

REGULAR MEETING OF THE ZONING ADMINISTRATOR
OF THE CITY OF VICTORVILLE

MARCH 4, 2019
10:00 A.M.

CITY HALL CONFERENCE ROOM A
14343 CIVIC DRIVE

ANY INDIVIDUAL WITH A DISABILITY WHO REQUIRES REASONABLE ACCOMMODATIONS TO PARTICIPATE IN A ZONING ADMINISTRATOR'S MEETING MAY REQUEST ASSISTANCE AND/OR RECEIVE THE AGENDA IN AN ALTERNATIVE FORMAT BY CONTACTING THE DEVELOPMENT DEPARTMENT SECRETARY AT (760) 955-5135 NO LATER THAN SEVENTY-TWO HOURS PRIOR TO THE MEETING

CALL TO ORDER

PUBLIC HEARINGS

1. ADMN19-00125 – SEAN SUSELO

ENVIRONMENTAL – CONSIDERATION OF AN ENVIRONMENTAL EXEMPTION

PROJECT – A MINOR INTERIM USE PERMIT AND MINOR SITE PLAN TO ALLOW FOR THE CONVERSION OF AN EXISTING VACANT RETAIL BUILDING TO A MULTI-TENANT BUILDING TO ACCOMMODATE A NEW INDOOR CAR SHOWROOM BUSINESS WITHIN THE PREVIOUS TARGET BUILDING

LOCATION – 15321 PALMDALE ROAD

2. ADMN20-00010 – CHENGCHENG FENG

ENVIRONMENTAL – CONSIDERATION OF AN ENVIRONMENTAL EXEMPTION

PROJECT – A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE ESTABLISHMENT OF A MASSAGE BUSINESS WITHIN AN EXISTING MULTI TENANT COMMERCIAL SHOPPING CENTER

LOCATION – 14084 AMARGOSA ROAD SUITE 230

NEW BUSINESS

3. ADOPTION OF ZONING ADMINISTRATOR RULES

PUBLIC COMMENTS

ADJOURNMENT

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PUBLIC HEARINGS

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ZONING ADMINISTRATOR STAFF REPORT

DATE: MARCH 4, 2020 **AGENDA NO. 1**

CASE: ADMN19-00125

SUBJECT: A MINOR INTERIM USE PERMIT AND MINOR SITE PLAN TO ALLOW FOR THE CONVERSION OF AN EXISTING VACANT RETAIL BUILDING TO A MULTI-TENANT BUILDING TO ACCOMMODATE AN INDOOR CAR SHOWROOM BUSINESS WITHIN THE PREVIOUS TARGET BUILDING

APPLICANT: SEAN SUSELO

LOCATION: 15321 PALMDALE ROAD

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 Interim Use Permit** – Approve the Minor Interim Use Permit portion of Case No. ADMN19-00125, subject to the attached conditions of approval; and
3. **Site Plan** – Approve the Minor Site Plan portion Case No. ADMN19-00125, subject to the attached conditions of approval.

II. SUMMARY:

The applicant is requesting approval of this Interim Use Permit (IUP) and Site Plan in order to allow for used automobile sales and an indoor showroom within a vacant retail space that previously housed a Target store. The subject proposal also includes dividing the approximately 104,000 sq. ft. single tenant space into a two tenant space. The building division will create an approximately 68,000 sq. ft. retail space for a future tenant that will utilize the existing interior facing entry while the remaining 36,000 sq. ft. space will include a new building entry and façade for the automobile dealership that takes advantage of the sites Palmdale Road frontage and visibility. In order to accommodate the new Palmdale Road facing suite, the existing outdoor garden display area that was used by the previous tenant will be demolished and replaced with a modern façade that allows unobstructed access for vehicles to the interior of the building as well as a limited outdoor vehicle display area. Other improvements to the site will include updated and enhanced landscaping, parking lot and accessibility improvements, as well as updates to existing freestanding signage. Staff supports the proposal given the long term vacancy of the site as well as improvements that will provide an upgrade to the existing site and shopping center as a whole.

III. STAFF ANALYSIS:

1. Environmental Assessment.

California Environmental Quality Act (CEQA) Section 15301 allows a categorical exemption for interior and exterior alterations to existing structures such as this proposal as well the permitted component required to allow the proposed used automobile sales business. Since this proposal includes minor alterations to the existing structure in order to accommodate used automobile sales on a site that historically been used for retail sales, Staff finds that the noted categorical exemption is applicable as the proposal includes a negligible expansion of use.

2. Interim Use Permit.

Business Operations

- The proposed used automobile dealership seeks to repurpose the vacant building to accommodate an indoor showroom and sales space for high-line (e.g. luxury, sports cars, etc.). No garage or service area is included in the plans, and any associated repair or service of vehicles will likely be conducted by neighboring new car dealerships and/or private repair shops operating throughout the Victor Valley.
- Operations on-site will include business hours seven days a week of Monday-Saturday from 9AM-9PM and Sundays from 10AM-7PM. The applicant expects daily foot traffic of 10-14 people with staff depending on need. Since the applicant operates other new car dealerships in the City of Victorville, there is an infrastructure and operating history in place that will guide the proposals future operations and staffing as needed.

Required Findings

- The Civic Mixed (CVM) District within the Civic Center Specific Plan does not permit the proposed used automobile sales facility as a permitted or conditional use. However, an interim use within CVM District is permitted if the proposed use meets the requirements of the City Council Policy for Interim Uses (CP-11-05). Staff finds that the proposed use at this location does meet the requirements of the Council Policy as discussed in the following section.
 - Basis of Need:

The subject site as well as the surrounding multi-tenant commercial center has struggled to fill vacancies and the proposed used car sales location has been vacant over four years since the last user (Target) ceased operations at the site. Economic decline and shifting land use patterns in the area have caused the commercial center to experience vacancies for multiple years. Therefore, based upon the circumstances noted above, Staff finds the site meets the basis of need requirement.
 - Required Findings:
 - i) The proposed use is 'similar' to other permitted uses within the zone in regards to:
 - Hours of Operation – Typical daytime and evening business hours that are not uncommon for commercial uses in the area.

- Parking Needs/Requirements – Adequate parking on-site in accordance with Title 16 and Civic Center Specific Plan standards.
 - Traffic Impacts – Access from abutting roadways Palmdale and Amargosa Roads will be adequate to serve the proposal.
 - Occupancy Patterns – While the CVM District does not allow the subject use, the site has been vacant for over four years and vehicle dealerships (both new and used) existing north and southwest of the site. Since the last occupant of the site was a tax generating retail use and similar automobile sales uses exist in the immediate vicinity, the proposal is similar to the established occupancy patterns in the area.
 - Noise – Noise impacts should not be greater than permitted commercial uses or other land uses permitted within the CVM Zone District.
 - Environmental Impacts – The use should not produce any negative environmental impacts as conditioned.
 - Required Licensing/Permits – Any required permits can be obtained during the Business License, Building Permit, and Certificate of Occupancy phase of the entitlement.
 - Required Facilities – As proposed, the building contains restroom facilities that should be adequate to serve the proposed use and handicapped access and parking will be updated to meet current standards.
- ii) The proposed use is a 'good fit' in regards to:
- Existing Structures – The proposal is located within an existing building that was previously utilized as a big box retail store without negative impacts to the surrounding commercial uses. The proposed use will repurpose the existing structure to accommodate new users that reflect current shopping trends and retail needs with smaller leasable spaces.
 - Existing Site Development/Conditions – The site includes existing landscaping, structures, and parking areas that will be updated as conditioned to meet current Municipal Code standards.
 - Compatibility with Adjacent Existing & Permitted Uses – The proposal is located within a multi-tenant commercial center; however, as a stand-alone building within the center the proposal should be compatible with existing and future uses as the patrons of the used automobile sales facility will likely be patrons of surrounding business such as restaurants and retail establishments.
- iii) The proposed use presents no negative impacts to any of the following:
- Public Interest – The use will not have a negative impact on public interest, as the proposal will introduce regular activity to the site that has had issues in the past with vandalism and loitering.
 - Public Health, Safety, and Welfare – Staff does not anticipate any negative impacts to the public health, safety and welfare.
 - Economic Vitality of the Area – The use will fill a long-term vacancy in an area with a history of obtaining suitable land uses. Additionally, the introduction of regular patrons to a commercial development who may visit other business within the center would be beneficial to the area's economic vitality.
 - Neighboring Businesses and Residents – No negative impacts are expected as a result of this business due to proposed operations within a stand-alone

building as well as daytime and evening hours similar to other commercial uses in the vicinity.

