



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

Zoning Administrator

Regular Meeting Agenda
Wednesday, August 19, 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. **ADMN26-00080** – Jorge Solorzano Jr. – 760 Garage LLC

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow for an off-road vehicle repair and accessory parts retail at developed property zoned IPD (Industrial Park) located at 15330 Tamarack Road, Units A and B.

Location – 15330 Tamarack Road, Units A and B

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 ADMN26-00080 subject to the recommended Conditions of Approval.

Public Comments

Adjournment



ZONING ADMINISTRATOR STAFF REPORT

DATE:	August 19, 2026	AGENDA NO. 1
CASE:	ADMN26-00080	
SUBJECT:	A Minor Conditional Use Permit with an Environmental Exemption to allow for an off-road vehicle repair and accessory parts retail at developed property zoned IPD (Industrial Park) located at 15330 Tamarack Road, Units A and B.	
APPLICANT:	Jorge Solorzano Jr. – 760 Garage LLC	
LOCATION:	15330 Tamarack Road, Units A and B	

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.
- 2. Minor Conditional Use Permit** – Approve case ADMN26-00080 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant is requesting approval of a Minor Conditional Use Permit to allow for the establishment of a UTV (Utility Terrain Vehicle) repair and customization business, known as 760 Garage LLC, within approximately 10,000 square feet of existing industrial/warehouse space located at 15330 Tamarack Road. The business specializes in the repair, maintenance, customization, and installation of aftermarket components for off-highway vehicles, including suspension upgrades, tires and wheels, lighting and sound systems, vehicle wraps, and other performance-related modifications. The proposed use is not otherwise expressly permitted within the Industrial Park (IPD) zone district. In accordance with Section 16-3.07.010 of the Victorville Municipal Code, the Zoning Administrator determined that the proposed operation qualifies for consideration as a Similar Land Use and may be reviewed through the Minor Conditional Use Permit process.

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/warehouse development, and because the proposed UTV repair facility does not

introduce materials, traffic, or other environmental impacts greater than those originally analyzed during the development of the 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.

Business Operations / Site History

- The combined 0.91-acre site (two parcels) is developed with a multi-tenant building consisting of 4 open warehouse suites. The building, located along Tamarack Drive, encompasses approximately 22,400 square feet and is currently occupied by two businesses, one of which offers automotive calibration services. All work will be conducted indoors within each designated shop space, and no work will be performed outside, nor will any vehicles be stored overnight in the parking area.
- The proposed approximate 10,000-square-foot facility includes a conference room area, two restrooms, a storage room, two offices, and two indoor service bay areas with two vehicle lifts that will accommodate all diagnostic and repair services. The existing multi-tenant industrial/warehouse building accommodates similar automobile-related uses, making the proposed use consistent and compatible with the surrounding tenants and overall character of the site. As conditioned, Staff does not anticipate any significant impacts being caused by the proposed UTV repair facility to the surrounding neighborhood or businesses.
- The applicant has stated that the business will operate from 9:00 AM to 6:00 PM Monday through Friday and the operation will be limited to a maximum of twenty UTVs within the two indoor bay areas at any given time. There will be a maximum of four employees staffed during regular operating hours. Staff finds that the proposed business hours are common for uses in the area and the proposed operations are not expected to cause any parking or access deficiencies on-site. However, to ensure the impacts to the area remain within the scope of this approval, Staff has included Condition #1 limiting services offered onsite, unless otherwise approved by the Zoning Administrator, as well as Condition #12 to ensure any adverse impacts to surrounding properties are addressed accordingly.

Parking

- The overall site provides 27 off-street parking spaces for the 22,400 sq. ft. multi-tenant building. The developed site meets all Title 16 development standards pertaining to the number of required off-street parking spaces for a warehouse. The parking requirement for the overall site was 21 spaces, however 27 spaces were created, exceeding this requirement and providing a surplus of 6 off-street parking spaces.
 - 1 space per 1,000 sq. ft. of warehouse space plus 1 space per 300 sq. ft. of accessory office area. ($[22,400 \text{ sq. ft. warehouse area} / 1,000 \text{ sq. ft.} = 22 \text{ spaces}] + [288 \text{ sq. ft. office area} / 300 \text{ sq. ft.} = 1 \text{ space}] = 23 \text{ total required spaces}$).

