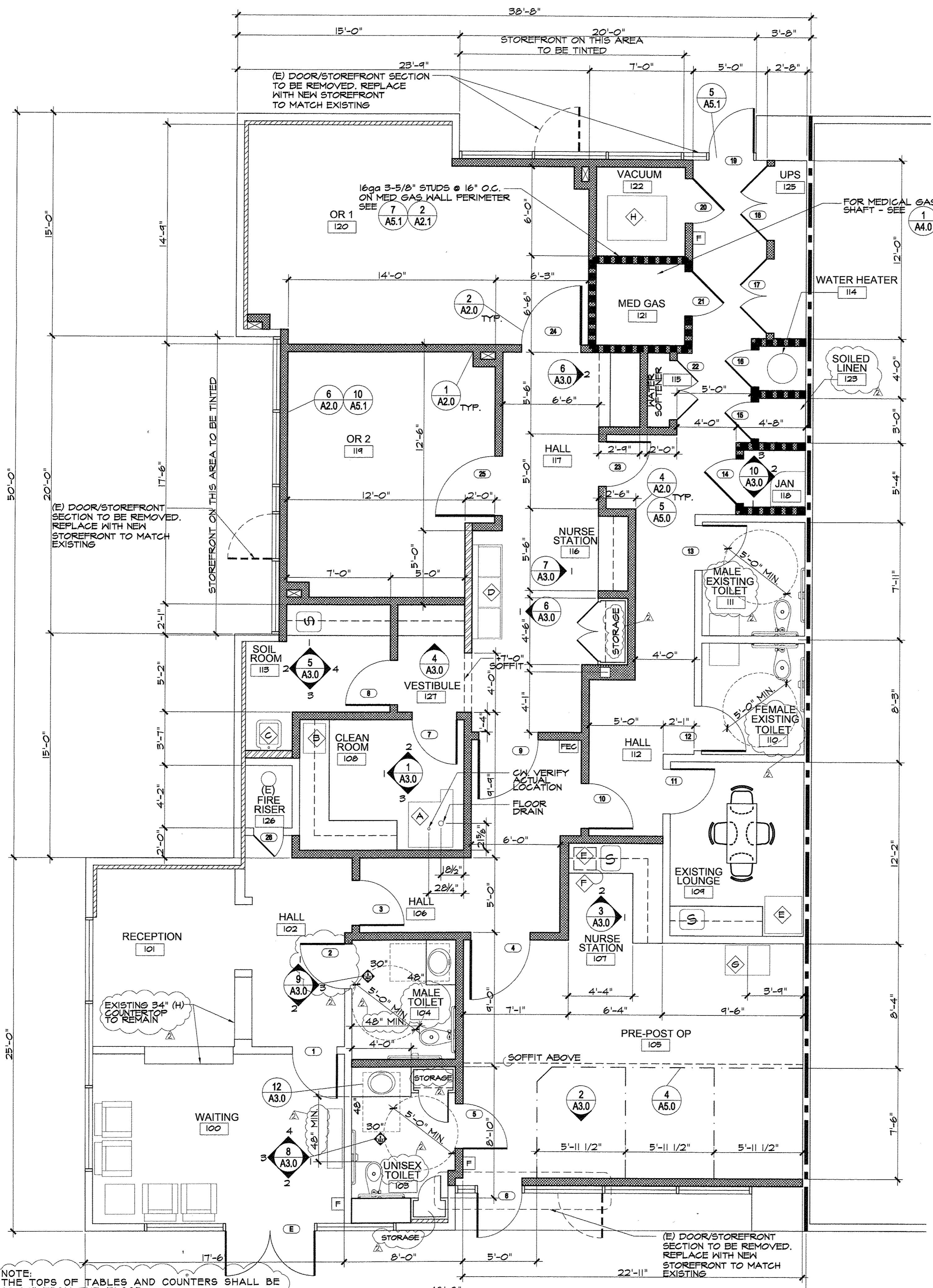
12241 INDUSTRIAL BLVD
95 total shared parking spaces
17 total suites



SITE PLAN

SCALE: 1" = 20'





KEYNOTES

- ⬢ A STERILIZER
- ⬢ B AUTOCLAVE
- ⬢ C CLINIC SINK
- ⬢ D SCRUB SINK
- ⬢ E REFRIGERATOR
- ⬢ F ICE MAKER ON TOP OF COUNTER
- ⬢ G WARMING CABINET
- ⬢ H VACUUM PUMP

LEGEND

- NOT A PART OF THIS PROJECT UNLESS OTHERWISE NOTED
- NEW WALL. SEE 6 A5.1
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW 1-HOUR WALL. SEE 2 A2.1
- EXISTING 1-HOUR WALL
- EXISTING METAL STUD FURRING
- 16 GA 3-5/8" STUDS @ 16" O.C.
- FIRE EXTINGUISHER AND CABINET
- FULL STATION



NOTE: THE TOPS OF TABLES AND COUNTERS SHALL BE 28-34" FROM THE FLOOR.