- Overall Integrity of the Center, District or Area – The use will not negatively affect the integrity of the area or center due to the existing mix of commercial, professional, and residential development. Further, any new development will ensure the integrity of the CVM District is maintained.
- Does Not Contribute To Over-Concentration – N/A

3. Site Plan.

Proposed Improvements

- The proposal will demolish the existing outdoor garden center area in order to accommodate the addition of a new modern façade at the site's north facing (Palmdale Road) elevation. The façade addition will also act to divide the previously existing approximately 104,000 sq. ft. single tenant space into a two tenant building, with the previous Target entry being retained for a future tenant and resulting tenant spaces of approximately 68,000 sq. ft. (future tenant) and 36,000 sq. ft. (used automobile sales).
- Proposed building elevations are acceptable and in accordance with the Specific Plan's Urban Design Guidelines. Given the updated façade and new tenant space being proposed, Staff supports orientation of the building entry towards Palmdale Road as it enhances visibility of the site and will showcase the proposed improvements. Although Staff generally supports the elevations and design proposed, additional details (e.g. building materials, specific colors, etc.) are required in order to ensure the elevations remain in conformance with the Urban Design Guidelines. Therefore, Staff has included Condition 11 in order to address final elevation details prior to building permit issuance.

Site Condition / Development Standards

- The existing site was originally developed in accordance with Title 16 standards; however, over time and due to the site's long vacancy some areas of the site require maintenance and/or upgrading to meet current Title 16 and Specific Plan standards. Therefore, the following discussion addresses general development standards such as parking, landscaping, signage, refuse collection and general site maintenance in accordance with Title 16 and the Civic Center Community Sustainability Specific Plan.

Parking

- Required parking for the proposed 36,000 sq. ft. dealership is one parking space per four-hundred fifty sq. ft. of floor area while the remaining 68,000 sq. ft. of the building requires one parking space per 250 sq. ft. Since the existing site includes five-hundred one total parking spaces, the site complies with parking requirements as three-hundred fifty-two total spaces are required ($[36,000 \text{ sq. ft.} / 450 \text{ sq. ft.} = 80 \text{ spaces}] + [68,000 \text{ sq. ft.} / 250 \text{ sq. ft.} = 272 \text{ spaces}] = 352 \text{ total spaces}$). Additionally, should the site convert to all retail uses in the future, the site will remain in compliance with parking requirements as four-hundred sixteen spaces would be required, creating an excess of eighty-five parking spaces. Condition 6 has also been included to ensure existing parking space striping and asphalt conditions are well maintained prior to the issuance of building permits.

Landscaping

- Perimeter landscaping is shown on the plans along the sites Amargosa Road and Palmdale Road frontage as well as throughout the parking area; however, the planting and groundcover materials are not indicated and large portions of these areas require attention as landscaping is either missing or dead/dying. Therefore, Staff has included Conditions 18 - 20 in order to require landscape plans and bring existing landscaping into compliance with Specific Plan standards. Additionally, the subject proposal will be required to add updated landscaping along the site's Palmdale Road frontage with palm trees to match the common landscape theme along Palmdale Road per proposed Condition 22 and landscape planters along the base of the building per Condition 21.

Signage

- Existing non-conforming freestanding signage along Park Avenue exceeds the allowable 24-feet in height and the entire site as a whole is permitted one free-standing sign up to 24-feet in height and one monument sign up to six feet in height given the site's frontage on two separate Arterial Roadways (Palmdale Road and Amargosa Road). Therefore, Staff has included Condition 8 requiring conformance with typical sign standards as well as the removal or replacement of the non-conforming freestanding sign along Park Avenue with a conforming sign.

Trash Enclosure

- A trash enclosure does not exist on-site. Therefore, Staff has included Condition 23, requiring the installation of a trash enclosure or upgrading of the previously used trash compactor to meet current trash enclosure standards.

Site Maintenance

- The existing building includes areas that are temporarily secured with plywood (e.g. original building entrance, previous loading areas, etc.) that should be permitted to remain for security purposes until a tenant occupies the abutting space. While the proposed used automobile sales business will cause some of these areas to be permanently repaired, some areas of the future tenant site will remain temporarily secured. Staff does not object to this proposal, provided the entire building (including the future tenant space) is painted in a unifying color or design and the temporary security measures are removed in conjunction with tenants occupying the adjacent space. Therefore, Staff has included Conditions 12 & 13 in order to address the noted site maintenance issues.

Utility Undergrounding

- The subject site is non-conforming as it relates the the undergrounding of utilities as above ground power poles exist along the sites Amargosa Road frontage. Pursuant to Section 16-5.12.220 of the Municipal Code, since this addition will utilize existing utility feeds and is not anticipated to require an increased electrical capacity, Staff finds that the proposal will not require the non-conforming overhead utility lines to be addressed in conjunction with this entitlement.

V. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Vacant	Specific Plan	Civic Center Community Sustainability Plan	Civic Mixed
North	Automobile Dealership	Specific Plan	Civic Center Community Sustainability Plan	Civic Mixed
South	Multi-tenant Industrial	Light Industrial	Industrial Park District (IPD)	N/A
East	Multi-tenant Commercial / Restaurants / Gas Station	Specific Plan	Civic Center Community Sustainability Plan	Civic Mixed / Office Campus
West	Multi-tenant Commercial / Vacant	Commercial	Neighbor Service (C-1)	N/A

NUMBER OF RADIUS LETTERS MAILED: 7

AJ

Attachments:

- Attachment A – Site Plan
- Attachment B – Building Elevations
- Attachment C – Business/Project Description
- Attachment D – Original Site Survey (w/Parking Calculation)
- Attachment E – Aerial Image

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

CONDITIONS OF APPROVAL

ADMN19-00125

March 4, 2020

A MINOR INTERIM USE PERMIT AND MINOR SITE PLAN TO ALLOW FOR THE
CONVERSION OF AN EXISTING VACANT RETAIL BUILDING TO A MULTI-TENANT
BUILDING TO ACCOMMODATE A NEW INDOOR CAR SHOWROOM BUSINESS WITHIN
THE PREVIOUS TARGET BUILDING

Minor Interim Use Permit Conditions of Approval

Planning Conditions:

1. This approval allows for the establishment of a used automobile dealership with an interior showroom in the Civic Mixed zone of the Civic Center Community Sustainability Plan. The approval includes approximately 36,000 sq. ft. of the existing building and will operate seven days a week with hours of operation Monday-Saturday from 9AM-9PM and Sundays from 10AM-7PM. Display area is permitted along the exterior of the used automobile dealers Palmdale Road facing frontage with additional display area within the parking area possible upon review and approval by the Zoning Administrator. The Zoning Administrator may allow revised hours of operation and accessory or revised services not listed in this approval, providing the primary use does not change and the changes do not negatively affect the public health, safety, and welfare nor cause nonconformance with the City Council Policy for Interim Uses (CP-11-05).
2. Approval of this Minor Interim Use Permit shall not become valid until such time as all improvements included in the associated Minor Site Plan portion of this project are completed, unless otherwise deemed unnecessary by the Zoning Administrator.
3. The proposed development shall comply with all applicable development standards of Title 16 and the Civic Center Community Sustainability 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 Civic Center Community Sustainability Plan and/or conditions of approval.
5. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in noncompliance with the parking standards of Title 16 or the Civic Center Community Sustainability Plan, shall cause that use to be subject to Planning Commission review and approval.
6. All proposed signs, including any freestanding signage, shall comply with Title 16 and the Civic Center Community Sustainability Plan. 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 or the Civic Center Community Sustainability Plan. All signs shall be subject to Planning Staff review and approval prior to obtaining a building permit.
7. All proposed temporary signage shall comply with Title 16 and the Civic Center Community Sustainability Plan. 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.