However, the parking standards for automotive repair with accessory office areas have heightened requirements as opposed to the less restrictive parking standards for warehouse suites with accessory offices as noted above.

- 1 space per 450 sq. ft. of floor area plus 1 space per 300 sq. ft. of accessory office area and 1 space credit per 2 service bay spaces. $([10,000 \text{ sq. ft. automotive repair area} / 450 \text{ sq. ft.} = 44 \text{ spaces}] + [288 \text{ sq. ft. office area} / 300 \text{ sq. ft.} = 1 \text{ spaces}] = 44 \text{ total required spaces including the 1 space credit for the two service bays.}$

While the site does not provide the number of parking spaces that would typically be required for a traditional automotive repair facility of this size, the operational characteristics of the proposed UTV repair business are different. Customer UTVs will be transported to and from the site by truck and trailer, with loading and unloading occurring at the rear of the building, rather than occupying parking spaces while awaiting service. Because the vehicles being repaired will be stored indoors, all work will be conducted indoors, and customer drop-off and pick-up activity will be concentrated at the rear of the property, Staff does not anticipate the proposed use creating a significant parking deficiency or adversely affecting parking availability for surrounding businesses. However, should a parking issue arise, Staff has included Condition #8 requiring modifications to the operation in order to correct any potential parking issues.

Site Condition

- The overall site requires general maintenance and repair due to its age and deterioration. Required improvements include the installation and/or rehabilitation of landscaping, slurry coating and sealing of the parking lot, restriping of all parking spaces and directional markings, and modification of the existing trash enclosure to comply with applicable City standards. These improvements have been incorporated into the recommended Conditions of Approval and shall be completed prior to issuance of a Business License or Certificate of Occupancy, as applicable. In addition, to ensure the site is maintained in accordance with Development Code requirements on an ongoing basis, Staff has included Conditions of Approval #11 and #14, which require continued site maintenance.



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 Industrial Park (IPD) zoning district, which does not permit automotive repair uses by right. To evaluate the appropriateness of the proposed use, a Similar Use Determination application was submitted and reviewed. The determination found that the proposed automotive repair facility is consistent with the character of surrounding uses and existing improvements on-site and may be permitted at this location with the 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 is designated as Light Industrial under the General Plan, which does not permit light automobile repair by right and a Similar Use Determination application was submitted and reviewed in order to evaluate the appropriateness of the proposed use. Additionally, while the Land Use Element of the General Plan emphasizes the importance of maintaining the integrity of each land use district, to protect existing development from the intrusion of incompatible uses, Staff finds that given the proposals consistency with surrounding uses and the built environment at the existing multi-tenant industrial/warehouse building, the integrity of the Light Industrial designation will not be impacted. Therefore, 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 operate from 9:00 AM to 6:00 PM and will service the majority of customers by appointment only. These hours of operation are compatible with existing uses in the area and are not expected to significantly affect roadway capacity given the limited number and frequency of vehicles visiting the establishment. Therefore, the proposal is not anticipated to overburden the surrounding improved street system or generate impacts greater than those typically associated with similar uses 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 property is fully developed with an existing commercial/industrial building capable of accommodating the proposed operation. Additionally, a Similar Use Determination application was submitted and reviewed in order to evaluate the appropriateness of the proposed use and the determination found that the proposed light automotive repair facility is consistent with the character of surrounding uses and site and may be permitted at this location with the approval of a Minor Conditional Use Permit. 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 Warehouse Building	Light Industrial	IPD	N/A
North	Office Building	Light Industrial	IPD	N/A
South	Commercial Building	Light Industrial	IPD	N/A
East	Warehouse Building	Light Industrial	IPD	N/A
West	Vacant	General Commercial	C-2	N/A

NUMBER OF RADIUS LETTERS MAILED: 21

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
ADMN26-00080
August 19, 2026

A Minor Conditional Use Permit with an Environmental Exemption to allow for an off-road vehicle repair and accessory parts retail at developed property zoned IPD (Industrial Park) located at 15330 Tamarack Road, Units A and B.

