



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

Zoning Administrator

Regular Meeting Agenda
Wednesday, July 15, 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 agendized and non-agendized 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. ADMN26-00033 – Lee & Associates

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow for the establishment and operation of a used automobile sales dealership within an existing commercial building located in the Old Town Specific Plan area and designated Mixed-Use Service (MUS).

Location – 15691 First Street

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 ADMN26-00033, subject to the recommended Conditions of Approval.

2. ADMN26-00068 – Al Zorn, Victory Christian Center

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow church services within an existing building on a developed property designated C-2T (General Commercial, Transitional)

Location – 12475 Mariposa Rd, Suite A

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. ADMN26-00068 subject to the recommended Conditions of Approval.

Public Comments

Adjournment



ZONING ADMINISTRATOR STAFF REPORT

DATE: July 15, 2025

AGENDA NO. 1

CASE: ADMN26-00033

SUBJECT: A Minor Conditional Use Permit with an Environmental Exemption to allow for the establishment and operation of a used automobile sales dealership within an existing commercial building located in the Old Town Specific Plan area and designated Mixed-Use Service (MUS).

APPLICANT: Lee & Associates

LOCATION: 15691 First Street

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 ADMN26-00033, subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant is requesting approval of this Minor Conditional Use Permit to allow the establishment and operation of an online used automobile sales business on a .32-acre property within the Mixed-Use Service (MUS) zoning district of the Old Town Specific Plan. The proposed business will primarily conduct vehicle sales online, with a limited number of vehicles displayed in the existing gated yard during business hours.

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. The proposed project consists of the establishment of an online used automobile sales business within an existing commercial site that was previously used for warehousing and light manufacturing, with only minor site improvements proposed to bring the property into compliance with Old Town Specific Plan & Development Code standards. Given the proposed and historical use of the site, and because the proposal does not include any building additions or expansions, Staff finds that the proposal constitutes a negligible expansion of use and is therefore exempt from CEQA in accordance with the allowances provided by CEQA Section 15301.

2. Minor Conditional Use Permit.

Business Operations

- The proposed project will establish an online used automobile sales business within an existing vacant approximately 3,240-square-foot building. The building will include a vehicle preparation area, office space with three workstations, a conference area, customer waiting area, coffee bar, two restrooms, and an employee break area. Vehicle sales will primarily occur online, with a limited number of vehicles displayed within the existing gated yard during business hours. The business is proposed to be owner-operated initially, with the potential to add one to two employees as operations expand. Proposed business hours are Monday through Friday from 10:00 a.m. to 6:00 p.m. and Saturdays and Sundays from 10:00 a.m. to 5:00 p.m.
- The existing commercial building and site improvements are currently located across multiple legal lots. A condition of approval has been included (Condition #22), to require the applicant to merge the lots into a single legal parcel prior to the operation of the proposed use. Additionally, one of the lots included in the merger is currently vacant and unimproved. That lot shall be fenced in accordance with City standards and shall remain unavailable for vehicle display, storage, or business operations unless it is fully improved with paving, landscaping, driveway improvements, and any required street improvements, subject to City review and approval.
- The proposed use includes minor vehicle cleaning, maintenance, and repair activities associated with vehicles owned by the business and offered for sale. All such activities are proposed to occur within the existing warehouse building. The proposed business will not provide automotive repair services to the general public or store inoperable vehicles on the property, for which Staff has conditioned accordingly.

Site Condition

- The existing site is in need of general site maintenance and repair due to its age and deterioration. Therefore, Staff has included applicable Conditions of Approval to ensure the noted improvements are completed, and the site is brought into conformance with current Specific Plan/Development Code standards, while also beautifying the site and protecting the public health, safety and welfare. Proposed conditions include:
 - Parking area repair and restriping (Conditions 8 & 9);
 - Landscaping maintenance and repair (Conditions 12-13); and
 - New trash enclosure/Indoor refuse collection area (Condition 14);

Parking

- Pursuant to the parking requirements of the Old Town Specific Plan, the proposed use requires one (1) parking space for every 500 square feet of floor area. Based on the approximately 3,240-square-foot building, a total of seven (7) parking spaces are required (3,240 sq. ft / 500 sq. ft. = 7 Total spaces). The submitted site plan provides a minimum of sixteen (16) parking spaces. Therefore, Staff finds that the proposed project exceeds the minimum parking requirements of the Old Town Specific Plan. Furthermore, because the proposed business will primarily conduct vehicle sales online and is expected to generate a relatively low volume of customer traffic, Staff does not anticipate the parking demand to exceed the parking currently provided on-site. In addition, the project site includes a vacant unimproved lot that may accommodate additional parking in the future, subject to the

completion of the required site improvements and City approval. Therefore, Staff finds that the proposed project exceeds the minimum parking requirements of the Old Town Specific Plan.

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 subject property is located within the Old Town Specific Plan, where new or used automobile sales businesses are permitted with the approval of a Conditional Use Permit. The proposed project will establish an online used automobile sales business within an existing commercial building. Vehicle sales will primarily occur online, with a limited number of vehicles displayed on-site during business hours. The business activities proposed are appropriate for the proposed location and is not anticipated to adversely impact existing or future uses within the 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 is located within the Old Town Specific Plan Mixed-Use Service (MUS) zoning district, where the proposed online used automobile sales business may be permitted with approval of a Conditional Use Permit. The proposal will occupy an existing vacant commercial building and is compatible with the surrounding commercial uses within the Old Town Specific Plan area. Therefore, Staff finds that the proposal aligns with the General Plan and will not be detrimental to public health, safety, or welfare, nor will it be materially injurious to surrounding uses, properties, or improvements.
 - *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 business will operate Monday through Friday from 10:00 a.m. to 6:00 p.m. and Saturday through Sunday from 10:00 a.m. to 5:00 p.m. Because vehicle sales will primarily occur online and only a limited number of vehicles will be displayed on-site, the proposed use is not expected to generate traffic volumes beyond those typically associated with commercial uses within the Old Town Specific Plan area. Therefore, Staff finds that the proposal will not overburden the surrounding street system or create significant traffic impacts.
 - *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 site is currently developed with an existing vacant commercial building; however, due to the age and condition of the property, certain site