8. The development shall be in substantial conformity with the architectural elevations and renderings submitted with this application, unless modification is required by condition.
9. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
10. 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.
11. 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.

Minor Site Plan Conditions of Approval

Planning Conditions:

1. This approval is to allow for the creation of two separate tenant spaces from a single approximately 104,000 sq. ft. existing single-tenant building. Tenant spaces are approved for an approximately 68,000 sq. ft. unit and an approximately 36,000 sq. ft. unit, as well as associated improvements to the overall site that include a new building entry, revised parking and building access, new and updated landscaping, and general site maintenance/updates.
2. The proposed development shall comply with all applicable development standards of Title 16, the Civic Center Community Sustainability Plan and shall be in general compliance with the Commercial Design Guidelines.
3. 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 Civic Center Community Sustainability Plan and/or conditions of approval.
4. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in noncompliance with the parking standards of Title 16 or the Civic Center Community Sustainability Plan, shall cause that use to be subject to Planning Commission review and approval.
5. The number and location of all handicapped parking spaces shall be subject to Development Department review and approval.

6. Re-striping of parking space delineations and asphalt repair (e.g. slurry coat and seal) shall be included in the tenant improvement plans and completed prior to the issuance of a Certificate of Occupancy.
7. All proposed signs, including any freestanding signage, shall comply with Title 16 and the Civic Center Community Sustainability Plan. 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 or the Civic Center Community Sustainability Plan. All signs shall be subject to Planning Staff review and approval prior to obtaining a building permit.
8. Prior to the issuance of a Certificate of Occupancy, all non-conforming free-standing signage exceeding 24-feet in height shall be removed or replaced with signage in accordance with Title 16 and the Civic Center Community Sustainability Plan. Additionally, any existing signage that is to be retained shall be properly maintained and updated (e.g. paint, missing panels replaced, etc.).
9. All proposed temporary signage shall comply with Title 16 and the Civic Center Community Sustainability Plan. 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.
10. The development shall be in substantial conformity with the architectural elevations and renderings submitted with this application, unless modification is required by condition.
11. Prior to the issuance of building permits, the applicant shall submit complete building elevations for review and approval by the Zoning Administrator. Elevations shall be provided that detail materials and specific colors to be used, which shall also be supported by a materials and color sample board.
12. Prior to the issuance of a Certificate of Occupancy, the applicant shall have the entire building painted (including temporary security installations) a complimentary color(s) that matches the design of the new façade improvements. Review and approval of the paint color shall be incorporated into the associated tenant improvement building permit review.
13. Temporary security installations (e.g. plywood boards) shall be removed upon future tenants occupying any portion of the building abutting said temporary security measures.
14. The parapets of the new façade shall be designed to screen existing and proposed rooftop equipment from public right-of-way views.
15. 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.
16. Any new roof drains (i.e. scuppers and down spouts) shall not be visually exposed on the building(s). Any new roof drains shall be internally located, subject to the review and approval of the Zoning Administrator.
17. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.

18. A six-inch wide planter curbing, in accordance with Engineering Standard S-09, is required along the perimeter of all landscaped areas, including planters that abut the public right-of-way sidewalk. All planter strips abutting a public right-of-way and planter islands/landscape fingers shall be a minimum interior width of five feet, exclusive of curbing. The grading and site plans shall clearly show all required curbing.
19. The applicant/developer shall provide landscaping/irrigation plans 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, 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

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.

20. 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.
21. Landscape planters a minimum of 5' interior width shall be added at the base of the building where the new building frontage is proposed. The required landscape plan shall include said planter areas subject to review and approval by the Zoning Administrator.
22. Minimum 20' BTH Mexican or California fan palm trees shall be installed at the planter island along the Palmdale Road frontage of the site as well as at the primary Palmdale Road driveway entrance if existing trees are removed. Additionally, palm trees as noted shall be added to planter islands at the sites parking field adjacent to Palmdale Road as well as within the required planter islands abutting the building. The required landscape plan shall include said palm trees subject to review and approval by the Zoning Administrator.
23. The applicant shall install a trash enclosure in conformance with Section 16-3.24.110 of the Victorville Municipal Code. The enclosure shall have solid block walls with non-transparent metal gates, a solid roof/cover that is architecturally compatible with the primary building(s) onsite and serves to protect the refuse area from inclement weather, as well as wrought iron that fully encloses the trash enclosure between the block wall/metal gates and the roof to prevent unauthorized entry. Additionally, all trash enclosures shall include "walk-in" rear or side access for pedestrian use. Alternately, the existing trash compactor area can be reused redesigned to accommodate trash bin storage that meets the access and size standards typical of a trash enclosure. The location, design and quantity of said enclosures shall be subject to Planning and Sanitation Staff review and approval.

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.
25. Any new electrical transformers and associated bollards shall be delineated on the site plan, landscape plan and utility plan. This equipment shall be appropriately screened from view, should not be placed adjacent to public areas and shall not encroach into required planters and/or parking stalls. The location of this equipment shall be subject to the review and approval of the Zoning Administrator and shall correspond with the utility company's approved location.

Engineering Conditions:

26. The existing fire services shall be upgraded to reduced pressure detector assembly (RPDA) per Victorville Municipal Code Section 10.06.030 (b) (3) (a).
27. The reduced pressure detector assembly shall be installed per City Standard No. W-28.

Building Conditions

28. The project shall comply with all building codes in effect at the time of plan submittal.
29. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B-202 of the California Building Code.
30. 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. Actual amount owed will be determined upon submittal of the plans at the building counter.

Fire Conditions:

31. Shall comply with all Building and Fire Code requirements based on occupancy classification.
32. Automatic Fire Sprinkler System and Fire Alarm may require modifications.
33. Knox Box/Key Box is required and shall be provided and installed in accordance with Fire Department Standards.

ATTACHMENT A

CALIFORNIA BUILDING CODE GENERAL NOTES

The structural, electrical and mechanical general notes shall precede over these general notes.

DIVISION 1 - SPECIAL CONDITIONS

1. The general notes are not to be construed as specifications for construction. Their purpose is one of informing the Owner, Contractor and Subcontractors of some specific information with which to become aware and familiar.

2. The general nature of these notes shall in no way diminish the contractor's and sub-contractor's from completing all work strict conforming to all aspects of the building codes and with other rules, regulations or ordinances governing the place of the building. Each subcontractor shall become familiar with any part of the aforementioned building codes, rules, etc. that may affect his work. Some codes that may affect the work are but not limited to the current edition of the Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, Uniform Electrical Code, National Electrical Code, Uniform Fire Code, Architectural Boarding Laws.

3. Scope of Permit (CBC Sec. 105.)

a. LIMIT OF AUTHORIZATION. The issuance of a permit is not an approval or authorization of the work specified therein. A permit is merely an application for inspection, the issuance of which entitles the permittee to inspection of the work which is described therein. Permits issued under the requirements of this code shall not relieve the Owner of responsibility for securing permits for work to be done which is regulated by any other code, department or division of the City in which the work is performed.

b. VALIDITY OF OTHER LAWS. Neither issuance of a permit nor the approval by the department of any document shall constitute an approval of any laws which may be in conflict with the provisions of any other law or ordinance, or permit or other document purporting to give authority to violate any law which shall not be valid with respect thereto.

4. ALL WORK, CONSTRUCTION AND MATERIALS shall comply with all provisions of the current edition of the governing building code and with other rules, regulations and ordinances governing the place of the building. Building Code requirements shall precede over the drawings and specifications. Drawings and specifications shall precede over the drawings and specifications of anyone supplying labor, materials or both to install the work conforming with the Building Code and to bring to the attention of the Architect any discrepancies or conflicts between the requirements of the Building Code and the Drawings. DIVISION 1 SHALL APPLY TO ALL DIVISIONS.