Minor Conditional Use Permit

Planning Conditions:

1. This approval is to allow for a UTV repair and customization facility with typical hours of operation of 9:00 AM to 6:00 PM Monday-Friday located at 15330 Tamarack Road, Units A and B. Services include general maintenance, clutch work, suspension upgrades, tire and wheel installation, sound and lighting installation, installation of vehicle plastics and aftermarket components, performance upgrades, vehicle wrapping, and accessory merchandise. The Zoning Administrator reserves the authority to adjust, modify, or update the approved functions and operating times as necessary. The Zoning Administrator may also approve modifications to the approved functions and/or operating times upon receipt of a written request from the applicant and/or property owner or manager, provided such modifications are consistent with the findings and conclusions of this Staff Report.
2. All work on vehicles shall be performed indoors and any outdoor storage of vehicles is prohibited including those that are dismantled, partially dismantled, or in a visible state of repair. UTV's on-site for service or customization shall always be kept within the enclosed building.
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 striping, wheel stops, signage, curbing, trash enclosure gates, parking lot paving and enhanced paving areas. Existing parking lot cracks and imperfections shall be repaired/restriped.
7. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
8. 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.

9. Should excessive noise be reported due to the operation, including loud music, the applicant/business owner shall correct the problem to the satisfaction of the Zoning Administrator.
10. 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.
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. 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.
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. The removal of 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. The applicant/developer shall provide landscaping/irrigation plans in accordance with Chapter 16-3.11.060 and 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, including the minimum interior percentage of landscaping and the maximum dispersal of landscaping within a parking lot. The landscaping plan shall include a minimum of one 24-inch box tree for every eight parking spaces provided on-site. In addition, the landscaping plan 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
 - D. In addition, a note shall be conspicuously placed on the landscape plan indicating the following: Any discrepancy between the maximum spacing criteria and the number of plants shown on the landscape plan shall result in the spacing criteria superseding any other information shown on the landscape plan.
15. 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.

16. 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.
17. The applicant/business owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
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. 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.
20. 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.
21. 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.
22. 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.
23. 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.

24. 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:

25. Shall comply with all 2025 California Building and Fire Code requirements based on occupancy classification; and all applicable City of Victorville Fire Prevention Standards.
26. 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.
27. Shall comply with all Fire hydrant and fire water delivery requirements per City of Victorville Fire Prevention Standard W-2.
28. Monitored Fire Alarm System(s) and/or modifications may be required for the proposed building(s). Plans shall be submitted and approved prior to construction and comply with City of Victorville Fire Prevention Standard F-5.
29. Fire Sprinkler System(s) and/or modifications may be required for the proposed building(s) that exceed 5000 square feet and may require a fire pump(s). Plans shall be submitted prior to construction and comply with City of Victorville Fire Prevention Standard F-1.
30. All gates shall comply with City of Victorville Fire Prevention Standard A-3, motorized gates shall provide a Knox Key gate override switch AND an Opticom compatible Preemption Device.
31. Knox Box required per City of Victorville Fire Prevention Standard A-4.
32. Racking and high piled storage may require separate permits.

Building Department Conditions:

28. The project shall adhere to all applicable building codes in effect at the time of plan submittal.
29. The proposed scope of work requires a tenant improvement plan. All plans must be submitted and approved prior to the commencement of any work.
30. The proposed scope of work requires the incorporation of accessibility upgrades in accordance with Section 11B of the California Building Code.
31. All improvements must receive approval, and permits must be issued prior to the commencement of any construction activities.

32. 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. Actual amounts owed will be determined upon submittal of the plans via the City's online permit center.

ZONING ADMINISTRATOR

ATTACHMENT A

Business Proposal

Good Afternoon,

We are 760 Garage, a UTV (off-road vehicle) repair and retail store for UTV accessories and parts. We are eager and hope to occupy the vacancy at your facility to facilitate our work.

To give more context, we currently work on the repairs of these vehicles, whether it is small or big accidents - sometimes out of pocket and sometimes with insurance. Doing as little as adding some lights to a customers car to as big as changing out a motor or even doing a frame swap for a UTV.

Not only do we repair them, but we also sell all accessories and parts for these vehicles to the public. With this, making us also a retail store. To assist and to have a better customer experience we are hoping to also add an additional room - still TBD - to have a show room and a retail store for these products.