improvements are necessary to bring the site into greater compliance with the Development Code and the Old Town Specific Plan while enhancing its overall functionality and appearance. These improvements are incorporated into the project and will be required as conditions of approval. The proposed online used automobile sales business is permitted within the Old Town Specific Plan Mixed-Use Service (MUS) zoning district with approval of a Conditional Use Permit and is compatible with the surrounding commercial uses. Staff finds that the proposal will not adversely affect existing or future development within the vicinity and will comply with the applicable provisions of Title 16, "Development Code," and the Old Town Specific Plan.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Vacant Building	Specific Plan*	Mixed-Use Service	Yes*
North	Vacant Building	Specific Plan*	Mixed-Use Service	Yes*
South	Vacant Land	Specific Plan*	Mixed-Use Service	Yes*
East	Existing Commercial Use	Specific Plan*	Mixed-Use Service	Yes*
West	Existing Commercial Use	Specific Plan*	Mixed-Use Service	Yes*

* Old Town Specific Plan

NUMBER OF RADIUS LETTERS MAILED: 27

MM

Attachments:

Attachment A – Project Plans

Attachment B – Business Operation

Attachment C – Aerial Image

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

CONDITIONS OF APPROVAL
ADMN26-00033
July 15, 2026

A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE ESTABLISHMENT AND OPERATION OF A USED AUTOMOBILE SALES DEALERSHIP WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED IN THE OLD TOWN SPECIFIC PLAN AREA AND DESIGNATED MIXED-USE SERVICE (MUS).

Planning Conditions:

1. This approval authorizes the establishment and operation of an online used automobile sales business within an existing approximately 3,240-square-foot vacant commercial building located at 15691 First Street. The project includes associated site improvements, as conditioned herein, including but not limited to landscape rehabilitation, slurry coating and seal, and other improvements necessary to bring the property into compliance with the City's Development Code and the Old Town Specific Plan. Hours of operation shall be Monday through Friday from 10:00 a.m. to 6:00 p.m. and Saturday and Sunday from 10:00 a.m. to 5:00 p.m. The Zoning Administrator reserves the right to adjust, modify, or add functions & times upon written request from the applicant and/or property owner/manager, providing any change is in accord with the findings presented in the accompanying Staff Report.
2. Minor vehicle cleaning, maintenance, and repair activities associated with preparing vehicles for sale shall be limited to vehicles owned by the business. All such activities shall be conducted entirely within the existing building. Automotive repair services shall not be offered to the general public. No inoperable vehicles, dismantled vehicles, or vehicle parts shall be stored outdoors on the property.
3. The proposed development shall comply with all applicable development standards of Title 16 and the Old Town Specific Plan and shall be in general compliance with the Commercial Design Guidelines.
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 Old Town Specific Plan, and/or conditions of approval.
5. Any expansion of the proposed use beyond the scope of this conditional use permit shall require submission and approval of a conditional use permit modification or a new conditional use permit based upon the extent of the expansion.
6. 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.
7. The number and location of all handicapped parking spaces shall be subject to Development Department review and approval.
8. The applicant shall slurry coat and seal the parking lot area prior to the issuance of a permanent Certificate of Occupancy. Any request to phase the required slurry seal, restriping, or other site improvements shall be subject to review and approval by the Zoning Administrator. Any approved phased improvements shall be initiated prior to issuance of a Certificate of Occupancy and completed within six (6) months following issuance of the Certificate of Occupancy, unless otherwise approved by the Zoning Administrator.

9. The parking area shall be restriped, with parking space delineations and entry/exit arrows prior to the issuance of a permanent Certificate of Occupancy.
10. 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.
11. 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.
12. Within twelve (12) months of the effective date of this approval, the applicant/developer shall provide landscaping/irrigation in accordance with Chapter 13.60 of the Victorville Municipal Code, entitled Water Conservation. Landscape areas shall not exceed a slope of 3:1 and shall also meet Title 16 standards. In addition, the landscaping shall include the maximum spacing of all plants as follows:
 - A. Ground cover – eighteen inches on center
 - B. One gallon plants – three feet on center
 - C. Five gallon plants – five feet on center
13. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system.
14. The applicant shall obtain approval from the Sanitation Department for the proposed refuse collection method (can service). Any refuse and recycling containers shall be stored entirely within the existing building or within an enclosed trash enclosure that is screened from public view and maintained in accordance with the applicable provisions of the Victorville Municipal Code. If the Sanitation Department determines that curbside refuse container service is not appropriate for the proposed use, the applicant shall notify the property owner that a code-compliant trash enclosure will be required. The required building permits shall be obtained, and the trash enclosure shall be constructed within twelve (12) months of the effective date of this approval. The trash enclosure shall be architecturally compatible with the primary building through the use of matching colors and materials and shall comply with all applicable provisions of Title 16, including pedestrian access requirements. In accordance with the City's Small MS4 Permit, the enclosure shall include a solid roof or cover that is architecturally compatible with the primary building and protects the refuse area from inclement weather, as well as wrought iron infill between the block walls, metal gates, and roof to fully enclose the refuse area and prevent unauthorized entry. The location and design of the enclosure shall be subject to review and approval by the Planning Division.
15. 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.
16. Should a parking deficiency or an access issue arise or be reported to the Development Department due to excessive number of clients or employees the applicant/business owner shall modify their clientele schedules to correct the problem, subject to Zoning Administrator review and approval.