5. DIMENSIONS & CONDITIONS at the job site shall be verified by the Contractor. Discrepancies in the drawings or between the drawings and actual field conditions shall be reported to the Architect. Corrected drawings or instructions shall be issued by the Architect prior to the installation of any work.

6. ELECTRICAL, PLUMBING, AND MECHANICAL PLANS shall be submitted for plan check and be approved prior to the beginning of construction. All work in these areas shall be in conformance with the building codes (i.e. Uniform / California Mechanical Code, Uniform / California Plumbing Code, etc.) and the Uniform / California Building Code. Special reference is hereby made to the seismic bracing, tie-downs, etc. in the Uniform Building Code for appliances, equipment, etc.

7. SCAFFOLDING OR PALKWORK. The construction or demolition of any building structure, scaffolding or palwork, more than 30 inches or 36" in height, requires a permit from the Division of Industrial Safety prior to the issuance of a building permit.

8. CONSTRUCTION SAFETY: a. All work shall conform to the requirements of OSHA or CAL-OSHA, whichever is more restrictive. b. Erection protection shall conform to the requirements of Section 3306 of the Building Code.

9. TEMPORARY TOILET. Maintain sanitary toilet facilities during construction.

10. STAIRS: a. Metal stairs shall conform to the local Building Code. b. Prior to installation of any stair, the contractor shall verify the rise, run, headroom and the number of treads and risers, and shall notify the Architect of any discrepancies between the drawing and actual field conditions. See Division and conditions above. c. Stair Naming: See Fire Notes. d. Stair Requirements: MAXIMUM RISE: 7" (7 1/8" Sing Family) MINIMUM RUN: 10" (Sing Family) MINIMUM HEAD ROOM: 6'-8" MINIMUM CLEAR WIDTH: 3'-0" (3'-0 1/2" Sing Family)

11. RAFTER REQUIREMENTS: a. Slope: Minimum slope without handrails 5/8 (1:12). Ramps exceeding this slope shall have handrails, maximum allowable for 125% (1:8). Cross slope 2% max. b. Surface: Roughened or non-slip finish.

12. EGRESS DISCHARGE: Shall be a minimum of 3'-0"(4') wide to public way.

13. GUARDRAILS: All unenclosed floor and roof openings and glazed sides of landings and stairs, balconies or porches which are more than 30" above grade, and roofs used for the building shall be protected by a guardrail with a minimum height of 42". Open guardrails and stair railings shall have intermediate rails on an ornamental pattern such that no opening is 3/4" in diameter, can pass through, diagonals shall be designed for 20 lb lateral load. (See 1018) See Structural Calculations and Details.

14. BATHROOMS / RESTROOMS: a. Refer to DIVISION 25, System Board and Drywall. b. In public areas, toilets, showers, urinals, etc. shall have floors shall have a smooth, hard, non-scorable material such as Portland cement, concrete, ceramic, tile, or other approved material which extends across onto the walls at least 5" Walls within water closet compartments and walls within 2 ft. of the front and sides of urinals shall be smoothly finished to a height of 4 ft. (See 120, 1018, 116B).

c. Provide tie-in construction behind all tiles placed adjacent to division / party / fire walls / fire partitions. d. Showers: Walls, in all occupancies, shall be finished as specified in subsection (2) above to a height of 70" minimum above the drain rim. See also (Sec. 120).

e. Glazing in showers and tubs, glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. (See 2408.3)

15. CEILING PROJECTIONS: There will be no projections, light fixtures, etc. below the 7'-0" high ceiling at "halls, closets, kitchen / break rooms, etc.

16. TRASH CHUTES: Trash chutes shall be labeled with a contractor minimum rating. Provide sprinklers conforming to the requirements of the Plumbing Code.

17. TRASH ENCLOSURES: Shall be non-combustible construction.

18. FIRE ASSEMBLIES: a. All fire assemblies shall be labeled by an approved testing agency which operate fire doors which will be provided with a certificate of inspection furnished by an approved testing agency and construction requirements. b. A sign shall be displayed prominently near or on each required fire door. Signs shall read: "FIRE DOOR DO NOT OBSTRUCT".

19. FIRE RESISTIVE WALLS OR PARTITIONS: a. Fire walls, Fire Barriers, Fire Partitions, smoke barriers and smoke partitions shall conform to Ch. 7 of the Building Code. b. SHAFT ENCLOSURE WALLS: Shall not be pierced by electrical panels, fire hose cabinets, alarm bells, or any other item. Shaft enclosure walls shall be protected by one-hour fire-rated assemblies with self-closing doors into shaft enclosures. Provide fire dampers rated as for openings where ducts pierce shaft enclosure.

c. FIRE WALLS: Shall have a minimum time period of fire resistance of 2 hours and shall conform to the requirements of SEC. 708 and 7126 of the Building Code. d. FIRE BARRIERS: Shall have a minimum time period of fire resistance of 1 hour and shall conform to the requirements of SEC. 701 and 7101.10 of the Building Code.

20. TYPE V-A CONSTRUCTION: Building type of one-hour fire resistive construction throughout. The following specifications shall APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS: a. Openings in floors shall be enclosed by a one-hour shaft. b. Openings in walls and partitions shall be protected as specified in Sections 705-711 of the Building Code. Where fire-rated walls and partitions require protected openings, the following penetrations into or through such construction are permitted per Sec. 705-711: i. Copper or ferrous pipes or conduits may penetrate walls or partitions, if fire stopped as required by the Building Code. ii. For metal electrical outlet boxes not exceeding 1 sq. ft. in area, provided that the area of such openings does not aggregate more than 100 sq. ft. for any 100 sq. ft. of wall or partition area. Outlet boxes on opposite sides of walls or partitions shall be separated by a non-combustible distance of 24". iii. All other penetrations by ducts, etc. shall not exceed 100 sq. ft. for any 100 sq. ft. of wall or ceiling area.

c. Rated Corridor Construction: Walls and ceilings of 1 1/2" type-X gypsum wall board installed per Chapter 25 of the Building Code for "1 1/2" construction. i. Fire assemblies across exit corridors or which are part of a wall shall be automatic-closing fire assemblies which will close automatically upon activation of a smoke detector. Door no-dropan devices shall be installed and shall be of an approved type which will release the door if the fire is closed in the event of a power failure. ii. Openings where corridor walls are required to be of 1-hour fire resistive construction, every door shall be protected by a listing fire-rated smoke and draft control door assembly having a fire-protection rating of not less than 20 min. per Section 715. Other corridor openings shall be fire-rated and protected by approved 1/4" thick wire glass installed in steel frames per Section 716.

d. Floors: Double floor consisting of a surface of 1" nominal wood sheathing or 3/4" plywood, and a fresh floor consisting of tongue and groove flooring or a layer of 3/4" plywood having joints staggered with respect to the surface below. A minimum of 1" thick pre-cast concrete blocking paper shall be laid between subfloor and finished floor per 7-1211(2) of the Building Code.

E. Walls: 5/8" approved Type "X" wallboard fastened to wood studs per Table 711(2) of the Building Code. Joints centered or lapped. At exterior surfaces of exterior walls, 1 1/2" stucco or cement plaster conforming to requirements of Ch. 7 of the Building Code.

F. Ceilings: Any assembly specified in Table 721(B) of the Building Code. or 1/2" gypsum wallboard nailed at 16" o.c. to wood studs with 30 drywall nails, with 1/2" dense rock wool insulation in the spaces between the studs, conforming to the requirements of the governing code.

G. Rafters: Any assembly specified in Table 721(B) of the Building Code. or 1/2" drop siding or 3/4" exterior plywood over 1/2" gypsum board sheathing.

H. Floor/ceiling assemblies: 1/2" fire rated gypsum board conforming to approved assembly.

I. Roof: Fire-rated roof covering which shall be: a. Any Class A or B built-up roofing assembly.

21. Parts or portions of structures, non-structural components and their connections to the main structural system shall be designed for lateral forces per Sec. 2308.