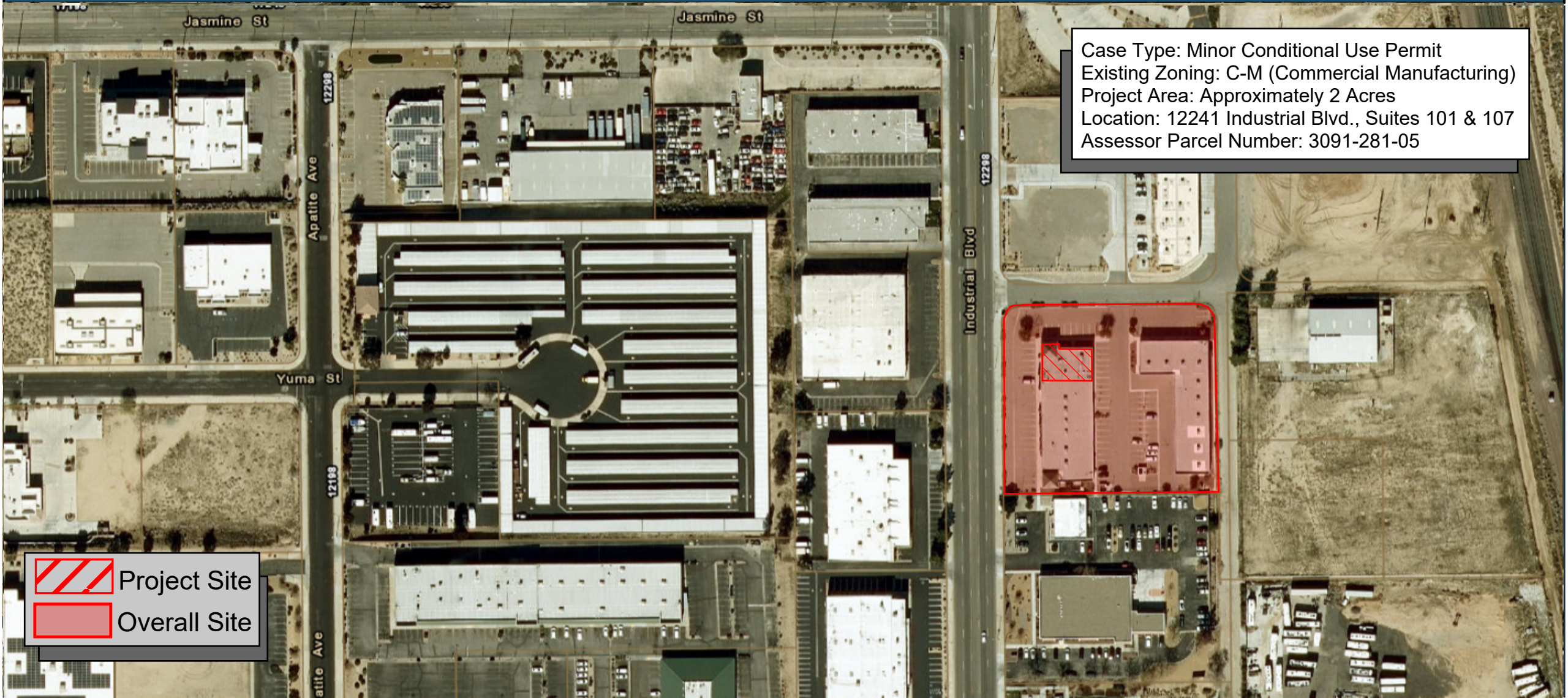
FLOOR PLAN
SCALE 1/4" = 1'-0"

ZONING ADMINISTRATOR



ATTACHMENT C

Aerial

ADMN26-00012



Case Type: Minor Conditional Use Permit
Existing Zoning: C-M (Commercial Manufacturing)
Project Area: Approximately 2 Acres
Location: 12241 Industrial Blvd., Suites 101 & 107
Assessor Parcel Number: 3091-281-05

 Project Site
 Overall Site



Case: ADMN26-00012
Printed:
Author: Casandra Erskine, Associate Planner

Disclaimer: This map is to be used for visual reference only.
Sources are available upon request.





ZONING ADMINISTRATOR STAFF REPORT

DATE: May 20, 2026

AGENDA NO. 2

CASE: ADMN26-00053

SUBJECT: A Minor Conditional Use Permit with an Environmental Exemption to allow Accel Therapies to operate a behavioral health and therapy assessment office for children with autism within an existing multi-tenant building located in the IPD (Industrial Park District) zone district.

