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

Zoning Administrator

Regular Meeting Agenda **10 a.m. Regular Meeting**
Wednesday, October 21, 2026

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. ADMN26-00104 – Timothy Welke, Alliance for Wellness

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow for an outpatient behavioral health clinic at a developed property zoned IPD (Industrial Park District) located at 15371 Bonanza Road.

Location – 15371 Bonanza Rd.

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 ADMN26-00104 subject to the recommended Conditions of Approval.

Public Comments

Adjournment

ZONING ADMINISTRATOR STAFF REPORT

DATE: October 21, 2026 **AGENDA NO. 1**

CASE: ADMN26-00104

SUBJECT: A Minor Conditional Use Permit with an Environmental Exemption to allow for an outpatient behavioral health clinic at a developed property zoned IPD (Industrial Park District) located at 15371 Bonanza Road.

APPLICANT: Timothy Welke, Alliance for Wellness

LOCATION: 15371 Bonanza Rd.

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 ADMN26-00104 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant requests approval of a Minor Conditional Use Permit to establish an outpatient psychiatry and behavioral-health clinic within an existing building totaling approximately 3,000 square feet. Proposed services include psychiatric evaluations, medication management, behavioral-health treatment, telemedicine, and therapy. The clinic would employ approximately four to five staff members and initially serve eight to ten patients per day, increasing to approximately 21 to 30 patients per day at full operation. Proposed hours of operation are Monday through Friday, from 8:00 a.m. to 5:00 p.m. All in-person services would be provided by appointment only, with no group therapy or overnight residential treatment proposed.

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 commercial building, and because the psychiatry and behavioral-health clinic does not introduce materials, traffic, or other environmental impacts greater than those originally analyzed during the development of the existing site, Staff finds that this exemption is applicable and that it does not constitute an expansion of use, in compliance with the noted CEQA categorical exemption.

2. Minor Conditional Use Permit.

Business Operations / Site History

- The subject property is approximately 0.51 acres in size and is developed with an existing building totaling approximately 3,000 square feet. The building was previously occupied by a clerical and administrative staffing agency operating as an office use. The site has direct vehicle access from Bonanza Road.

- Alliance for Wellness proposes to occupy the entire building for outpatient psychiatry and behavioral-health services, with the intention of dividing the building into two separate suites at a later date. Any future interior and/or exterior modifications shall be subject to applicable entitlement and permitting requirements and shall not authorize any change or expansion of the approved use. Pursuant to Condition #4, future tenant improvements shall be subject to review and approval, including an assessment of any resulting changes in floor area, occupancy, operations, and parking demand.

- The proposed clinic will operate Monday through Friday from 8:00 a.m. to 5:00 p.m. with approximately four to five employees. Services will include psychiatric evaluations, medication management, behavioral-health treatment, telemedicine, and therapy. All in-person services will be provided by appointment only, with no walk-in services or group therapy. No overnight residential treatment or patient stays are proposed.

- The applicant anticipates initially serving eight to ten patients per day, increasing to approximately 21 to 30 patients per day at full operation. These estimates reflect total daily visits rather than the number of patients present at one time. Appointments will be scheduled throughout the day, and operations shall comply with applicable occupancy and parking requirements.

- Should business operations result in parking deficiencies, access issues, or other adverse impacts on surrounding properties, Staff has included Conditions #3, #7 and #9 requiring corrective measures and allowing the Zoning Administrator to reevaluate the conditional use in accordance with Municipal Code procedures should violations be observed or reported.

Parking

- Title 16 requires one parking space per 200 square feet of floor area for medical-office use. Based on this calculation, 15 parking spaces are required for the proposed clinic (3,000 sq. ft. ÷ 200 sq. ft. = 15 spaces). The site provides 21 parking spaces, exceeding the calculated requirement by six spaces. The proposed use therefore meets the numerical parking requirement based on the reported existing parking count.

- The final site plan shall demonstrate that installation of the trash enclosure, as further discussed below, will maintain the required parking, accessible routes, and vehicle circulation.

Site Condition / Improvements

- The site requires parking lot rehabilitation and a trash enclosure that meets City of Victorville's (COV) Municipal Code development standards.