17. 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.
18. Any new exterior site lighting, including wall or roof mounted, as well as freestanding lights shall be architecturally integrated with the design of the building and be subject to review and approval by the Zoning Administrator prior to installation. Typical, dark bronze “shoebox” style lights are prohibited.
19. Any new rooftop and/or ground mounted equipment visible from public right-of-ways shall be screened from view and architecturally integrated into the building. Existing equipment visibility shall not increase as a result of this approval.
20. Any new wall mounted utility equipment (i.e. meters, panels, boxes, conduit etc.) shall not be visually exposed on the building. This type of equipment shall be internally located, screened with landscaping or covered in a manner that is architecturally integrated into the design of the building, subject to the review and approval of the Zoning Administrator.
21. All new rooftop, wall, and/or ground mounted equipment visible from public rights-of-way shall be screened from view and architecturally integrated into the building. Any roof mounted screening shall be grouped into a single screen element and be painted and designed to match the buildings approved architectural design. Actual rooftop equipment screening, color, and material shall be subject to Zoning Administrator review prior to the issuance of a building permit.
22. The applicant shall complete a lot merger, subject to review and approval by the City of Victorville, to consolidate all parcels comprising the project site into a single legal parcel. The lot merger shall be completed and recorded with the San Bernardino County Recorder prior to commencement of the approved use, unless otherwise authorized in writing by the Zoning Administrator. Proof of recordation shall be submitted to the Planning Department upon completion.
23. The existing vacant and unimproved lot included as part of the project site shall not be used for vehicle display, vehicle storage, parking, or any other business-related activities. The lot shall be enclosed with fencing in accordance with City standards. Any future use of the lot for business operations shall require the completion of all required site improvements, including but not limited to paving, landscaping, driveway improvements, and any required street improvements, subject to review and approval by the City of Victorville.
24. The applicant shall remove all prohibited materials from the project site, including, but not limited to, barbed wire, razor wires and any other prohibited fencing materials, prior to commencement of the approved use.
25. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
26. 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.

27. 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 (Burrtect 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.
28. 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.
29. All new and used tires associated with the business shall be stored entirely within the enclosed building. Outdoor storage of tires, including within the parking lot, drive aisles, or any other exterior area of the site, is prohibited. If an alternative tire storage location is proposed outside the building, it must first be reviewed and approved by the Zoning Administrator prior to implementation.
30. Unless an appeal of the Zoning Administrator decision is filed within ten (10) days of the approval pursuant to City of Victorville Municipal Code (VMC) Sec. 16-2.02.050, the applicant/owner shall agree to the project Conditions of Approval by executing an Affidavit of Acceptance. The applicant/owner shall provide an executed Conditions of Approval Affidavit of Acceptance agreeing to the project conditions to the City of Victorville within ten (10) days of project approval. Failure to execute the Conditions of Approval Affidavit of Acceptance or file an appeal of this approval within the timeframes noted herein or as provided by the VMC shall cause this approval to be null and void.

Fire Conditions:

31. Shall comply with all 2025 California Building and Fire Code requirements based on occupancy classification and all applicable City of Victorville Fire Prevention Standards.
32. 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.
33. Fire lanes shall be designated and marked adjacent to all multi-family residential, commercial, and industrial building access points and approaches per City of Victorville Fire Prevention Standard A-2
34. All gates shall comply with City of Victorville Fire Prevention Standard A-3, motorized gates shall provide a Knox Key gate override with AND an Opticom compatible Preemption Device.
35. Knoxbox required per City of Victorville Fire Prevention Standard A-4.

Building Conditions:

36. The project shall comply with all building codes in effect at the time of plan submittal.
37. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B of the California Building Code.
38. All tenant improvements must be approved and issued prior to any work being started.
39. 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>.

ZONING ADMINISTRATOR

ATTACHMENT A

Project Plans



5' SETBACK

BUILDING:
±3,240 SF

10' SETBACK

LOT:
±21,300 SF
(0.32 ACRES)