APPLICANT: Channing Tate / Accel Therapies

LOCATION: 12402 Industrial Blvd., Bldg. D, Suites 1-7

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 Conditional Use Permit** – Approve case ADMN26-00053 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant is requesting approval of a Minor Conditional Use Permit to allow Accel Therapies to operate an applied behavior analysis (ABA) therapy facility for children with autism within Building D of an existing industrial/business park located in the IPD (Industrial Park District) zoning district. The proposed facility would occupy all suites within Building D, totaling approximately 11,346 square feet, and would provide indoor therapy, behavioral assessments, treatment services, and related support services for children with autism. Because the project would utilize an existing building with no expansion of the building footprint, and because the underlying IPD zoning designation conditionally permits professional office and therapy-related services subject to approval of a Conditional Use Permit, Staff supported the proposed use.

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 proposal is located within an existing space designed for a multi-tenant industrial/office development, and because the administrative office does not introduce materials, traffic, or other environmental impacts greater than those originally analyzed during the development of the existing site, Staff finds that this exemption is applicable and that it does not constitute an expansion of use, in compliance with the noted CEQA categorical exemption.

2. Minor Conditional Use Permit.

Site History

The subject site is part of an existing industrial/business park located at 12402 Industrial Boulevard comprised of 7 buildings totaling approximately 125,300 square feet across 7.94 acres originally approved in 1988. The property has a history of conditional use approvals allowing office, limited retail, service uses, and government office uses within the development. The subject Building D, previously received CUP approval in 1996 to allow the San Bernardino County Special Districts Department to occupy the approximately 6,810 square foot building establishing office use within the majority of the building footprint.

Business Operations

- The applicant Accel Therapies is now proposing to occupy all suites within Building D for an applied behavior analysis therapy facility serving children with autism. According to Accel Therapies' website, the company provides Applied Behavior Analysis (ABA) therapy for children with Autism Spectrum Disorder and other developmental needs, with an approach focused on personalized, evidence-based care, life-readiness skills, communication, social development, adaptive skills, and family support.
- The Zoning Administrator determined that the proposed Accel Therapies use is similar to an administrative/professional office use. The facility will operate by appointment, provide services indoors, and function in a manner consistent with office-type uses. Historically, therapy-related uses have been reviewed and classified by the City as office uses when their operations are compatible with the intensity and characteristics of administrative or professional office activity. Because administrative office uses require approval of a Conditional Use Permit, the proposed use is subject to review through the Conditional Use Permit process.
- Accel Therapies describes their ABA therapy model as a structured, supportive environment where children work on communication, social, motor, daily living, toileting, handwashing, self-care, peer interaction, and transition skills. They further state that center-based programs are designed primarily for early intervention clients between the ages of 1 and 6, with programming intended to support communication, social skills, independence, flexibility, adaptability, and preparation for home, school, and community settings.
- Based on the submitted floor plan, the facility contains offices, treatment rooms, activity rooms, a lobby, conference room, kitchen areas, cubicle/workstation areas, restrooms, and related support spaces, including several child-oriented therapy and activity rooms. The operational statement provided identifies hours of operation as Monday through Friday 8:00 a.m. to 6:00 p.m. and the business anticipates staffing approximately 25 employees and serving approximately 30 children on-site during the busiest shift. The use would operate subject to conditions intended to prevent adverse impacts on the surrounding industrial/business park area.
- To ensure impacts to adjacent uses are minimized, Staff has included Conditions #10 & #11 requiring that all therapy services, client activities, assessments, treatment, office functions, and related support services occur indoors. Outdoor therapy, outdoor client activities, outdoor waiting areas, and outdoor storage should be prohibited unless

separately reviewed and approved, subject to the review and approval of the Zoning Administrator. Staff has also included conditions requiring the applicant to manage parking, circulation, and supervision of children to ensure the use remains compatible with the surrounding industrial/business park.