Some additional expansions we want to make to our business would be to add a wrap machine to print wraps for our UTV vehicles and to also add a shirt machine to manufactory Jerseys for our business. These are of course in the near future additions we are going to make.

We are looking to be open from Monday-Friday 9am to 5pm - occasionally on weekends and longer hours, depending on business needs. At the moment we have 4 employees, 2 are the owners and then we have 1 full time and 1 part time employees.

With that we are looking for a long term lease of 3 years and possibly down the road an even longer lease. We hope we can do business together and help each other out in this time for growth.

Best regards,

760 Garage

Jorge Solorzano Jr and Carlos Ivan Estrada

ZONING ADMINISTRATOR

ATTACHMENT B

Site Plan & Floor Plan

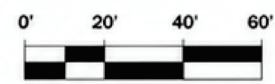
UPDATED SITE PLAN

Existing Conditions
Conceptual Plan Only



LEGEND

- EXISTING BUILDING
- PAVING / PARKING
- LANDSCAPING
- SIDEWALK / CONCRETE
- ADA ACCESSIBLE PARKING & ACCESS AISLE
- SERVICE / LOADING AREA
- SITE ACCESS
- DIRECTION OF TRAVEL
- PROPERTY BOUNDARY
- DECORATIVE ROCK



SCALE: 1" = 20'-0"

NOTE:
Plan is conceptual only.
Not based on survey.

PROJECT INFORMATION

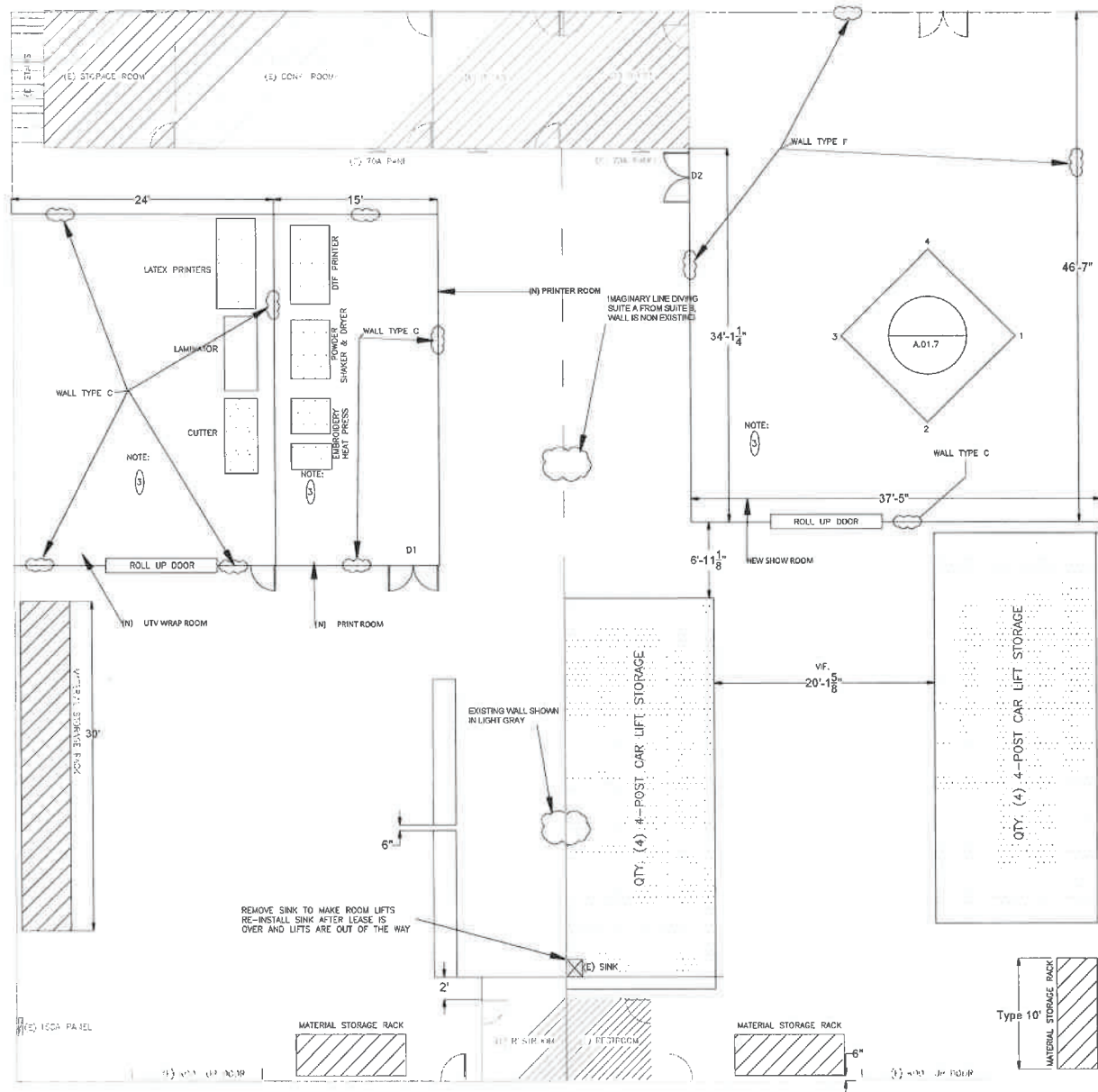
BUILDING ADDRESS: 15330 TAMARACK DR. VICTORVILLE, CA. 92392
 OCCUPANCY TYPE: BUSINESS
 CONSTRUCTION TYPE: TYPE 1
 PROJECT AREA: 1ST FLOOR: 2184 SQUARE FEET
 USE OF SPACE: UTV MODIFICATION SHOP