12'6" BUILDING HEIGHT

TRASH CAN SERVICE,
CANS STORED INSIDE BUILDING

FUTURE 6' CHAIN LINK FENCE

EIGHT TOTAL PARKING SPACES
THREE DISPLAY SPACES

PARKING SPACES TO BE RE-STRIPED AND ASPHALT
REPAIRED AS NEEDED

EXISTING PROPERTY 6' CHAIN LINK FENCE

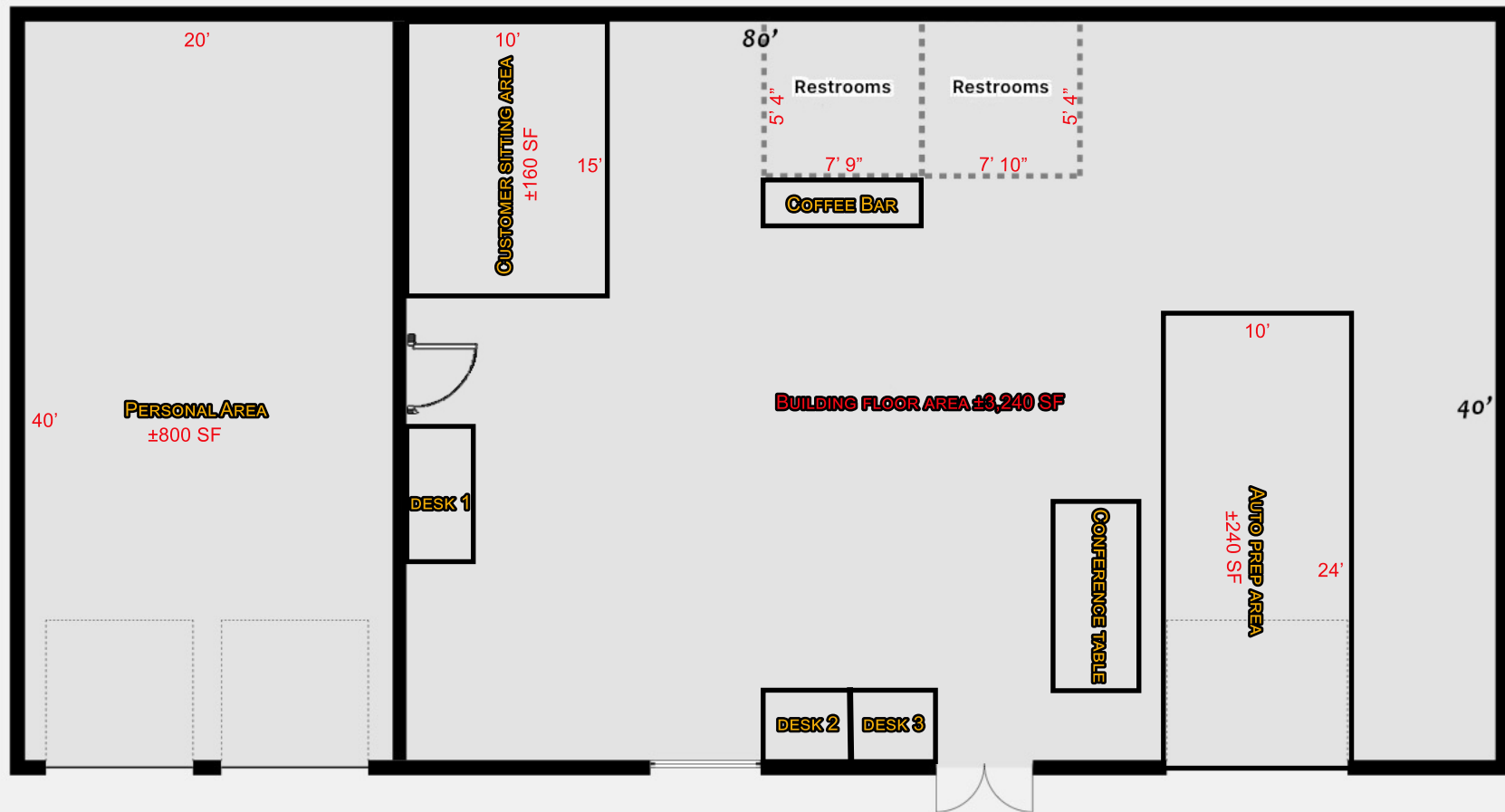
DROUGHT-TOLERANT LANDSCAPING

150'

1ST STREET



142'



ZONING ADMINISTRATOR

ATTACHMENT B

Business Operation

Operations Description – Online Used Car Sales

Our business specializes in the online sale of quality pre-owned vehicles. All inventory is sourced through licensed wholesale auto auctions, private party purchases, and trade-ins. Vehicles are inspected, photographed, and listed on major online platforms such as our company website, AutoTrader, Cars.com, Facebook Marketplace, and other digital marketplaces.

The business will have a total of three employees, including the owner, who is responsible for the day-to-day operations, customer communication, appointments, sales processing, and vehicle management.

Because we operate primarily online, customers can browse available inventory digitally, request additional photos or videos, and schedule test drives or inspections. Select vehicles will be displayed in the gated yard area, which will be open to the public during business hours for customers to walk in, browse inventory, and inquire about vehicles. The gated area will remain secured and locked after business hours.

Test drives and in-person viewings are conducted by appointment to ensure safety and personalized service. All vehicles remain locked and monitored when not being shown.

Light automotive repair and maintenance will only be performed on vehicles being sold by the business in order to clean them up and prepare them for sale. All repair and maintenance activities will be performed inside the warehouse area. No general automotive repair services will be offered to the public.

The maximum number of vehicles stored on-site at any given time will be 45 vehicles. There will be no storage of inoperable vehicles on the property.

All DMV paperwork, title transfers, and sales documents are processed in compliance with California dealership requirements. The business operates with a dealer license, bond, and insurance and adheres to all state automotive retail regulations.