Parking

- The overall 7.94-acre site provides 396 shared spaces for occupants and visitors of the industrial business park. Upon development of the business park, parking was calculated at one space per 500 square feet of building space for all seven combined buildings. The development required 250.6 spaces, while 396 shared spaces were provided throughout, far exceeding the Code requirement of the time.
- Pursuant to Title 16 of the VMC, parking standards for professional office uses require 1 space per 200 sq. ft. of floor area for the first 6,000 sq. ft., and 1 space per 300 sq. ft. above 6,000 sq. ft. resulting in 48 required spaces ($[6,000 \text{ sq. ft. floor area} / 200 \text{ sq. ft.} = 30 \text{ spaces}] + [5,346 \text{ sq. ft. floor area} / 300 \text{ sq. ft.} = 18 \text{ spaces}] = 48 \text{ spaces}$). The existing industrial/business park provides shared parking for the various buildings and tenants within the development with an excess of the 35 spaces available immediately adjacent to building D.
- The proposed facility is anticipated to generate a parking demand that differs from typical office requirements. The facility will generate arrival and departure activity associated with scheduled therapy sessions, assessments, or treatment blocks. To ensure that parking and circulation remain adequate, Staff has included Condition #12 requiring the applicant to manage appointment scheduling, client arrival and departure, parking, circulation, and supervision of children so that vehicles do not block drive aisles, fire lanes, loading areas, parking areas, or access points. However, should a parking issue arise, Staff has included Condition #11 requiring modifications to the operation in order to correct any potential parking impacts.



Site Condition

- The project site is an existing developed industrial/business park. No major exterior site improvements are proposed as part of the Minor Conditional Use Permit. However, the site, subject to Condition of Approval #6 shall continue to be maintained in compliance

with applicable City standards, including parking lot striping, landscaping, signage, lighting, trash enclosures, and common areas.



- While several trash enclosures exist throughout the business park, they do not comply with current code standards in terms of appropriate roof and security requirements. Staff has included Condition #16, requiring that the applicant make the landlord aware that the trash enclosure located along the west property line, closest to Building #D, shall be corrected to comply with the current applicable standards of Title in conjunction with this proposal.



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 proposed applied behavior analysis therapy facility would occupy Building D within an existing industrial/business park. While the proposed use is not a traditional industrial use, the property has previously been approved for office and limited retail uses, and Building D was previously approved for government

office use under CUP-9-96. The proposed use would operate fully indoors and would be subject to conditions limiting outdoor activity, outdoor storage, outdoor waiting, unsupervised gathering, parking impacts, and operational impacts. As conditioned, the use is compatible with the existing developed site and can be operated in a manner consistent with the objectives and requirements of the Development Code.

- *The proposed location of the conditional use and the conditions under which it will be operated is consistent with the General Plan and will not be detrimental to the public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.*

Comment: The proposed use would occupy an existing building within a fully developed industrial/business park and would provide indoor therapy and behavioral support services for children with autism. The use would not involve outdoor storage, outdoor activity areas, industrial processing, hazardous materials, or other activities typically associated with land use incompatibility. Conditions of approval require the applicant to manage operations, parking, circulation, client supervision, and site maintenance to avoid impacts to surrounding tenants and properties. As conditioned, the proposed use is not expected to be detrimental to public health, safety, or welfare, or materially injurious to uses, properties, or improvements in the vicinity.

- *The traffic generated by the proposed conditional use will not overload the capacity of the surrounding street system and will not create a hazard to public safety.*

Comment: The project site is fully developed and served by existing improved streets. The proposed use would occupy an existing building and is not anticipated to generate traffic beyond the capacity of the surrounding street system. However, because the use involves children and parent/guardian drop-off and pick-up activity, Staff has included conditions requiring appointments and client flow to be managed so that vehicles do not block drive aisles, fire lanes, loading areas, parking areas, or access points. If parking, access, or circulation issues arise, the Zoning Administrator may require operational modifications.

- *The proposed conditional use will comply with each of the applicable provisions of the "Zoning and Land Use Requirements" chapter of Title 16.*

Comment: The project will be required to comply with all applicable provisions of Title 16, including parking, signage, site maintenance, trash enclosure, landscaping, and development standards. The use will also be required to comply with Building and Fire requirements through the tenant improvement/building permit process. Any expansion, intensification, or change in use beyond the approved scope shall require additional City review.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Multi-tenant Industrial Business Park	Light Industrial	IPD	N/A
North	Public Self Storage	Light Industrial	IPD	N/A
South	Multi-tenant Industrial Complex	Commercial	C-M	N/A
East	Manufacturing	Heavy Industrial	M-2	N/A
West	Warehouse & Distribution	Light Industrial	IPD	N/A

NUMBER OF RADIUS LETTERS MAILED: 12

AW

Attachments:

Attachment A – Site Plan & Floor Plan Graphic

Attachment B – Business Description

Attachment C – Aerial Image

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

CONDITIONS OF APPROVAL
ADMN26-00053
May 20, 2026

A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW ACCEL THERAPIES TO OPERATE AN APPLIED BEHAVIOR ANALYSIS THERAPY FACILITY FOR CHILDREN WITH AUTISM WITHIN BUILDING D OF AN EXISTING MULTI-TENANT INDUSTRIAL/BUSINESS PARK LOCATED IN THE IPD (INDUSTRIAL PARK DISTRICT) ZONE DISTRICT AT 12402 INDUSTRIAL BOULEVARD.