22. COMPACT PARKING STALLS: Where compact stalls are provided, provide a sign at each garage entrance and/or appropriate location which shall contain the following information: a. Compact cars are to be parked in compact stalls when available. b. Standard size cars should not be parked in "COMPACT ONLY" stalls. Problems concerning parking should be reported to the property owner or designated representative. c. Provide the phone number of the property owner or designated representative.

23. TYPE V-B CONSTRUCTION: Buildings of type V-B shall be non-rated throughout using any materials permitted by Code. Non-structural elements, exterior and interior walls except walls closer than 5 ft. shall comply with 1-601 and 1-602 of CBC.

24. TYPE V-B CONSTRUCTION: Buildings of type V-B shall be non-rated throughout using any materials permitted by Code. Non-structural elements, exterior and interior walls except walls closer than 5 ft. shall comply with 1-601 and 1-602 of CBC.

25. SOILS REPORT: For soils information refer to the Foundation Investigation, Appendices and Amendments which shall be supplied by the Owner, and shall be a part of these Contract Documents. Building Department conditions of Approval of soils report to be on site and complied with at all times. If the actual foundation design loads do not conform to the foundation loads assumed in the report, the Foundation Engineer shall submit a supplementary permit containing specific design recommendations for the reviewer loads to the Building Department for review and approval prior to issuance of a permit. Approval of the soils report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.

26. DOPH of FOOTINGS: See structural drawings and soils report.

27. GRADING & EXCAVATIONS: a. When notification of adjacent property owners is required by the Building Code, no excavation or grading shall commence until 10 days after the required notices have been posted on the site. b. The project contains no trenches or excavations 5' or more in depth into which a person is required to descend. If otherwise, obtain necessary permit from the State of California, Division of Industrial Safety prior to the issuance of a building or grading permit. c. Temporary shoring is required for excavations that remove the lateral support from a public way or an existing building. Excavations adjacent to a public way require Public Works approval prior to issuance of a building permit. d. Sub-System prior to slope 1/3' min. to dump outside close to footing.

28. DUST PREVENTION/CONTROL: a. A permit is required for a protection fence or canopy on or over any street or public space Ch. 32. b. All retaining walls shall be provided with standard surface load-back system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.

29. Adequate temporary erosion control devices acceptable to the Department, and if applicable the Department of Public Works, shall be provided and maintained during the rainy season.

30. All deck drainage shall be collected and conducted to an approved location in a non-erosive device.

31. All roof and pad drainage shall be conducted to the street in an acceptable manner.

32. All parapets shall be provided with coping of approved materials. When of masonry, see 26.06 g) approved steel (Sec. 105.1).

33. ROOF DRAINAGE: See Section 308.4 Roof Drainage and GCM. Minimum roof slope shall be 3/8" to 1'-0".

34. See Division 2, Grading Notes.

35. Prior to the placing of compacted fill, a representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Building Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom of the excavation. A written certification to this effect shall be filed with the Division of Industrial Safety upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A construction report shall be submitted to the Grading Department upon completion of the construction.

36. The geologist and soil engineer shall inspect all excavations to determine that conditions are as anticipated and shall make recommendations for correction of hazards found during grading.

37. Any recommendations prepared by the consulting geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Department for approval prior to utilization in the field.

38. All import soils are used, no footings shall be poured until the Soils Engineer has submitted a completion report containing in-place shear test, compaction and settlement data, to the Department, and obtained approval.

39. All friction pile or caisson drilling and installation shall be performed under the continuous inspection and approval of the Foundation Engineer.

40. Installation of shoring, underpinning and or slot cutting excavations shall be performed under the continuous inspection and approval of the Soil Engineer.

41. Structural drawings and additional general notes. 42. See Division 2, Grading Notes.

DIVISION 3 - CONCRETE

1. See structural drawings and additional general notes. 2. See Division 2, Grading Notes.

DIVISION 4 - MASONRY

1. DOOR OPENINGS IN MASONRY WALLS shall be 4 1/2" horizontal and 2'-0" vertical larger than door dimension to provide for metal door frame. 2. See structural drawings for additional general notes. 3. See Division 2, Grading Notes.

DIVISION 5 - METAL

1. WELDING: Welding shall be performed by Building Department Certified Welders. 2. STEEL FABRICATION: All fabrication shall be done in the shop of a fabricator licensed by the City having jurisdiction or under the continuous inspection of a registered engineer licensed by the City having jurisdiction. 3. See structural drawings for additional general notes.

DIVISION 6 - CARPENTRY

1. GENERAL: All requirements of Ch. 25 of the Building Code shall be met. 2. See structural drawings for additional general notes.

2. PLATES, SILLS, AND SLEEPERS: All foundation plates or sills and sleepers on a concrete or masonry slab which is in direct contact with earth and sills which rest on concrete or masonry foundations, shall be treated with a preservative. (See 2305).

3. WOOD-BEATH SEPARATION: Wood located nearer than 8" to earth shall be treated with a preservative or wood of natural resistance to decay, as defined in Section 2305, where located on concrete slabs placed on earth, wood shall be treated with preservative of natural resistance to decay, where not subject to water splash or to exterior moisture and located on concrete between concrete and earth. The wood may be impregnated with preservative having a minimum thickness of 31 mil. Impregnative membrane treated and sills which rest on concrete shall be treated with a preservative. (See 2305)

4. STUD WALLS: Typical walls shall be framed with 2 x 4 studs at 16" o.c. except where noted otherwise. (See structural drawings).

5. FIRE STOPS FOR STUD WALLS AND PARTITIONS: Enclosed spaces in stud wall partitions and framed walls shall be fire-stopped at the top and bottom and also at the midpoint in walls more than 10 feet high. The distance between fire-stops in walls and partitions shall not exceed 10 feet measured horizontally or vertically. Top and bottom plates which fill all spaces between studs and framing shall be considered fire-stops. (See 717)

6. NOTCHES & BORINGS: At exterior walls and bearing walls studs shall not be notched more than 25% width of stud, at non-bearing partitions not more than 40% width of stud. Bored holes, not more than 40% any stud and 60% nonbearing stud partitions or in any wall where each bored stud is doubled, provided not more than 2 inch successive doubled studs are so bored. No bored holes closer than 5/8" to edge of stud. (See 2305.4) of the building code. Verify with structural drawings. (See DIVISION 5, Plumbing Notes with these general notes).

7. PENETRATIONS: Penetrations in walls requiring protected openings shall be fire-stopped. Firestopping shall be an approved material, securely installed and capable of resisting the integrity when subjected to the temperatures prescribed in C.B.C. Standards for the specific wall or partition. (See 712)

8. FLYWOOD ROOF SHEATHING shall be bonded with intermediate or exterior type glue. (See 2304).

9. Provide draft stops for floor-ceiling assemblies per sec. 718. Draft stops are required above and in the walls with separating tenant spaces, from each other and from other uses per sec. 718.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

1. ENERGY INSULATION: a. All exterior walls shall be insulated with basket-type mineral fiber or glass fiber insulation conforming to Federal specifications (Federal resistance R) of not less than 13. Batts shall be kraft faced (see T-24 calculations). b. All ceiling-type mineral or glass fiber insulation conforming to Federal specifications with a thermal resistance (R) of not less than 30. Floor insulation, R-18 (see note details). Batts shall be kraft faced (see T-24 calculations).

c. Sealing doors or windows to the exterior of unconditioned spaces such as garages shall be fully weather-stripped, gasketed or otherwise treated to limit air infiltration. d. All sliding glass doors and windows shall be certified and labeled to show conformance with current air infiltration standards of American National Standards Institute (A34, A34.1, A34.2, and A34.4) when tested in accordance with ASTM 283-73 with a pressure differential of 1.57 lb/sq. ft. glazing U & SHGC values shall comply with T-24 calculation.

e. Required glazing shall be permanently surface coated by the manufacturer of the glazing material and shall provide the required U and SHGC per T-24 energy calculation. Window and Door glazing labels shall not be removed prior City/County Inspector approval.

f. All steam and steam condensate return piping and all continuously circulating domestic or heating hot water piping shall be insulated as required by the plumbing division. g. A Certificate of Compliance signed by the insulation contractor and general contractor shall be prominently posted on the site. Certificates can be obtained at all Building Department offices.

h. All glazing and insulation shall conform to the California State Energy Conservation Building Standards.