- Condition #7 requires necessary pavement repairs, slurry coating and sealing of the parking lot, and parking stall restriping prior to occupancy.

- There is an existing combo-shared trash enclosure that does not meet COV Municipal Code development standards. Depending on the structural integrity of the structure, there is a potential need for a new enclosure. Condition #6 requires the applicant/property owner to obtain the necessary permits and complete construction of the trash enclosure within six months of occupancy. The enclosure shall be architecturally compatible with the existing building and meet applicable screening, roof/cover, security, pedestrian access, and refuse collection requirements. Condition #3 requires ongoing maintenance of the site improvements.

- The site is generally in a satisfactory condition with mature landscaping. To ensure the site continues to be maintained in accord with Development Code requirements, Staff has included Condition #9 and #13, requiring 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 underlying IPD (Industrial Park District) zoning of the property conditionally permits medical office. The site includes sufficient parking to serve the uses within the existing commercial building. The proposed business activities are appropriate for this zone and are not expected to negatively affect any existing or future businesses in the IPD zone district, therefore, the use is in accord with the objectives and requirements of the Development Code.

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

        - Comment: The property has a General Plan designation of Light Industrial and IPD zoning, which conditionally allows medical office uses. The clinic would reuse an existing office building for daytime services by appointment only, without group therapy or overnight residential treatment. Nearby development includes office and warehouse uses. With conditions of approval to address parking, maintenance, and operational impacts.

        - Comment: 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 medical office proposed at this site is in line with similar uses within the IPD zone district. The proposed use will

remain compatible with the surrounding existing developments as it compliments professional office uses nearby. Additionally, Policy 2.3, LU-J.2, of the Land Use Element of the General Plan is to improve 'Quality of Life' and *"integrate medical facilities with housing and other supportive uses to create planned districts that encourage and promote community health"*. 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 site has direct access from Bonanza Road. The clinic would operate weekdays from 8:00 a.m. to 5:00 p.m., with approximately four to five employees and 21 to 30 daily patient visits at full operation. Appointment-only services allow visits to be scheduled throughout the day. Given the limited scale of operations, prior office use, and on-site parking, staff does not anticipate that the proposal will overload the surrounding street system or create a public safety hazard. Conditions require maintenance of parking and access and correction of operational circulation problems.

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

  - Comment: Medical-office uses are conditionally permitted within IPD. The clinic would occupy the existing building, with parking exceeding the calculated requirement. Conditions require compliance with approved plans and development standards, parking lot rehabilitation, and construction of a trash enclosure. Additionally, any future tenant improvement or change in use will require City review. Therefore, as conditioned, the proposal will comply with the applicable provisions of the "Zoning and Land Use Requirements" chapter of Title 16.

III. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Medical office	Light Industrial	IPD	N/A
North	Warehouse	Light Industrial	IPD	N/A
South	Vacant lot	Light Industrial	IPD	N/A
East	Warehouse	General Commercial	C-2T	N/A
West	Professional office	Light Industrial	IPD	N/A

NUMBER OF RADIUS LETTERS MAILED: 18

AW

Attachments:
Attachment A – Site Plan & Floor Plan Graphic
Attachment B – Business Proposal
Attachment C – Aerial Image

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

CONDITIONS OF APPROVAL
ADMN26-00104
October 21, 2026

A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE ESTABLISHMENT OF A PSYCHIATRY AND BEHAVIORAL-HEALTH CLINIC IN AN IPD (INDUSTRIAL PARK DISTRICT) ZONE LOCATED AT 15371 BONANZA RD.

Minor Conditional Use Permit

Planning Conditions:

1. This approval allows an outpatient psychiatry and behavioral-health clinic within the existing approximately 3,000-square-foot building at 15371 Bonanza Road. Services include psychiatric evaluations, medication management, behavioral-health treatment, telemedicine, and therapy. Hours of operation are limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. In-person services shall be provided by appointment only. No walk-in services, group therapy, or overnight residential treatment or patient stays are authorized.

2. The proposed use shall be in substantial conformity with the plans and business description submitted as part of this application, unless modification is required to comply with applicable development standards or these conditions of approval.