SCOPE

SCOPE:
 ADDITION OF A NEW SHOW ROOM, VINYL WRAP ROOM, AND PRINT SHOP ROOM TO SUPPORT UTV CUSTOMIZATION SHOP. PROPOSED TENANT IMPROVEMENT WORK INCLUDES MINOR ADDITION OF NON-BEARING PARTITIONS, DOORS, MILLWORK, CEILING SYSTEM WITH NEW LIGHTING, POWER, SECURITY, AND COMMUNICATION.

NOTE: EXISTING SPRINKLER, MECHANICAL, PLUMBING, AND MOST ELECTRICAL SYSTEMS ARE EXISTING TO REMAIN AND NOT UNDER SCOPE OF WORK.

LOCATION MAP



NOTES:
 3 Show Room, Print Room, and Wrap room flooring to be grind and polished

760 GARAGE

15330 TAMARACK DR.
 VICTORVILLE, CA. 92392

DATE DESCRIPTION
 05/18/2016 ISSUE FOR PLAN CHECK
 060526

VICTORVILLE STAMP

PROJECT NAME
 760 GARAGE SHOW ROOM

DESCRIPTION
 CONCEPTUAL FLOOR PLAN

SCALE
 1/4" = 1'-0" SEP 2016

WALL INFORMATION
 Existing to remain
 New

DOOR INFORMATION

Existing to remain
 2'-0" x 7'-0" INTERIOR DOUBLE DOOR, PAIR OF 2'-0" LEAVES, HOLLOW METAL FRAME, SOLICATED HARDWARE PER SCHEDULE.

6'-0" x 7'-0" EXTERIOR DOUBLE DOOR, PAIR OF 2'-0" LEAVES, HOLLOW METAL FRAME, SOLICATED HARDWARE PER SCHEDULE.

ROLL UP DOOR ROLL UP DOOR ELECTRIC MOTOR

FLOOR PLAN A01.3

ZONING ADMINISTRATOR

ATTACHMENT C

Similar Use Determination



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) 955-5135
Fax (760) 289-0070
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: Jorge Solorzano Jr.

Business Name: 760 Garage LLC

Telephone Number: 909-729-7415

Email Address: 760utvgarage@gmail.com

Mailing Address: 13957 Bretwood Dr, Victorville, CA, 92395

PROPERTY INFORMATION

Address/Location: 15330 Tamarack Rd, Victorville, CA, 92392 Unit A and B (10,000SF)

Assessor's Parcel Number (APN): 0396-091-01

PROPOSED USE

Describe proposed land use activities:

We are a UTV repair and customization company specializing in a wide range of services, including sound system installations, light installations, installing plastics on vehicles, regular maintenance, clutch work, suspension upgrades, tire and wheel installation, performance upgrades, aftermarket parts installations and oil changes - which we will ensure all proper taken proper disposal measures are taken. We also offer upgrades to existing components by replacing them with higher-quality brands or performance-enhancing parts to improve the vehicle's efficiency and reliability. In addition, we perform suspension upgrades and other performance modifications to enhance the overall operation and drivability of the vehicle.