2. BELCH GRADE WATER-PROOFING: a. A flexible below-grade wall water-proofing system or equal approved. b. Parapet Seal - "In-situ" or equal approved. c. Terra System Products below-grade wall water-proofing or equal approved. d. See Division 2, Grading Notes.

3. WEAP SCREENS: A weep screen shall be provided at the Foundation plate line on all exterior stud walls constructed on concrete slabs at grade. The screen shall be of a type which will trap debris rather than drain to the exterior of the building.

4. ROOF CONSTRUCTION: Roofing shall conform to Chapter 15 of the Building Code. 5. PARAPET COPING: All parapets shall be provided with coping of approved materials. When of masonry, see 26.06 g) approved steel (Sec. 105.1).

6. ROOF DRAINAGE: See Section 308.4 Roof Drainage and GCM. Minimum roof slope shall be 3/8" to 1'-0". 7. See Division 2, Grading Notes.

DEVELOPER: MR. Sean Suselo, 15321 PALMDALE RD, VICTORVILLE, CA 92392. PROJECT: USED CAR DEALER, 15321 PALMDALE RD, VICTORVILLE, CA 92392. GEORGE BEHNAM ARCHITECT, 1150 W. GARDEN AVENUE, SUITE # 109, VICTORVILLE, CA 92392. PROJECT NO.: 191101. CAD FILE: CHECKED BY: M.M. DWG SCALE: NOTED. DATE: 01.14.20. SHEET TITLE: GENERAL NOTES. SHEET: GN-1 OF 14.

DIVISION 6 - DOORS & WINDOWS

1. EXIT DOORS

Every exit door shall be operable from the inside without the use of a key or any special knowledge or effort. Special locking devices shall be of an approved type. Exit doors must open over a landing not more than 1/2" below the threshold. (Sec. 100B(1) & 10B-4.2.5). Exit doors serving 50 or more occupants shall open in the direction of exit and shall be equipped with panic hardware.

2. FIRE DOORS

shall be self-closing (or automatic closing where required) labeled "Fire Assemblies". Including frame and hardware equipped with metal thresholds and without nail sets or vent openings.

3. GLAZINGS

- a. Glass thickness, strength, materials and method of installation shall conform with requirements of Chapter 24 of the Building Code.
b. Glass and glazing in locations which may be subject to human impact shall all flameless glass doors, glass panels, glass exit and entrance doors, sliding glass doors, shower doors, top entrance and storm doors shall meet the requirements set forth in the CBC, current Edition.
c. Glass doors, adjacent panels and all glass openings with 18" of the adjacent floor whose least dimension is greater than 18" shall be of glass approved for impact hazard per Section 7161.2405.
d. All glass must comply with U.S. Consumer Safety Product Commission requirements.

4. SMOKE AND DRAFT CONTROL

Doors required to have smoke and draft control assemblies shall be provided with a gasket seal installed on to provide a seal where the door meets the stop on both sides and across the top.

5. SECURITY PROVISIONS

All openings noted with a key symbol are security openings and the following notes shall apply.
a. All entry doors, sliding glass doors, massive and glazed openings shall conform to the requirements of Security Division of Local Building Code.

6. FINISHING DOORS

- a. Door stops of finishing doors separating public / tenant / suite space areas shall be of one-piece construction with the jamb or joined by robot to the jamb.
b. All single hinges which are accessible from outside the secured area when the door is closed shall have non-removable hinge pins. In addition, they shall have minimum 1/4" diameter steel jamb stud with 1/4" minimum projection unless the hinges are stopped to prevent removal of the door if the hinge pins are removed.
c. The strike plate for locks and the holding device for projecting deadbolts in mass construction shall be secured to the jamb and the wall framing with screws of not less than 2-1/2" length.
d. Deadbolts shall contain hardened inserts.
e. Straight deadbolts shall have a minimum throw of 1" and amendment of not less than 5/8".
f. A hook-shaped or an expanding-jaw deadbolt shall have a minimum throw of 3/4".
g. Hook flat-type doors shall be 1-3/8" thick minimum with solid core construction.
h. Hollow core door or doors less than 1-3/8" thickness shall be covered on the inside face with 1/8" gauge sheet metal attached with screws at 6" on center around the perimeter or equivalent.
i. Glass doors shall have fully tempered glass complying with Section 2406.16 of the Building Code.
j. Doors shall be provided with key-operated locks on the exterior and shall be operable from interior without key, special knowledge or special effort.
k. Windows and door lights within 40" of the locking device of the door or window shall be fully tempered.
l. Door locking device shall be a type that will be readily distinguishable as locked. Exit doors with panic shall have approved automatic flush bolts.
m. One-hour rated door assemblies shall have non-combustible stiles extending the full width of the door frame. The assembly shall be capable of withstanding a maximum 450 F temperature rise above ambient after 30 minutes of fire test.
n. Cylinder gears shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to prying tools.
o. Screens, barricades, or fences made of material which preclude human climbing shall be provided at every portion of every roof, balcony or similar surface which is within 6' of a utility pole or similar structure.

DIVISION 10 - SPECIALTIES

NOT USED

DIVISION 11 - EQUIPMENT

NOT USED

DIVISION 12 - FINISHING

NOT USED

DIVISION 13 - SPECIAL CONSTRUCTION

- 1. SOUND TRANSMISSION CONTROL. Refer to State noise insulation Standards for Sound Rated Partitions and Impact Rated Floor/Ceiling Assemblies and Chapter 95 of Building Code for total requirements. Sound control shall be provided in walls and floor/ceiling separating dwelling units and between such residential and any public uses (such as interior corridors, interior public areas, service areas, garages, etc.).
a. WALLS: Airborne sound control with minimum STC rating of 50.
b. FLOORS/CEILING: Airborne sound control with minimum STC rating of 50 and impact sound control with minimum IIC rating of 50.
2. ADDITIONAL REQUIREMENTS:
a. An approved permanent and resilient acoustic sealant will be provided along the joint between the floor and its separation walls.
b. All penetrations into sound rated partitions or floor/ceiling assemblies will be sealed with approved resilient sealant.
c. All rigid conduits, ducts, plumbing pipes and appliance vents located in sound assemblies will be isolated from the building construction by means of resilient sleeves, mounts or minimum 1/4" thick approved resilient material. (Exception: gas piping need not be isolated.)
d. Metal ventilating and conditioned air ducts located in sound assemblies will be lined (Exception: Ducts serving only kitchens / break room cooking facilities, and bathrooms need not be lined).
e. Wall-mounted lavatories and toilets are not permitted on sound rated partitions.
f. Combustion air kitchen / break room and bathroom exhaust ducts with sound-separation assemblies shall be wrapped with approved insulation.
3. ELECTRICAL REQUIREMENTS: An outlet box is defined as a box used for receptacles, switches, surface-mounted lighting fixtures, junction points, telephone, thermostats, television sets, etc. No box dimension shall exceed 6".
a. Only out at boxes and a ceiling exhaust fan in the bathroom will be permitted in walls and ceilings of sound rated construction. All other equipment and devices which include recessed fixtures, panel boards, heaters, kitchen / break room exhaust fan sound producing equipment, bells, intercoms, etc. shall not be installed in these sound rated walls and ceilings unless prior approval has been obtained from the Structural Research Engineer.

- 0. Sliding doors and windows shall be provided with a device in the upper channel of the moving panel to prohibit racking and removing of the moving panel in the closed or partially open position.
1. Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry.
2. Other operable windows shall be provided with substantial locking devices.