3. If complaints or documented operational impacts warrant review, the Zoning Administrator may review and take action in accordance with applicable Municipal Code procedures, including modification, suspension, or revocation where authorized.

4. Any future modification of the building will require the review and approval of the Zoning Administrator prior to building permit submittal and all necessary permits as determined by the Building Department. Plans shall include existing and proposed floor area and demonstrate compliance with applicable parking, access, accessibility, and occupancy requirements. The change in use may be subject to a Conditional Use Permit Modification or a new Conditional Use Permit subject to Zoning Administrator and/or Planning Commission review and approval.

5. All exterior modifications to the building, including windows and doors, shall match that of the existing building including colors and materials, subject to the review and approval of the Zoning Administrator.

6. The site lacks a Code compliant trash enclosure. The building permit process and construction of said 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).

7. Before issuance of a Certificate of Occupancy or commencement of the approved use, whichever occurs first, the applicant/property owner shall repair damaged pavement and cracks as necessary, slurry coat and seal the parking lot using a treatment specification approved by the City, and restripe the parking lot consistent with the approved parking plan. Striping shall include required accessible

spaces, access aisles, pavement markings, and fire-lane markings, as applicable. Required signs and wheel stops shall be installed or restored as approved.

8. Any expansion or 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.

9. All site conditions shall be maintained in a functional and tidy manner, including but not limited to parking lot striping, wheel stops, signage, curbing, parking lot paving and enhanced paving areas. Existing parking lot cracks and imperfections shall be repaired/restriped.

10. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.

11. 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.

12. All new rooftop, wall, and/or ground mounted equipment visible from public right-of-ways shall be screened from view and architecturally integrated into the building. 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.

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. All proposed permanent and temporary signs shall comply with applicable City requirements. Required Planning approvals and sign permits shall be obtained before installation.

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

16. The use and any proposed improvements shall comply with all applicable development standards of Title 16.

17. 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 Department Conditions:

18. Shall comply with all 2025 California Building and Fire Code requirements based on occupancy classification; and all applicable City of Victorville Fire Prevention Standards.

19. 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.

20. Fire lanes shall be designated and marked adjacent to all multi-family residential, commercial, and industrial building access points and approaches.

21. Knox Box required per City of Victorville Fire Prevention Standard A-4.

Building Department Conditions:

22. The project shall adhere to all applicable building codes in effect at the time of plan submittal.

23. California Residential Code section R313.2 requires automatic residential fire sprinkler systems in one- and two-family dwellings. Senate Bill 1069 allows the following exception, if the existing primary residence is not required to have an automatic residential fire sprinkler system.

24. All improvements must receive approval, and permits must be issued prior to the commencement of any construction activities.

25. 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.

26. Prior to scheduling a final inspection, the applicant shall pay all applicable Development Impact Fees associated with the proposed structure, in accordance with the City's adopted Master Fee Schedule. Fees due are determined based on the original application date of the permit.

ZONING ADMINISTRATOR

ATTACHMENT A

Business Proposal

Statement of Operation - Outpatient Medical/Behavioral-Health Clinic
15371 Bonanza Road, Victorville, California

Alliance for Wellness proposes to operate an outpatient medical and behavioral-health clinic within an existing approximately 3,000-square-foot building at 15371 Bonanza Road. Proposed services include psychiatric evaluations, medication management, behavioral-health treatment, telemedicine, and therapy. The proposed operation does not include overnight residential treatment or patient stays.