Hours of Operation

Monday – Friday: 10:00 AM – 6:00 PM

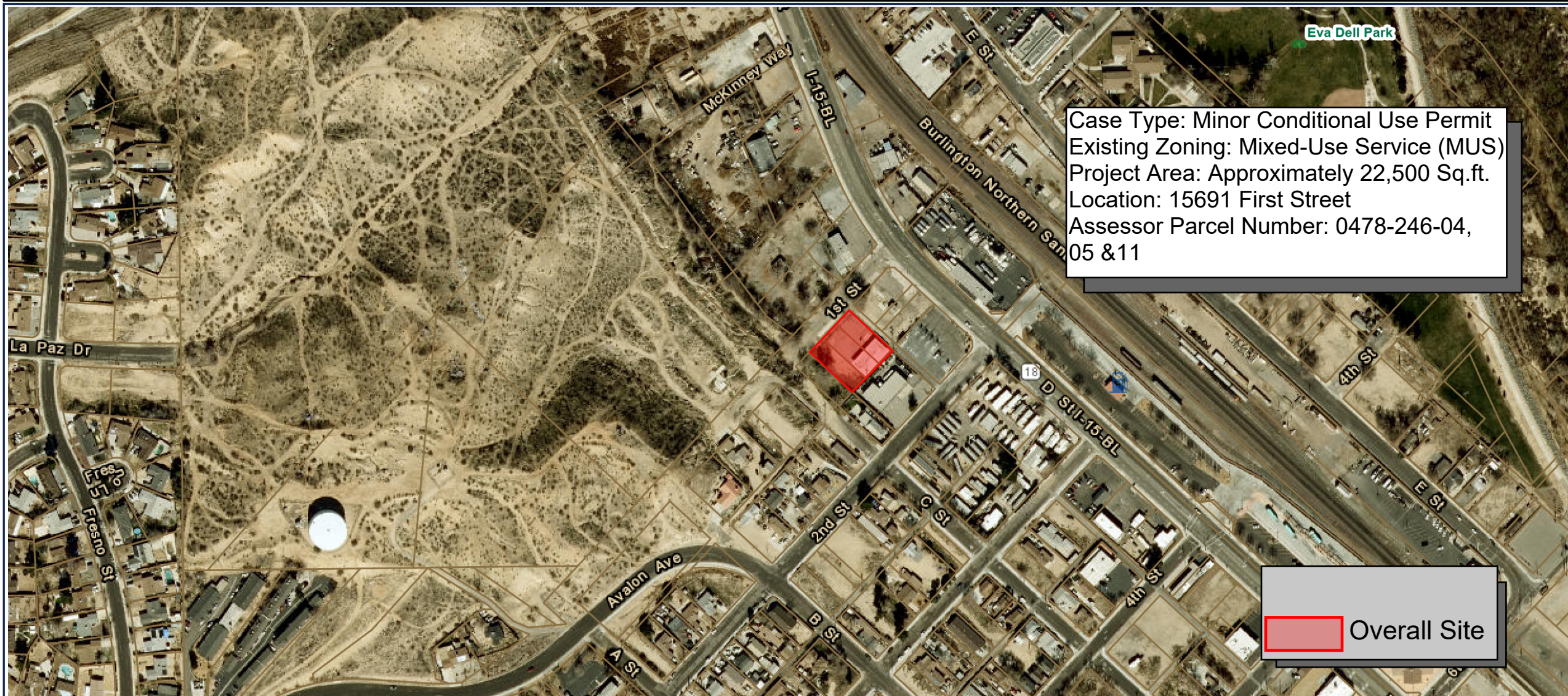
Saturday – Sunday: 10:00 AM – 5:00 PM

Appointments for test drives, pickups, or in-person visits may be scheduled during these hours.

ZONING ADMINISTRATOR

ATTACHMENT C

Aerial Image



Case Type: Minor Conditional Use Permit
Existing Zoning: Mixed-Use Service (MUS)
Project Area: Approximately 22,500 Sq.ft.
Location: 15691 First Street
Assessor Parcel Number: 0478-246-04,
05 & 11

Overall Site



Case: ADMN26-00033

Printed: July 15, 2026

Author: Mina Morgan, Associate Planner

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





ZONING ADMINISTRATOR STAFF REPORT

DATE: July 15, 2026

AGENDA NO. 2

CASE: ADMN26-00068

SUBJECT: A Minor Conditional Use Permit with an Environmental Exemption to allow church services within an existing building on a developed property designated C-2T (General Commercial, Transitional)

APPLICANT: Al Zorn, Victory Christian Center

LOCATION: 12475 Mariposa Road, Suite 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(a) – Existing Facilities; and
2. **Minor Conditional Use Permit** – Approve Minor Conditional Use Permit Case No. ADMN26-00068 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant, Victory Christian Center, is requesting approval of this Minor Conditional Use Permit (MCUP) to allow for an assembly use (church) at 12475 Mariposa Road, Suite A, within the C-2T (General Commercial–Transitional) zoning district. Victory Christian Center currently operates under an Interim Use Permit (IUP) within a second building on the site at 12474 Cottonwood Avenue. The proposed MCUP would relocate the primary worship and congregational assembly use to the Mariposa Road building, and the applicant will relinquish the existing IUP for the Cottonwood Avenue assembly use. The Cottonwood Avenue building will continue to be used for administrative offices and accessory church activities, including Bible studies, small group meetings, community outreach, and training. No structural modifications are proposed, and activities at the two buildings will be scheduled to avoid overlapping gatherings.

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. The existing facility has most recently been utilized for retail sales and office space; however, the proposed use will switch locations on-site with church services relocating to the subject building and office functions moving to the existing church services building. Since the proposal is located within an existing space designed for a multi-tenant commercial development, and because the assembly uses does not introduce materials,

traffic, or other environmental impacts greater than those originally analyzed during the development of the existing site or that are already existing, 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 approximately 1.34 acres in size and is developed with two existing buildings, totaling approximately 17,771 square feet and comprised of four suites, located at 12475 Mariposa Road and 12474 Cottonwood Avenue. Victory Christian Center currently operates from the site within Suite A. The primary congregational assembly use is proposed to be relocated to the building addressed as 12475 Mariposa Road, Suite A, which consists of approximately 4,071 square feet. The rear building addressed as 12474 Cottonwood Avenue will no longer be used as the primary assembly location.
- The rear building at 12474 Cottonwood Avenue is currently occupied by a dance studio and Victory Christian Center. Victory Christian Center is currently operating under an IUP. As part of this Minor Conditional Use Permit request, the applicant has acknowledged their existing IUP for the rear building will be withdrawn to allow for the assembly use to be relocated to the Mariposa Road building. Going forward, the rear building will be used primarily for administrative office functions, with accessory activities limited to Bible studies, small group classes, community outreach, and training.
- The applicant has indicated that there have been no known parking issues since the church moved to this location in 2020 and that the church has long-term familiarity with the site and its operational conditions.



Business Operations

- Victory Christian Center has been established at the subject site since 2020 within the suite addressed as 12474 Cottonwood Avenue, Suite A and currently operates under an Interim Use Permit. Through this Minor Conditional Use Permit request and as required by Condition of Approval #2, the church is proposing to relocate its primary worship activities to 12475 Mariposa Road, Suite A, and relinquish the existing Interim Use Permit for the suite at 12474 Cottonwood Avenue.
- The primary worship services, including Sunday service and midweek service, will occur at 12475 Mariposa Road, Suite A. Sunday service will occur between 9:30 a.m. and 11:30 a.m. and midweek service will occur between 10:00 a.m. and 12:00 p.m. The Cottonwood Avenue suite will no longer be used as the primary assembly location and will instead be used primarily for administrative office functions, with accessory activities limited to Bible studies, small group classes, community outreach, and training.
- The applicant has indicated, and Staff has required pursuant to Condition of Approval #3, that activities will be scheduled to avoid overlap between the primary worship services at 12475 Mariposa Road, Suite A, and the smaller accessory activities at 12474 Cottonwood Avenue. No large simultaneous gatherings are proposed at the Cottonwood Avenue suite. No structural changes are proposed, and there is no physical connection between the two buildings.
- Should City staff receive complaints regarding adverse impacts, including excessive noise, traffic, parking, loitering, trash, or activities outside the approved scope of operation, conditions have been included to allow the Zoning Administrator to review, modify, suspend, or revoke the Minor Conditional Use Permit as necessary.

