



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

Zoning Administrator

Regular Meeting Agenda
Wednesday, September 02, 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. **ADMN26-00096 – VANESSA GOMEZ - IMAGINE VIVID CREATIVE STUDIO**

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow for a new historic wall mural.

Location – Within the Old Town Specific Plan, Located at 15551 Seventh 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 Minor Conditional Use Permit Case No. ADMN26-00096 subject to the recommended Conditions of Approval.

Public Comments

Adjournment



ZONING ADMINISTRATOR STAFF REPORT

DATE:	SEPTEMBER 02, 2026	AGENDA NO. 1
CASE:	ADMN26-00096	
SUBJECT:	A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR A NEW HISTORIC WALL MURAL	
APPLICANT:	VANESSA GOMEZ - IMAGINE VIVID CREATIVE STUDIO	
LOCATION:	WITHIN THE OLD TOWN SPECIFIC PLAN LOCATED AT 15551 SEVENTH 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 Minor Conditional Use Permit Case No. ADMN26-00096 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant, local artist Vanessa Gomez, is requesting approval of this Minor Conditional Use Permit to allow for one historic wall mural on an existing wall surface in Old Town. The building, located at 15551 Seventh Street, sits on the corner of Seventh Street and B Street and has a long blank wall plane adjacent to B Street that the artist has selected for this mural. This Minor Conditional Use Permit will allow for the wall surface to be utilized for artwork with historical or cultural significance to the region as required for Historic Wall Murals in the Old Town Specific Plan.

The wall mural proposed will depict a tribute to Brownie the Railroad Dog, a beloved stray dog who spent his time at the Victorville railroad station located on present day D Street in the 1940s. The applicant's project description has been included as Attachment B. The mural aims to bring a sense of pride for Old Town residents and attract tourists travelling along Route 66.

III. STAFF ANALYSIS:

1. Environmental Assessment.

California Environmental Quality Act (CEQA) Section 15303 allows a categorical exemption for minor alterations of existing private structures, including the wall mural which is considered a minor exterior alteration of the building.

2. Minor Conditional Use Permit.

The proposed mural will be located on the southwest facing wall plane of 15551 Seventh Street, situated at the northeast corner of Seventh Street and B Street. The wall is prominently visible to northbound travelers on Seventh Street as they head toward D Street. Section 4.11 of the Old Town Specific Plan (OTSP) encourages the use of murals to add nostalgia, charm, and beauty while attracting tourists, pedestrians, and patrons to Old Town. Historic murals may be approved through a Minor Conditional Use Permit and must depict a historical or culturally significant event, site, person, or geographic feature that reinforces the Route 66 or Old Town theme.

The proposed mural depicting Brownie the Railroad Dog meets these criteria, as it illustrates a well-known local legend connected to Victorville's railroad history and cultural identity, as described below.

Historical Background

The mural's content centers on Brownie, a beloved local railroad mascot described as a pit-bull terrier mix named for his brown coloring, who lived at the Victorville railroad station from 1943 to 1945. As noted in a newspaper clipping included within Attachment B, local accounts indicate that Brownie arrived at the station after being injured by a passing car. Railroad workers took him in and nursed him back to health. From that point on, Brownie became a fixture at the station, greeting railroad employees daily as they returned from their shifts and accepting food scraps from them, an uncommon kindness during the meat-rationing period of World War II. Brownie also became known for greeting soldiers traveling to and from Victorville Army Airfield (later known as George Air Force Base) during wartime.

Brownie's story ended in 1945, when he was struck and killed by a train at the depot. In response, railroad workers gathered funds to create a granite headstone that read: "Brownie 'A Railroad Dog' A Friend and A Pal 1945." His grave marker was originally placed at old Forrest Park under the Cottonwood trees, where Brownie was laid to rest. When the park was demolished in 2008, the headstone was relocated to the nearby Route 66 Museum, where Brownie continues to be recognized as a charming part of Victorville's railroad heritage.



Compliance with OTSP Requirements

The mural depicting Brownie reflects a historical figure tied directly to Victorville's railroad history, which is an important component of both Victorville's identity and Old Town's cultural heritage. Presenting Brownie in a playful folkloric style complements the OTSP's goal of adding nostalgia and charm to Old Town while visually celebrating a locally significant story. As such, the mural meets the OTSP requirement that historic murals illustrate a historical or culturally meaningful event, person, or theme relevant to Old Town or Route 66.