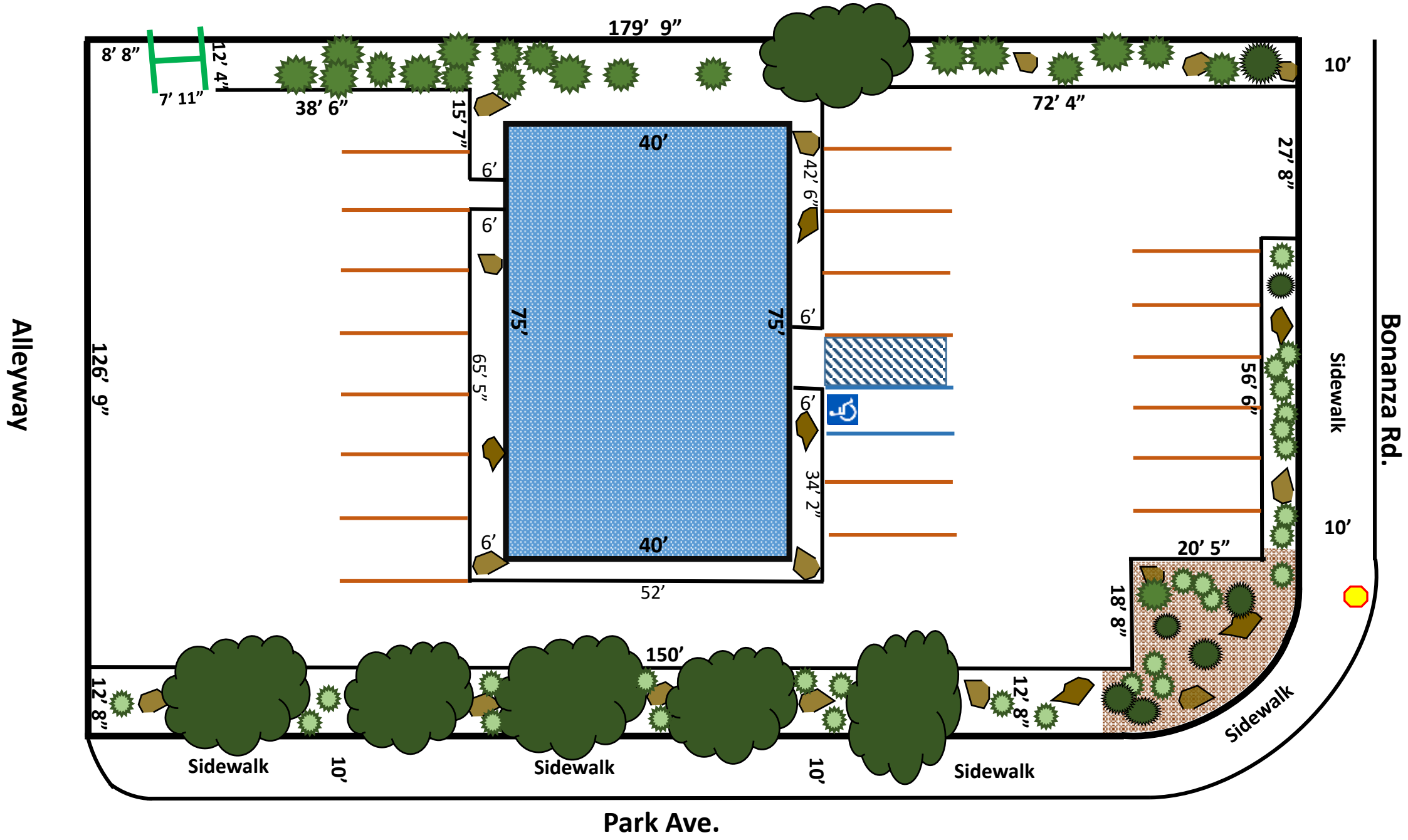
The clinic's anticipated hours of operation are 8:00 a.m. to 5:00 p.m., with approximately four to five employees. Initially, the clinic anticipates serving approximately eight to ten patients per day, increasing to approximately 21 to 30 patients per day at full operation. These figures represent total daily patient visits.

The property contains approximately 20 parking spaces, subject to verification. The building contains two suites separated by interior walls and has requested information regarding the potential assignment of separate suite addresses.