Parking

- The project site provides 72 shared parking spaces to serve the existing four-suite, multi-tenant development located within two separate buildings on site. Pursuant to Title 16, assembly uses, including churches, require 1 parking space per 35 square feet of assembly area, plus 1 parking space per classroom or secondary assembly area. Based on the proposed 1,575-square-foot assembly area and one classroom/secondary assembly area, the proposed church would require 46 parking spaces ($[1,575 \text{ sq. ft. assembly area} / 35 \text{ sq. ft.} = 45 \text{ spaces}] + [1 \text{ space per classroom/secondary assembly area} = 1 \text{ space}] = 46 \text{ total required spaces}$).
- In addition to the proposed use, remaining tenant spaces on-site include a 5,100-square-foot dance studio, a 5,000-square-foot Dunn-Edwards paint store, and a 3,600-square-foot office for Victory Christian Center. Pursuant to Title 16, the dance studio requires 16 parking spaces, the Dunn-Edwards paint store requires 25 parking spaces, and the future office requires 19 parking spaces. Although the combined parking for all tenant spaces exceeds the 72 shared spaces provided on site, worship services have been established at this site since 2020, and parking demand issues have not been expressed to the City. Additionally, the site functions as a shared parking development with tenant operations that are generally staggered.
- The proposed church would operate primarily on Wednesday mornings for a small bible study and on Sunday mornings for worship services. The dance studio operates

Monday through Friday during evening hours, while the Dunn-Edwards paint store operates Monday through Saturday from 6:30 a.m. to 3:30 p.m. and Sunday from 8:00 a.m. to 1:00 p.m. The future office use would generally operate during typical weekday business hours. Based on the shared parking provided on site, the limited operating days and hours of the church, and the staggered peak demand of the existing and proposed tenants, staff does not anticipate that the proposed use will create a parking deficiency or operational conflict. However, should a parking issue arise, Staff has included Conditions of Approval #8 & #9 requiring modifications to the operation in order to correct any potential parking issues.

Site Condition

- The site is generally in satisfactory condition with mature and maintained landscaping, however the parking lot does show signs of wear requiring maintenance including slurry coat and seal, parking lot restriping, and general maintenance. To ensure the site continues to be maintained in accord with Development Code requirements, Staff has included Conditions #12 and #13, requiring continued site maintenance and Condition #18 to remedy the parking lot conditions in accordance with Title 16 standards.
- Additionally, while a trash enclosure exists to serve the site, it does not comply with current code standards in terms of appropriate roof, and security requirements. Staff has included Condition #11 requiring that the applicant make the landlord aware that the trash enclosure is required to be corrected to comply with the current applicable standards of Title 16 within six months of occupancy.
- Any future tenant improvements, signage, accessibility upgrades, building modifications, or expansion of the use beyond the approved scope should be subject to review and approval by the applicable City departments.

Similar Use Determination

- The existing site conditions and the subject location and suite are suitable for the proposed church, which has been established due to the preexisting church at 12474 Cottonwood Ave. Pursuant to Section 16-3.07.010, the Zoning Administrator has determined that the proposed congregation has met the qualifications for a Similar Land Use Determination, as the church will operate fully indoors with the same parking needs, will constitute a negligible expansion of use given the relation of existing services, and that the review and consideration of the proposed use be reviewed via this Minor Conditional Use Permit (Attachment C).

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 C2-T (General Commercial, Transitional) zoning of the property does not permit assembly use. However, pursuant to Section 16-3.07.010 of the V.M.C., it has been determined that the proposed business has

met the qualifications for a Similar Land Use Determination. The determination found that the proposed congregation is currently operating in the rear building on the site and will continue to provide services similar to those already permitted. The proposal represents a relocation of those existing services to an adjacent building. As such, the proposed use may be permitted at this location subject to approval of a Minor Conditional Use Permit. The business activities proposed are appropriate for the proposed location and are not anticipated to adversely impact existing or future uses within the 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 that will conditionally allow for the proposed use with a Similar Use Determination. The Land Use Element of the General Plan requires that the integrity of each land use district be maintained in an effort to protect existing development from intrusion by new incompatible land uses. The congregation proposed at this site is in line with the intent of the General Commercial Zone while also remaining compatible with the surrounding existing developments. Additionally, Policy 2.3, LU-J.4, of the Land Use Element of the General Plan is to improve 'Quality of Life' which this proposal will promote within a building that is well suited for the proposed operation. Staff finds that the proposal is consistent with the General Plan and will not be detrimental to 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 for two (2) Sunday services and a midweek service for a congregation with a maximum of 75 seats. The operation is complementary to existing uses in the area that operate with more traditional commercial hours preventing 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 proposed use is considered a Similar Use as the proposed congregation is operating on the existing parcel and the site accommodates the use appropriately within the C-2 zone district. 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	Commercial	C-2	N/A
North	Multi-tenant Commercial	Commercial	C-2	N/A
South	Multi-tenant Commercial	Commercial	C-2	N/A
East	Vacant, Commercial	Commercial	C-2	N/A
West	I-15 Highway	N/A	N/A	N/A

NUMBER OF RADIUS LETTERS MAILED: 9

AW

Attachments:

Attachment A – Business Proposal
Attachment B – Site Plan and Floor Plan
Attachment C – Similar Use Determination
Attachment D – Aerial Image

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

CONDITIONS OF APPROVAL
ADMN26-00068
July 15, 2026

A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW CHURCH SERVICES WITHIN AN EXISTING BUILDING ON A DEVELOPED PROPERTY DESIGNATED C-2T (GENERAL COMMERCIAL, TRANSITIONAL), LOCATED AT 12475 ROAD

Minor Conditional Use Permit

Planning Conditions:

1. This Minor Conditional Use Permit approval is to allow church assembly use for Victory Christian Center at 12475 Mariposa Road, Suite A. Operation to include Sunday service from 9:30 a.m. to 11:30 a.m. and one Wednesday service from 10:00 a.m. to 12:00 p.m. 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. Prior to initiating the approved use under this Minor Conditional Use Permit, the applicant shall relinquish the Interim Use Permit associated with 12474 Cottonwood Avenue. After relinquishment of the IUP, the Cottonwood Avenue building shall be limited to office/administrative functions and accessory activities, including Bible studies, small group classes, community outreach, training, and similar support activities.
3. The Cottonwood Avenue building shall not be used for large simultaneous gatherings independent of the primary church assembly use at 12475 Mariposa Road, Suite A. Activities between the two buildings shall be scheduled to avoid overlap that would create parking, traffic, noise, or neighborhood compatibility impacts.
4. The proposed improvements and use shall comply with all applicable development standards of Title 16.
5. 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.
6. 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.
7. 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.
8. 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.