Regarding the City's concerns about motor swaps and frame swaps, these types of repairs generally occur only through insurance claims.

In most cases, insurance companies elect to total the vehicle rather than approve repairs of that magnitude. We would also like to emphasize that all repair work will be conducted indoors within our facility. On average, we house approximately 15-20 vehicles at a time. To maximize space and improve workflow efficiency, we are currently in the process of purchasing vehicle lifts to safely store vehicles while they await service.

In addition to repair and performance services, we also provide vehicle wrapping services. While this work was previously outsourced, we are expanding our operations to offer in-house vehicle wrapping moving forward. We are also planning to add embroidery equipment to produce branded merchandise such as hats and shirts for customer purchases and promotional giveaways.

We highly value our community and recognize that these vehicles are intended strictly for off-highway use. For that reason, customers dropping off or picking up vehicles are required to transport them using a truck and trailer. In situations where a customer does not have access to transportation equipment, we will assume responsibility for arranging pickup and delivery of the vehicle.

Our company currently employs four full-time staff members: one owner/manager, one office administrator, and two vehicle technicians. Our standard operating hours are Monday through Friday, from 9:00 AM to 6:00 PM. However, there may be occasions when overtime or weekend work is necessary to meet project deadlines. We will remain fully compliant with any applicable regulations related to extended operating hours.

Lastly, regarding outdoor storage or display, we may occasionally display two to three vehicles outside for promotional or modeling purposes. However, this remains tentative, as we prefer to minimize the vehicles' exposure to the elements. If vehicles are displayed outdoors, they will be brought back inside daily by 6pm-7pm.

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

We believe our current location is an ideal fit for our business due to the size of the facility, which offers approximately 10,000 square feet of space. This allows us to keep vehicles stored indoors at all times, helping protect customers' vehicles from weather exposure and potential sun damage. Aside from that the current location has 2 roll up doors in the rear and office space affronting the street and parking area.

Additionally, our previous location was situated in a more isolated area. Being closer to the main city, major intersections, and freeway access at our current location provides significantly better visibility and accessibility for customers. We believe this will not only help increase sales opportunities, but also generate greater customer traffic to our facility.

Another major advantage of this location is the strong network of surrounding businesses within the community. There are two other UTV-related businesses located nearby, and with our planned expansion into vehicle wraps and branded apparel, we also benefit from being close to both a wrap company and a shirt-printing business. This creates a convenient and complementary business environment where customers can explore multiple services in one area and obtain quotes that best meet their needs.

(Example: Auto glass repair and tint: the current location has roll up doors in the rear and office space affronting 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:

Our proposed use is compatible with the surrounding businesses, as our operating hours closely align with those of neighboring establishments. In addition, our location includes rear alley access, which will be utilized for all customer vehicle drop-offs and pickups. Conducting these activities from the rear of the property will help minimize disruptions and ensure we do not interfere with parking availability or access for nearby businesses.

Furthermore, as previously mentioned, our business complements the surrounding commercial environment because several nearby businesses operate within related industries. This creates a convenient and beneficial destination for customers seeking multiple automotive and customization services within the same area.

(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:

Jorge Solorzano

Date Signed: 05/19/2026

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

Zoning Administrator Signature:

a.f.

Date Signed: 6/3/2026

Notes:

ZONING ADMINISTRATOR ATTACHMENT D

Aerial

ADMN26-00080

Case Type: Minor Conditional Use Permit
Existing Zoning: IPD (Industrial Park District)
Project Area: Approximately 0.91 Acres
Location: 15330 Tamarack Rd, Suite A
Assessor Parcel Number: 0396-091-01 & -02



Case: ADMN26-00080
Printed: August 19, 2026
Author: Aaron Walker, Assistant Planner

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