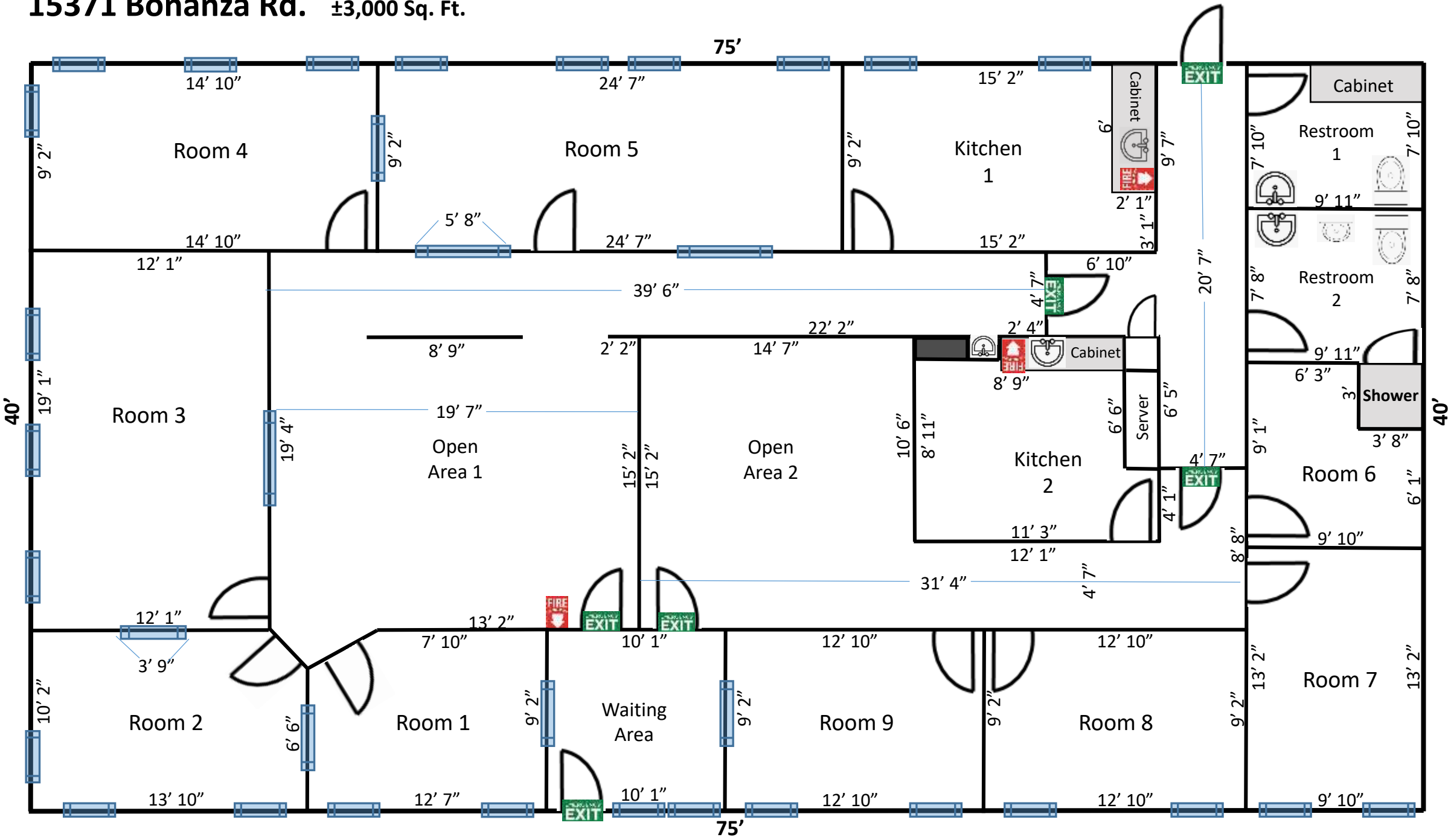
ZONING ADMINISTRATOR

ATTACHMENT B

Site Plan & Floor Plan


179’ 9”
8’ 8”
12’ 4”
7’ 11”
38’ 6”
15’ 7”
72’ 4”
10’
27’ 8”
40’
42’ 6”
6’
6’
6’
6’
6’
75’
75’
65’ 5”
56’ 6”
34’ 2”
40’
52’
20’ 5”
18’ 8”
126’ 9”
Alleyway
Bonanza Rd.
Sidewalk
10’
150’
12’ 8”
12’ 8”
Sidewalk
10’
Sidewalk
10’
Sidewalk
Sidewalk
Park Ave.

15371 Bonanza Rd. ±3,000 Sq. Ft.



ZONING ADMINISTRATOR
ATTACHMENT C

Aerial

ADMN26-00104



N
W E
S

Case: ADMN26-00104
Printed: October 21, 2026
Author: Aaron Walker, Assistant Planner

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

Victorville