Minor Conditional Use Permit

Planning Conditions:

1. This approval is to allow for an applied behavior analysis facility with typical hours of operation occurring Monday through Friday from 8:00 a.m. to 6:00 p.m. providing therapy, individual assessments, and group sessions for children.
2. All therapy and individual assessments shall be indoors, and any outdoor storage of equipment is prohibited.
3. 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.
4. The use and any proposed improvements shall comply with all applicable development standards of Title 16.
5. Any change in use or implementation of a new use within the facility that may cause negative impacts on the surrounding uses shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
6. All site conditions shall be maintained in a functional and tidy manner, including but not limited to parking lot and parking lot striping, wheel stops, signage, curbing, trash enclosure gates, and landscaping.
7. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
8. Special events and/or any use proposed outdoors may be required to obtain Temporary Use Permit or Conditional Use Permit Modification at the discretion of the Zoning Administrator.
9. 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.
10. Should the City of Victorville receive complaints from patrons or adjacent neighbors of the site indicating business operations, hours, or noise that negatively impact the surrounding area, the Zoning Administrator reserves the right to review the use and modify, revoke, or suspend the Conditional Use Permit in accordance with Title 16 guidelines.

11. Should a parking deficiency or an access issue arise or be reported to the Planning Department due to the excessive number of participants or employees the applicant/business owner shall modify their clientele schedules and/or services to correct the problem, subject to Zoning Administrator review and approval.
12. The applicant shall manage appointment scheduling, drop-off/pick-up activity, parking, circulation, and child supervision to ensure vehicles do not block drive aisles, fire lanes, loading areas, parking spaces, pedestrian routes, or site access points.
13. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, 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. Dead or unhealthy landscape shall be removed and replanted with an acceptable replacement per Chapter 13.60 of the Victorville Municipal Code and Title 16 standards.
14. All proposed signs, including any freestanding signage, shall comply with Title 16. All signs shall be subject to Planning Staff review and approval prior to obtaining a sign permit. Painted and off-site signs are prohibited.
15. All proposed temporary signage shall comply with Title 16. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the building/suite they serve in accordance with an approved Temporary Sign Permit. Flags or other off-site signage are prohibited.
16. All new rooftop, wall, and/or ground mounted equipment visible from public right-of-ways shall be screened from view and architecturally integrated into the building. Actual rooftop equipment screening, color, and material shall be subject to Zoning Administrator review prior to the issuance of a building permit.
17. The applicant shall make the landlord aware that the existing trash enclosure is not in compliance with current code. The building permit process and construction of said enclosure modifications must be initiated at time of occupancy. The enclosure shall be architecturally compatible with the building design with matching colors and materials and meet Title 16 standards (e.g. pedestrian access). Additionally, in accordance with the City's Small MS4 Permit, a solid roof/cover that is architecturally compatible with the primary building onsite and serves to protect the refuse area from inclement weather shall be provided, as well as wrought iron that fully encloses the trash enclosures between the block wall/metal gates and the roof to prevent unauthorized entry. (See Section 16-3.10.060(d)(2) & Sec. 16-3.24.110).
18. The handling and disposal of construction and demolition waste for the project shall comply with 6.36.040 of the Victorville Municipal Code. In summary, only the City of Victorville's employees working in their official capacity and the City's waste handling contractor, Victorville Disposal (Burrtec Waste), are authorized to provide solid waste handling services from any and all premises in the City; and no person other than those above specified shall provide solid waste handling services, convey or transport any solid waste material in, along or over any public street, alley or highway in the City, with the exception of solid waste removed from any premises by the waste generator, and which is transported personally by such waste generator (or his/her employees) to a processing or disposal facility in a manner consistent with all applicable laws and regulations, utilizing equipment owned and/or leased by the waste generator.

19. The Applicant/Owner shall agree to defend, indemnify, and hold harmless, the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City of Victorville or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Victorville shall promptly notify the applicant of any such claim, action or proceeding, and the City of Victorville shall cooperate fully in the defense.

Fire Department Conditions:

20. Shall comply with all current California Building and Fire Code requirements based on occupancy classification; and all applicable City of Victorville Fire Prevention Standards.
21. Address and suite numbers shall be clearly identified on all new construction or tenant improvement plans submitted to the Fire Department for approval with City of Victorville Fire Prevention Standard B-1.
22. Fire Sprinkler System(s) modification may be required for the proposed building(s). Plans shall be submitted prior to construction and comply with City of Victorville Fire Prevention Standard F-2.
23. Knoxbox required per City of Victorville Fire Prevention Standard A-4.