Mural Design

As described in Attachment B and depicted in Attachment A, the colorful mural features Brownie along with a locomotive and railroad workers against a background of Cottonwood trees. The mural will take up most of the exterior wall of the building, which is approximately 34-feet-wide and 14-feet-tall. The mural will be painted by local artist, Vanessa Gomez, who previously completed the Old Town historical mural honoring local dignitary Felix Diaz, located at 15583 Seventh Street, which was approved by Minor Conditional Use Permit Case No. ADMN24-00033 in 2024. The Brownie mural will be done in a similar style as the Felix Diaz mural, using a vibrant color pallet and bold line work.



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 Old Town Specific Plan.*
 - Comment: As mentioned, murals are allowed by a Minor Conditional Use Permit and the Specific Plan does not limit the district in which the mural is placed, nor does it specify color, shape, or size. Therefore, the proposed wall mural is in accordance with the Mixed-Use Retail overlay District of the Old Town Specific Plan.
 - *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 Specific Plan. Being designated Specific Plan, the Old Town Specific Plan is the general land use guide and document for Old Town. Since the proposed mural meets the intent of the Plan, the proposal is consistent with the General Plan. The mural will help the Plan's goal to create a vibrant pedestrian friendly 'main street' corridor and is not detrimental to the public.
- *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 mural will not specifically increase traffic and will not result in visually distracting images that will be a driving hazard. The hope would be to slow traffic down among other traffic calming goals in the Plan that would increase public safety.
- *The proposed conditional use will comply with each of the applicable provisions of the Land Use Plan within the Old Town specific Plan.*
 - Comment: As mentioned, historic wall murals are allowed through Section 4.11 of the Old Town Specific Plan. The mural type and what it depicts is regulated, but not the size shape and location, Therefore, the proposal will comply with each of the applicable provisions of the Land Use Plan section of the OTSP.

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Retail Building	Specific Plan	SP	Old Town SP – Mixed-Use Retail Overlay
North	Prior Bar Use	Specific Plan	SP	Old Town SP – Mixed-Use Retail Overlay
South	Meat Market	Specific Plan	SP	Old Town SP – Mixed-Use Retail Overlay
East	Undeveloped	Specific Plan	SP	Old Town SP – Mixed-Use Retail
West	Retail Building	Specific Plan	SP	Old Town SP – Mixed-Use Retail Overlay

NUMBER OF RADIUS LETTERS MAILED: 38

DK

Attachments:

Attachment 'A' - Rendering of Mural

Attachment 'B' - Summary of Project

Attachment 'C' - Aerial Image and Street View

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

CONDITIONS OF APPROVAL
ADMN26-00096
September 02, 2026

**A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW
FOR THE APPROVAL OF A NEW HISTORIC WALL MURAL**

Planning Conditions:

1. This approval shall be valid for one historic wall murals located on the southwest facing wall of the building located at 15551 Seventh Street within the Old Town Specific Plan.
2. The proposed wall mural shall comply with all applicable development standards of the Old Town Specific Plan.
3. The proposed wall mural 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.
4. Any expansion of the proposed use beyond the scope of this Conditional Use Permit shall require submission and approval of a Conditional Use Permit Modification or a new Conditional Use Permit based upon the extent of the expansion.
5. The installation of the mural or any change in use or implementation of a new use at the location, which causes a traffic concern shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
6. The exact location and size of the wall murals shall be reviewed and approved by the Zoning Administrator prior to being painted, should modification to the mural be required after approval of this Minor Conditional Use Permit.
7. The applicant/owner shall be responsible for the clean-up of any graffiti painted on the mural or the same building wall the mural is located on within 24 hours.
8. This approval does not restrict a property owner from removing the mural(s) from their property at any given time.
9. Should the applicant/owner wish to install an informational plaque to provide context to the Brownie the Railroad Dog mural, the design and implementation of the plaques shall be subject to the review and approval of the Zoning Administrator.
10. The applicant/owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
11. 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.

ATTACHMENT 'A'

Rendering of Mural

Proposed Design



Design features a portrait representation of Brownie, railroad workers, locomotive, and old Victorville station. The surrounding cottonwood trees represent the trees Brownie was buried under as well as to reference the cottonwoods that used to line D street. I'll be taking an artistic approach to rendering. General color scheme, note the mural's actual colors may shift slightly from these "digital" colors.