9. Should a parking deficiency or an access issue arise or be reported to the Planning Department due to the excessive number of parishioners or employees, the applicant/business owner shall modify their service schedules and/or hours of operation to correct the problem, subject to Zoning Administrator review and approval.
10. No food, clothing, hygiene products, vouchers, or similar items shall be distributed at 12474 Cottonwood Avenue and 12475 Mariposa Road.
11. 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).
12. 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.
13. 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.
14. 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.
15. 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.
16. The applicant/business owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
17. 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.

18. All parking areas and access thereto, including access to trash enclosures, shall be repaired prior to the issuance of a Business License or Certificate of Occupancy. Repair shall include repaving, patching and/or slurry coat & seal as needed to repair broken and weathered asphalt throughout the site. Additionally, all parking spaces and directional arrows shall be restriped prior to the issuance of a Business License or Certificate of Occupancy.
19. Prior to occupancy or operation of the assembly use at 12475 Mariposa Road and the professional office use at 12474 Cottonwood Avenue, the applicant/business owner shall amend the business license reflecting the professional office use at 12474 Cottonwood Avenue.
20. 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.
21. 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.
22. Unless an appeal of the Zoning Administrator decision is filed within ten (10) days of the approval pursuant to City of Victorville Municipal Code (VMC) Sec. 16-2.02.050, the applicant/owner shall agree to the project Conditions of Approval by executing an Affidavit of Acceptance. The applicant/owner shall provide an executed Conditions of Approval Affidavit of Acceptance agreeing to the project conditions to the City of Victorville within ten (10) days of project approval. Failure to execute the Conditions of Approval Affidavit of Acceptance or file an appeal of this approval within the timeframes noted herein or as provided by the VMC shall cause this approval to be null and void.

Building Conditions:

23. The project shall comply with all building codes in effect at the time of plan submittal. Plans shall be submitted to address the change in use and classification to an "A" assembly.
24. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B-202 of the California Building Code.
25. All tenant improvements must be approved and issued prior to any work being started.
26. 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:

27. Shall comply with all 2025 California Building and Fire Code requirements based on occupancy classification and all applicable City of Victorville Fire Prevention Standards.
28. 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.
29. Fire lanes shall be designated and marked adjacent to all multi-family residential, commercial, and industrial building access points and approaches per City of Victorville Fire Prevention Standard A-2
30. A Knoxbox is required per City of Victorville Fire Prevention Standard A-4.
31. Fire Sprinkler and Alarm System(s) may require modification, plans shall be submitted and approved prior to occupancy (if required).

ZONING ADMINISTRATOR ATTACHMENT A

Site Plan & Floor Plan

Conceptual Site Plan

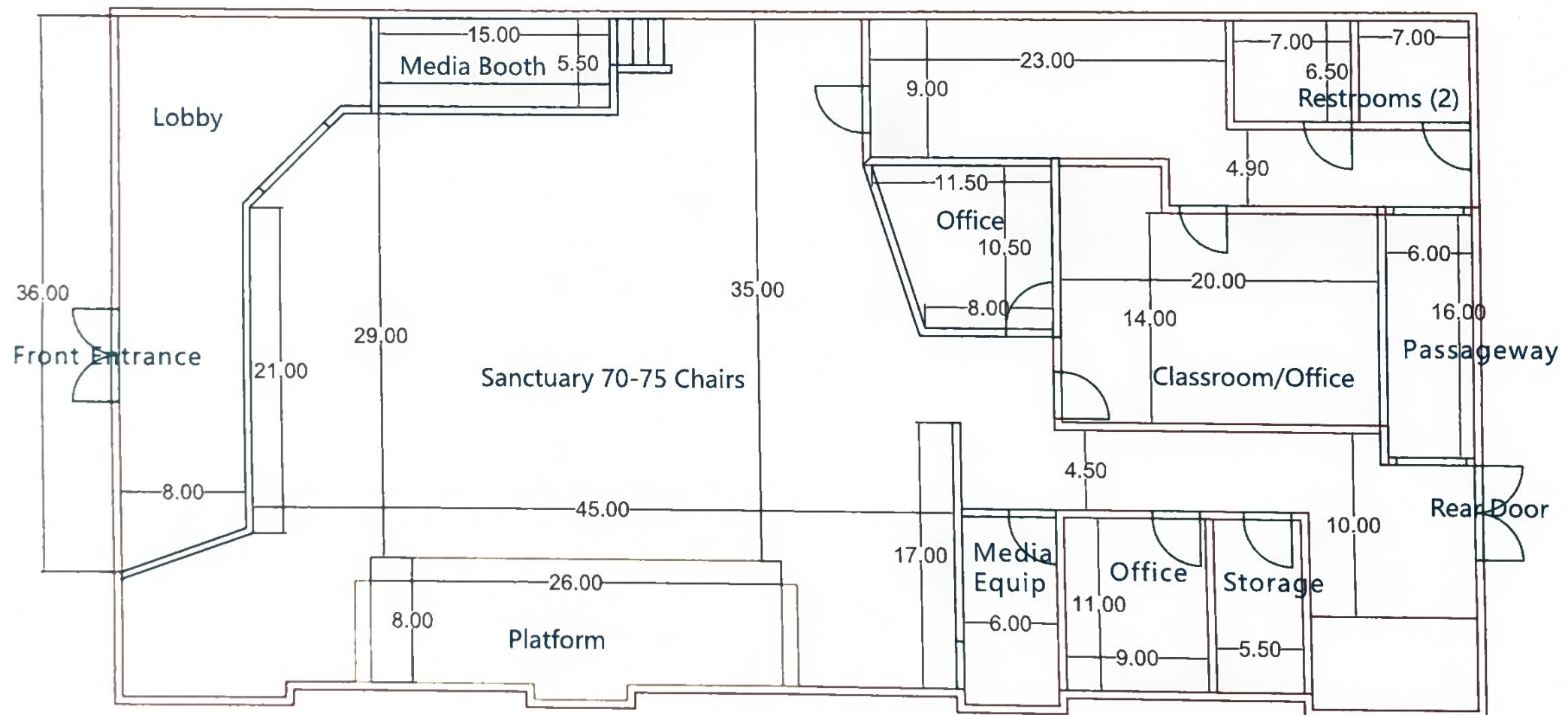
Victory Christian Center
Mariposa Rd & Cottonwood Ave
Victorville, CA