Building Department Conditions:

24. The project shall comply with all current building codes in effect at the time of plan submittal.
25. All tenant improvements must be approved and a permit issued prior to any work being started.
26. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B of the California Building Code.
27. 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 estimate of these fees. Tools for estimating total permit fees are available on the City's website <https://www.victorvilleca.gov/government/city-departments/development/permit-center/fees-forms>. Actual amounts owed will be determined upon submittal of the plans via the City's online permit center.

ZONING ADMINISTRATOR ATTACHMENT A

Site Plan & Floor Plan

INDUSTRIAL BLVD

JASMINE ST

Building G
Industrial
Divisible

Building F
Industrial
Divisible

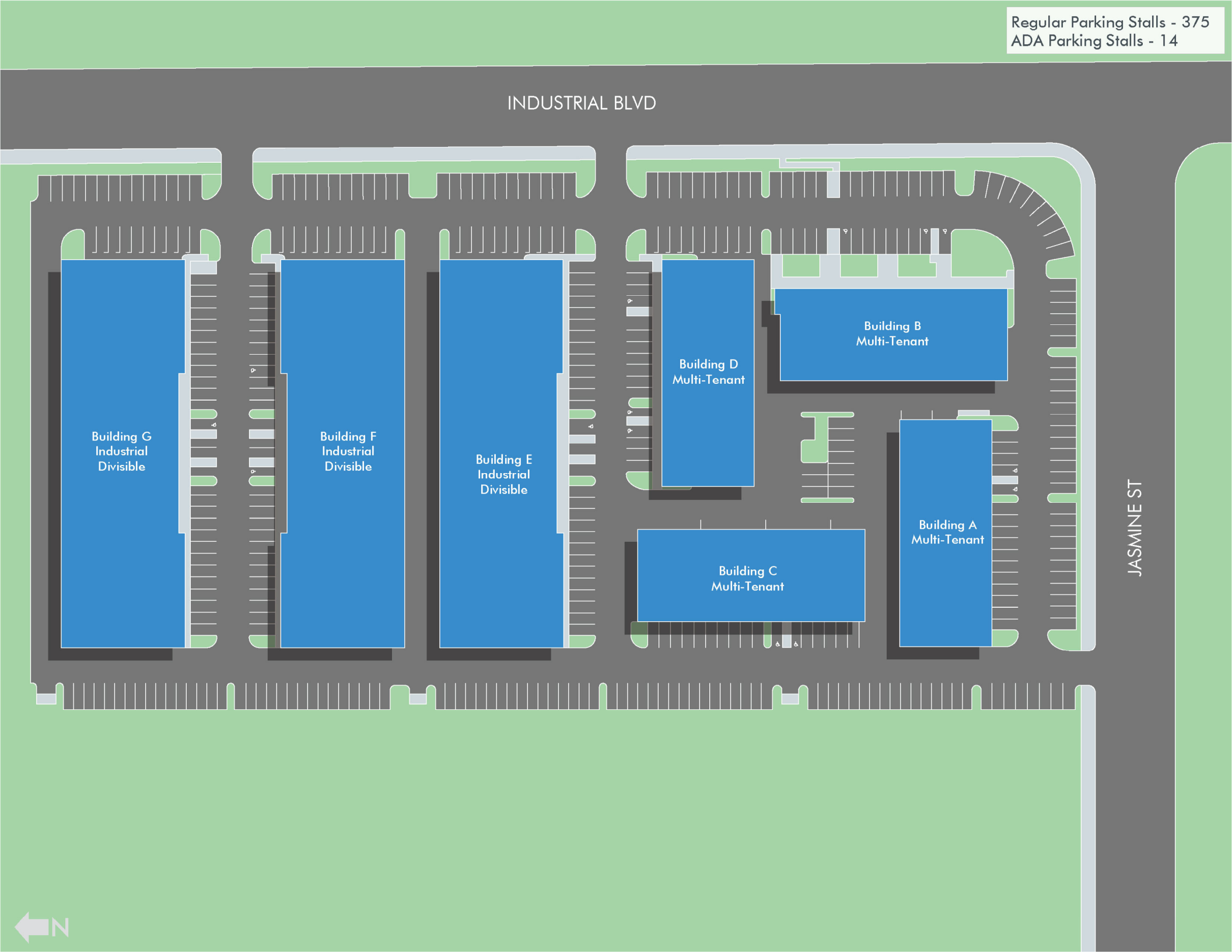
Building E
Industrial
Divisible

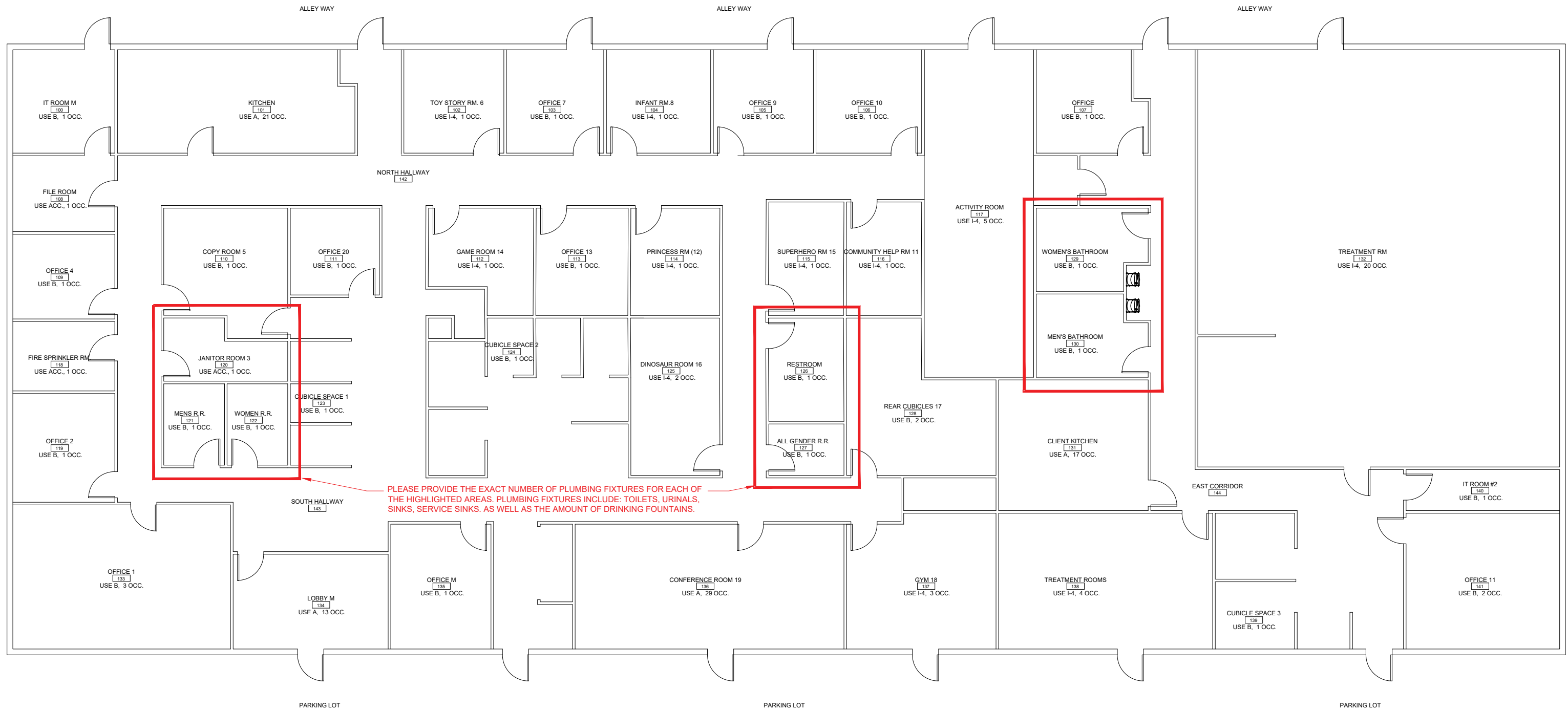
Building D
Multi-Tenant

Building B
Multi-Tenant

Building C
Multi-Tenant

Building A
Multi-Tenant





ZONING ADMINISTRATOR ATTACHMENT B

Business Description

Operational Statement

Accel Therapies

Accel Therapies proposes to operate a pediatric Applied Behavior Analysis therapy facility providing services to children on the autism spectrum. The business will provide individualized, appointment-based therapy services within the existing tenant space. All clients will receive services under a one-to-one staffing model, and no walk-in services will be provided.

The proposed hours of operation are Monday through Friday, from 8:00 a.m. to 6:00 p.m. The business anticipates a maximum of approximately 25 employees on-site during the busiest shift. The maximum number of clients expected on-site at one time is approximately 25 to 30 children.

Clients will attend comprehensive therapy sessions that may range from approximately three to eight hours per day. The facility will operate primarily as a drop-off and pick-up service. Parents or guardians will not typically remain on-site during therapy sessions, except for brief pick-up and drop-off activity in the front lobby or occasional progress meetings conducted in designated meeting rooms.

Drop-off and pick-up will occur during established morning, mid-day, and late afternoon windows. Caregivers will enter through the front entrance and meet with the child's assigned staff member in the front lobby for drop-off. Pick-up will occur in the same manner, with the assigned staff member bringing the child to the front lobby to meet the caregiver.

All therapy services and related activities will take place indoors. The business does not propose to use any outdoor areas for client activities, therapy, storage, or operations. The applicant has indicated that there is no usable outdoor space on-site.