Super-imposed for reference



ATTACHMENT 'B'

Summary of Project

Mural Theme

Based on the story of Brownie of the 1940s. Brownie was a stray that first appeared at the Victorville railroad station in 1943 and was collectively adopted by the railroad workers. Brownie was much loved and took on the role of honorary station master, becoming the station's mascot.

After Brownie passed in 1945 from a train accident, the railroad workers banded together to pay for his granite headstone and buried him under the cottonwood trees of Forrest Park.



Figure. A



Brownie article and Brownie's granite headstone located at the Route 66 Museum Left (fig.A)

Brownie Right (fig.B)



Figure. B

Mural Theme

Based on the story of Brownie of the 1940s. Brownie was a stray that first appeared at the Victorville railroad station in 1943 and was collectively adopted by the railroad workers. Brownie was much loved and took on the role of honorary station master, becoming the station's mascot.

After Brownie passed in 1945 from a train accident, the railroad workers banded together to pay for his granite headstone and buried him under the cottonwood trees of Forrest Park.



Figure. A

Brownie's granite headstone located at the Route 66 Museum Left (fig.A)

Brownie article Right (fig.B)

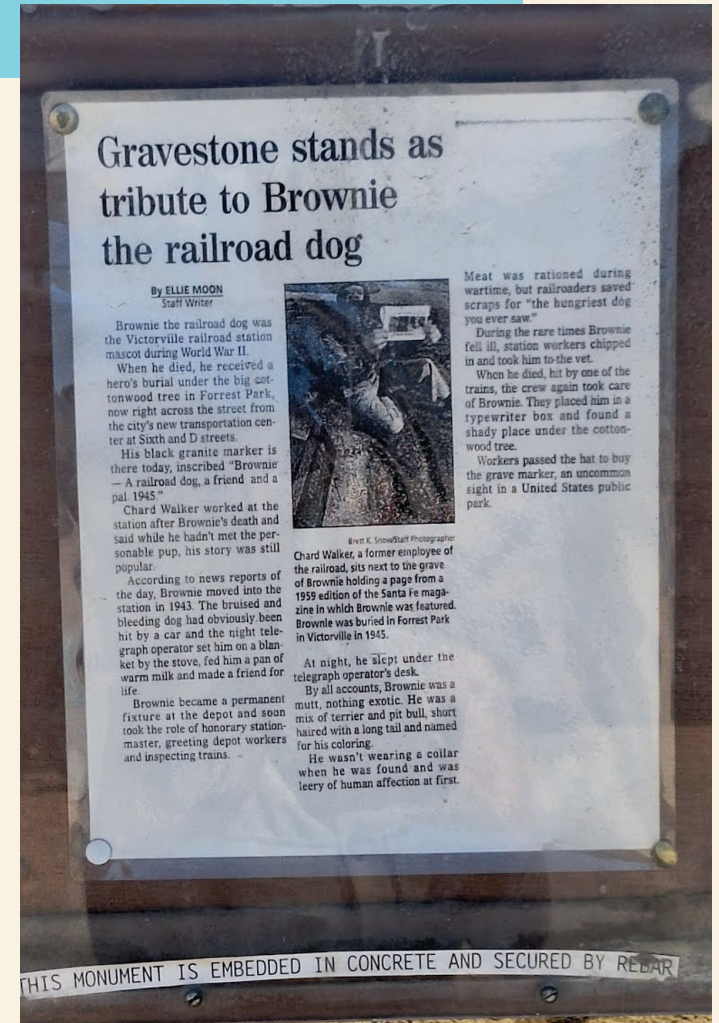


Figure. B

Mural Details

2

Location

15551 7th St. Victorville 92395

Size

34' x 14' 20"

Materials

- Primer KILZ 2.
- 100% Acrylic exterior paint such as premium Dunn-Edwards or Behr brand paints will be used.

Clear Coat

- Anti-graffiti clear coat may be applied for maintenance.

ATTACHMENT 'C'

Aerial Image and Street View

ADMN26-00096

Case Type: Minor Conditional Use Permit
Existing Zoning: Old Town Specific Plan
(Mixed Use Retail Overlay District)
Project Area: Approximately 0.08 Acre
Location: 15551 Seventh Street
Assessor Parcel Number: 0478-213-01



Case: ADMN26-00096
Printed: August 19, 2026
Author: Daisy Kawasaki, Senior Planner

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





Proposed Mural Location
at 15551 Seventh Street