DIVISION 4 - FINISHES

- 1. DECORATIONS used in public areas shall be noncombustible or flameproof in an approved manner.
2. INTERIOR FINISHES shall comply with the flame spread and smoke density requirements of Chapter 8 of the Building Code.
3. PLASTERED SURFACES: On walls, ceilings and roof soffits exposed to weather shall have exterior lath and plaster conforming to Section 2507 and T.2507.2 respectively unless exempted by other sections of this code.
4. LATH AND HALDBOARD: In place inspection is required for all interior and exterior lath and/or sheboard before any plastering is applied or any joints and fasteners have been taped and finished.
5. DRYWALL:
a. Drywall shall conform to Sec. 2509 of Building Code.
b. Drywall located behind non-absorbent surfaces shall be water-resistant; see DIVISION 11, PART 050505.

DIVISION 10 - SPECIALTIES

NOT USED

DIVISION 11 - EQUIPMENT

NOT USED

DIVISION 12 - FINISHING

NOT USED

DIVISION 13 - SPECIAL CONSTRUCTION

- 1. SOUND TRANSMISSION CONTROL. Refer to State noise insulation Standards for Sound Rated Partitions and Impact Rated Floor/Ceiling Assemblies and Chapter 95 of Building Code for total requirements. Sound control shall be provided in walls and floor/ceiling separating dwelling units and between such residential and any public uses (such as interior corridors, interior public areas, service areas, garages, etc.).
a. WALLS: Airborne sound control with minimum STC rating of 50.
b. FLOORS/CEILING: Airborne sound control with minimum STC rating of 50 and impact sound control with minimum IIC rating of 50.
2. ADDITIONAL REQUIREMENTS:
a. An approved permanent and resilient acoustic sealant will be provided along the joint between the floor and its separation walls.
b. All penetrations into sound rated partitions or floor/ceiling assemblies will be sealed with approved resilient sealant.
c. All rigid conduits, ducts, plumbing pipes and appliance vents located in sound assemblies will be isolated from the building construction by means of resilient sleeves, mounts or minimum 1/4" thick approved resilient material. (Exception: gas piping need not be isolated.)
d. Metal ventilating and conditioned air ducts located in sound assemblies will be lined (Exception: Ducts serving only kitchens / break room cooking facilities, and bathrooms need not be lined).
e. Wall-mounted lavatories and toilets are not permitted on sound rated partitions.
f. Combustion air kitchen / break room and bathroom exhaust ducts with sound-separation assemblies shall be wrapped with approved insulation.
3. ELECTRICAL REQUIREMENTS: An outlet box is defined as a box used for receptacles, switches, surface-mounted lighting fixtures, junction points, telephone, thermostats, television sets, etc. No box dimension shall exceed 6".
a. Only out at boxes and a ceiling exhaust fan in the bathroom will be permitted in walls and ceilings of sound rated construction. All other equipment and devices which include recessed fixtures, panel boards, heaters, kitchen / break room exhaust fan sound producing equipment, bells, intercoms, etc. shall not be installed in these sound rated walls and ceilings unless prior approval has been obtained from the Structural Research Engineer.

b. Outlet boxes may be installed in the sound rated walls or ceilings as follows:

- 1. Boxes which penetrate the wall in one area or occupancy shall not be installed in the same noise barrier walls containing a barrier which penetrates into another area or occupancy.
2. There shall be one solid slab between outlet boxes and minimum 2" separation from center to center.
3. Outlet boxes shall have a depth of not more than 11 1/2" or 28" to allow the required 2" uncompress insulation to be installed in a standard 2" x 4" wall. On walls of deeper dimensions, boxes of greater depth may be used.
4. Back and sides of boxes shall be sealed with 1/2" resilient sealant and backed with 2" minimum mineral fiber insulation (TV) to separate and intercom outlets must be installed in boxes accordingly.
5. Conduits or raceways (metal) may penetrate the sound rated walls or ceilings, provided the conduit is covered at the penetration point with a permanently sealed sealant.
6. The requirements for outlet boxes installed for televisions, telephones and thermostats (electrical and pneumatic) shall be the same as for receptacles or switches. Plaster rings, open back boxes, or mounting plates shall not be permitted.
7. Where metallic raceway material (rigid metal conduit, steel tube) is installed in sound rated floor-ceiling assemblies, it shall be isolated from the floor joist with a resilient material at the points of support. At the point where the raceway passes through holes or notches, care should be taken to insure that raceway does not touch the surface of the joist. The resilient material used may be rubber, carpet padding or other approved material.
8. When rigid metallic raceway is installed in the floor-ceiling spaces, the space shall have a minimum of 2" of mineral insulation below. Care should be taken during installation of the raceway to insure for this 2" of non-compressed insulation below.
9. Floor-ceiling assemblies between lease spaces and equipment A/C units, etc. shall be installed in accordance to meet the sound separation requirements.
b. Mineral fiber insulation shall be installed in joint spaces to a point 2" beyond the pipe or duct, whenever a plumbing pipe or duct penetrates a floor-ceiling assembly from within a room.
c. Surface material (including carpet) on part of the floor-ceiling assembly or wall and inspected before the Certificate of Occupancy is issued.

DIVISION 14 - ELEVATORS

- 1. Elevators shall conform to Chapter 30 of Building Code.
2. General Code requirements.
3. All Handicap Codes including but not limited to Title 24.

DIVISION 15 - MECHANICAL

- 1. GAS SHUT-OFF: Shall be provided outside the building and shall be conspicuously marked.
2. ROOF DRAINAGE:
a. Where roof systems are not designed to support accumulated water, they shall be sloped for drainage. See Section 3503 of the Building Code.
b. Where roofs are sloped to drain over roof edges, or to support accumulated water, roof drains shall be installed per Section 3207(b).
c. Where roof drains are required, overflow drains or sumpers shall be provided per plumbing Code.
d. Roof drains discharging water within feet of a street property line shall be considered under sidewalks. All roof drainage shall be collected to the street by means of approved non-erective device.
e. Overflow drain lines shall be independent from the roof drain lines.
3. FAN EXHAUST SYSTEMS:
a. For mechanical ventilation systems used in lieu of required windows at toilet room locations and other areas requiring window provide a fan exhaust system separate from high suction which provides fire or chemical gas protection per Section 310.
b. Every exhaust system shall terminate at a point outside of the building not less than 5 ft. from any operable window or fresh air intake. (CBC 510.5.1)

c. Exhaust outlets for ducts that convey noxious gases, flammable vapors or corrosive vapors, shall terminate outside of the building and at least 10 ft. from any building and shall be located at least ten feet above the adjoining grade level. Every such exhaust duct which is located above the roof shall extend at least ten feet above the roof surface per Mechanical Code