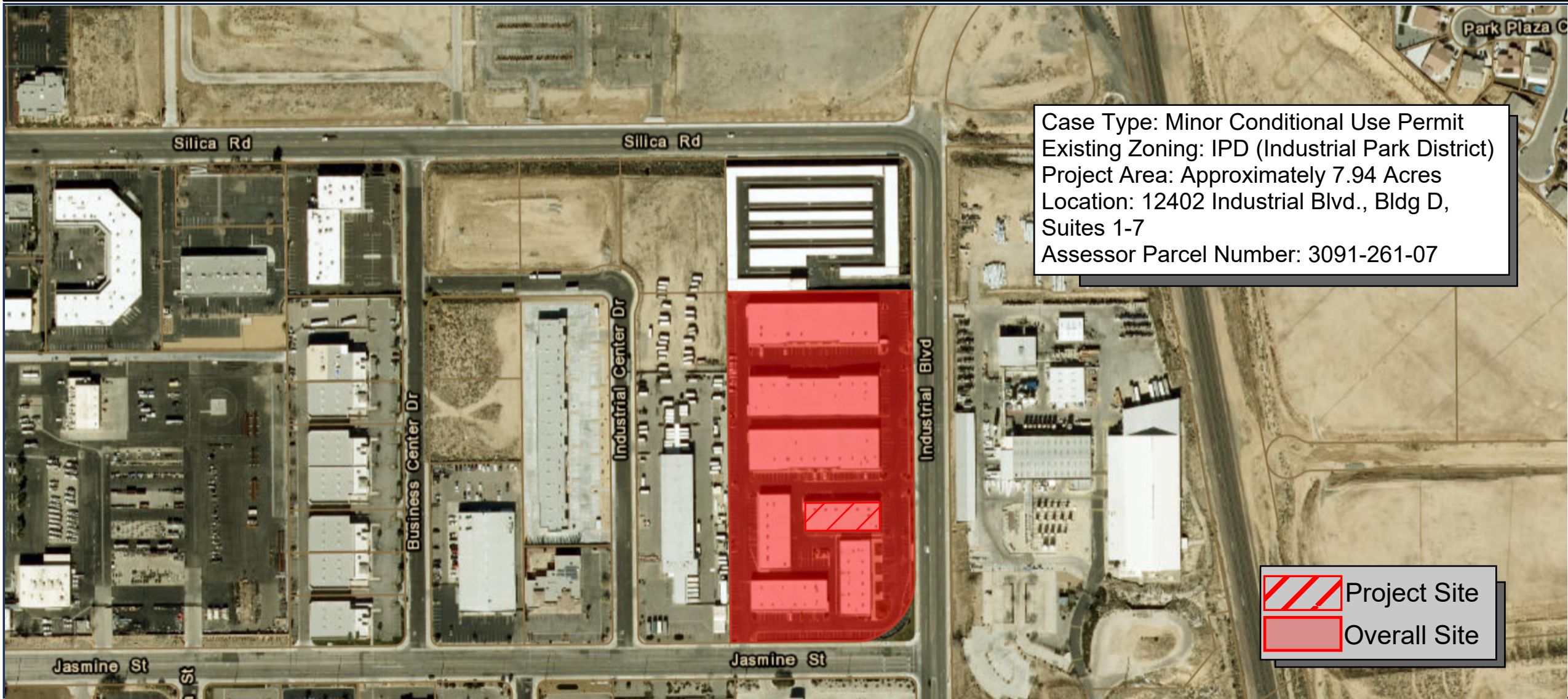
Accel Therapies does not propose group sessions, classes, or similar group activities. All therapy services will be provided on an individualized basis using a one-to-one staffing model. The business anticipates needing approximately 30 parking spaces during peak operating hours to accommodate employees, client drop-off and pick-up activity, and occasional parent or guardian meetings.

The business does not require a state facility license for the proposed operation. However, the clinicians overseeing client cases are required to be Board Certified Behavior Analysts. Accel Therapies anticipates having approximately five Board Certified Behavior Analysts on staff at any given time.


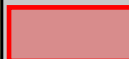
ZONING ADMINISTRATOR ATTACHMENT C

Aerial Image

ADMN26-00053



Case Type: Minor Conditional Use Permit
Existing Zoning: IPD (Industrial Park District)
Project Area: Approximately 7.94 Acres
Location: 12402 Industrial Blvd., Bldg D,
Suites 1-7
Assessor Parcel Number: 3091-261-07

 Project Site
 Overall Site



Case: ADMN26-00053
Printed: May 4, 2026
Author: Aaron Walker, Assistant Planner

Disclaimer: This map is to be used for visual reference only.
Sources are available upon request.