Proposed New Building
12475 Mariposa Rd, Suite A

Total Square Footage 4071

- *Proposed Partitions to create a lobby, one office, and one small media equipment storage area.
- *1 media booth
- *1 Platform
- *Everything else already exist



ZONING ADMINISTRATOR ATTACHMENT B

Business Description

Church Operational Overview

Primary Location: 12475 Mariposa Road, Suite A

- Primary worship services (Sunday and midweek)
- Main congregational gatherings

Secondary Location: 12474 Cottonwood Avenue

- Bible studies
- Small group classes
- Community outreach and training
- Administrative functions

Schedule Overview

Mariposa:

- Sunday services (1–2 services)
- Midweek service (limited duration)

Cottonwood:

- Weekday classes and small groups
- No large simultaneous gatherings

Parking & Traffic Management

- No history of parking issues since 2020
- Long-term familiarity with site conditions
- Activities scheduled to avoid overlap

Operational Characteristics

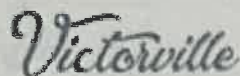
- No structural changes proposed
- No physical connection between buildings

Community Benefit

- Family support programs
- Bible studies and mentoring
- Community outreach

ZONING ADMINISTRATOR ATTACHMENT C

Similar Use Dtermination



City of Victorville Department of Development

14343 Civic Drive PO Box 5001 Victorville,
Planning • Building • Code Enforcement • Business License • Animal Control

14343 Civic Drive
PO Box 5001
Victorville, CA 92393-5001
(760) 955-5125
Fax (760) 265-4070
planning@victorvilleca.gov

Similar Land Use Determination Form

In accordance with Section 16-3.07.010 of the Victorville Municipal Code, a use that is not otherwise permitted within a subject zone district may be allowed on a developed site if determined by the Zoning Administrator to be a similar use.

QUALIFICATIONS FOR A SIMILAR LAND USE DETERMINATION

1. The proposed use is comparable to a use allowed within the subject Zoning District; or
2. Located within a commercial or industrial zone district and appropriate to utilize an existing development with sufficient improvements when compatible with adjacent land uses and the built environment, and when the use does not present any negative impacts to public interest, surrounding businesses or residents, and/or the public health, safety and welfare.

OBTAINING A SIMILAR LAND USE DETERMINATION

Complete Application:

- Applicants who have a qualifying similar land use proposal must complete the application below demonstrating eligibility.
- A site plan, floor plan, and photos of the site may be requested to accompany this application.

Zoning Administrator Review:

- The Zoning Administrator will review the request and make a determination to allow the use by-right or with the approval of a Conditional Use Permit, or to deny the proposal.
- Additional operating conditions may be required, which would be provided to and agreed upon by the applicant prior to the issuance of a business license.

SIMILAR LAND USE DETERMINATION APPLICATION

APPLICANT INFORMATION

Applicant Name: AI ZORN
Business Name: Victory Christian Center
Telephone Number: 760 963-7221
Email Address: AIZORN@VCCUSA.ORG
Mailing Address: PO BOX 2652 Victorville, Ca. 92393

PROPERTY INFORMATION

Address/Location: 12475 Mariposa Rd. Suite A Victorville, Ca. 92395
Assessor's Parcel Number (APN): 3093-182-03-0000

PROPOSED USE

Describe proposed land use activities:

The proposed use consists of a church worship facility within the existing front tenant suite at 12475 Mariposa Road, Suite A. Activities will primarily include weekly worship services, prayer, preaching/teaching, music ministry, and related church operations. The rear building at 12474 Cottonwood Avenue will continue to be utilized for administrative office functions and accessory activities only.

(Example: Indoor fitness classes open seven days a week from 8:00 am to 5:00 pm. Class size not to exceed ten people with two trainers)

Explain why this building/site is a good fit for your business type:

The site is well suited for the proposed use due to its existing commercial layout, adequate parking availability, established access and circulation, and ability to accommodate the limited operational hours and low-intensity nature of the proposed worship use within an existing vacant tenant space.

(Example: Auto glass repair and tint: the current location has roll up doors in the rear and office space affording the street and parking area. There are vehicle accessory stores nearby as well as vehicle sales both new and used that could utilize these services.)

Explain how the proposed use is compatible with surrounding land uses:

The proposed use is compatible with the surrounding commercial area because it operates primarily during limited hours, generates minimal traffic impacts, and utilizes existing parking and building infrastructure. The use is consistent with surrounding commercial operations and will function in an orderly manner compatible with neighboring tenants and businesses.

(Example: Church: the surrounding businesses typically Monday through Friday 8:00 am to 5:00 pm., while group study sessions are held in the evening and church services on Sundays therefore not disrupting nearby tenants and alleviating any parking concerns.)

APPLICANT ACKNOWLEDGMENT

Signature of Applicant:

Albert Chan

Date Signed:

5/22/2026

For Office Use Only – Zoning Administrator Review

Business License Number:	
Qualification Determination (# 1 or #2)	
Date Received:	
Received By:	

Zoning Administrator Determination

Similar Use to be approved via:

☐ Business License	☐ Business License with Operating Conditions	☒ Minor Conditional Use Permit
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Zoning Administrator Signature:

a.f.

Date Signed:

7.8.26

Notes:

SUBJECT TO RELOCATION FROM EXISTING SITE.

ZONING ADMINISTRATOR ATTACHMENT D

Aerial Image



Case: ADMN26-00068

Printed: July 15, 2026

Author: Aaron Walker, Assistant Planner

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