- d. Provide fire dampers where ducts pierce corridor walls or ceiling and enter a shaft.
4. WATER HEATERS, BOILERS, AND STORAGE TANKS with non-rigid water connections shall be strapped for lateral support. See Division 1.
5. APPROVED GAS VENTS installed in walls or buildings 3 stories or less in height shall be equipped with an automatic fire-extinguishing system (need not be enclosed).
6. HEATIS:
a. Heating for commercial buildings shall be provided by water capable of maintaining a room temperature of 68 degrees Fahrenheit at a point three feet above the floor in all habitable rooms in unvented or open flame gas heaters shall be permitted CBC Sec. 1204.1.
b. Plans and calculations for the capacity of the comfort heaters shall be submitted to the Governing Agency for approval prior to installation see sheets M-1 to M-11.
c. All heaters or cooling ducts located outside the building envelope shall have all joints and seams sealed and shall be insulated with a minimum of 1" thick (0.6 lbs/cu ft.) Fibrous insulation.
d. All gas appliances except water heaters and range top burners shall be equipped with intermittent ignition devices.
e. Provide backdraft dampers in all fan systems exhausting air from the energy envelope.
7. GARAGE VENTILATION: Every parking garage (2+ occupancy) must provide with a mechanical system of ventilation, shall provide a uniform movement of air sufficient to produce one complete air change per hour (ACH) per minute. Where a mechanical exhaust system is used, the exhaust ventilation shall be taken at a point within 18" of the floor level. All ducts shall be protected and maintained so that designed capacities shall not be impaired. Ventilation duct openings shall be located not further than 50 feet apart around the perimeter of the room. See drawings for these rooms requiring a mechanical system of ventilation. (Sec. 426)
8. FIRE SPRINKLERS shall be provided only at locations shown on the drawings. System must be approved by Fire Department prior to installation. (See Building Department Notes sheet "1")
9. PLUMBING NOTES:
a. The sizes of cuts, notches or holes made into wood-frame members, through which plumbing or water piping may pass, may be of cut size and shape, and so located as to permit a general downward free movement of the wood framing, relative to the plumbing or water piping at 80% of that level for each floor below the notch or hole level. Obtain Structural Engineer's permission before cutting or notching structural member.
b. All water outlets including tubs, showers and lavatories shall be positioned in the gypsum board walls with 5/8" clear at top shall not be plastered or grouted solid. All joints shall be filled with non-hardening mastic and covered with extension plates.
c. All wood framing will shrink. Shrinkage in wood-frame members may be allowed to be 1/8" transverse to the grain, and approximately 0.2% in the direction of the grain, and the total amount to be compensated for in either direction shall be at least the sum of the calculated increments of shrinkage in top direction for each wood member. For purpose of general calculation a low 5/8" shrinkage per floor for wood framing.
d. In compensating for movement of wood framing in either direction, using joints, loops, acceptable sleeve connections, flexible connections, and/or other applicable types of joints appropriately located at each floor and acceptable to the Department of Building and Safety may be used in lieu of cuts, notches or holes as specified above. Detailed information showing proposed method must be furnished to the contractor prior to issuance of a plumbing permit.
e. Plumbing clean outs shall not be visible from living dining and hall except as noted on plans.
f. All gas piping shall have joints at each floor or other Gas Plumbing Code approved devices for flexible gas pipe installation.
g. Backdirt shall have soil connections thereby eliminating gas traps.
h. Provide easy bracing on dry piping so designated by the building inspector.

DIVISION 16 - ELECTRICAL

- 1. LIGHTS shall conform with the requirements of the Electrical Code.
2. TV ANTENNA CROSSARMS and other roof obstructions (if installed) shall be located 11 feet minimum above the roof.

3. FLOODLIGHTS: All lighting shall be directed into the site and no floodlighting shall be located so as to be seen directly by the adjacent commercial or residential areas. (Low level security lighting not precluded).

- 4. Refer to Division 13 - Special Construction.
5. FIRE ALARM SYSTEM: See sheet "11" / Building Department Notes for requirements. Provide a fire alarm system approved by the Fire Department. The system shall be automatic or manually operated and shall be so designed that all occupants are warned simultaneously in the event of fire. Three copies of the fire alarm system must be submitted to the Fire Department for approval prior to installation.
6. EXIT SIGNS: Shall have a minimum 6" high letters. Requirements for internal illumination of exit signs shall conform with the electrical code, illuminated w/ emergency electric connection and min. 100 foot-candles at floor level exit sign w/ 6" x 6" stroke back letters see plan for locations per sec.1016.2
7. CORRIDOR LIGHTING: Shall conform with the requirements of the electrical code.
8. All building lighting shall be on a time clock controlled to permit lighting reductions during specific time periods.
9. EXITWAY LIGHTING: Shall be providing giving a value of one foot candle at floor level.

DEVELOPER: MR. Sean Suselo 15321 PALMDALE RD VICTORVILLE, CA 92382

PROJECT: USED CAR DEALER 15321 PALMDALE RD VICTORVILLE, CA 92382

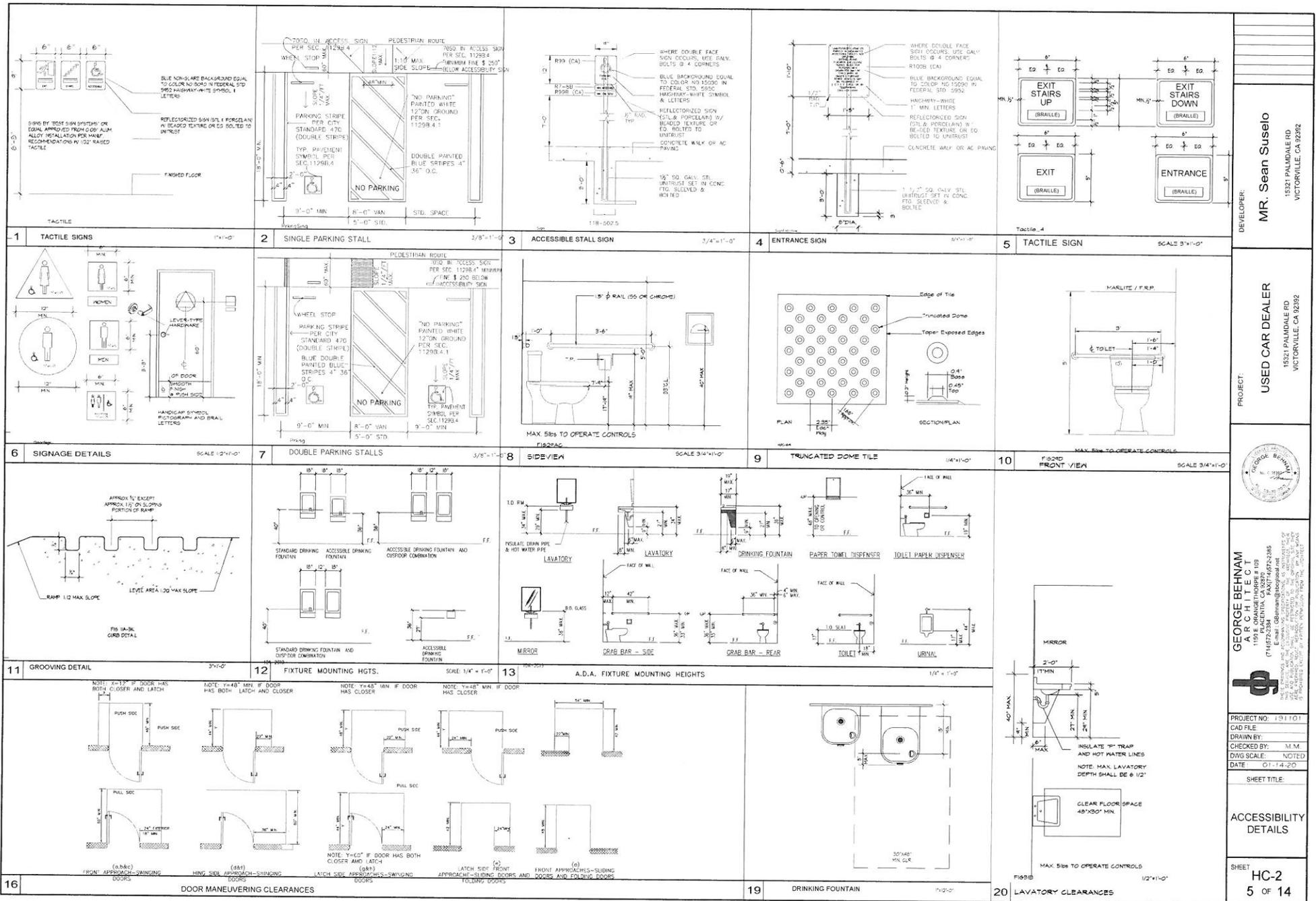


GEORGE BEHNAM ARCHITECT 1159 PALMDALE BLVD #109 PALMDALE, CA 92367 (714) 972-2384 FAX: (714) 972-2355

PROJECT NO: 151101 CAD FILE: DRAWN BY: CHECKED BY: M.M. DWG SCALE: NOTED DATE: 01-14-20 SHEET TITLE:

GENERAL NOTES

SHEET: GN-2 3 OF 14



DEVELOPER:
MR. Sean Suselo
 1532 PALMDALE RD.
 VICTORVILLE, CA 92392

PROJECT:
USED CAR DEALER
 1532 PALMDALE RD.
 VICTORVILLE, CA 92392

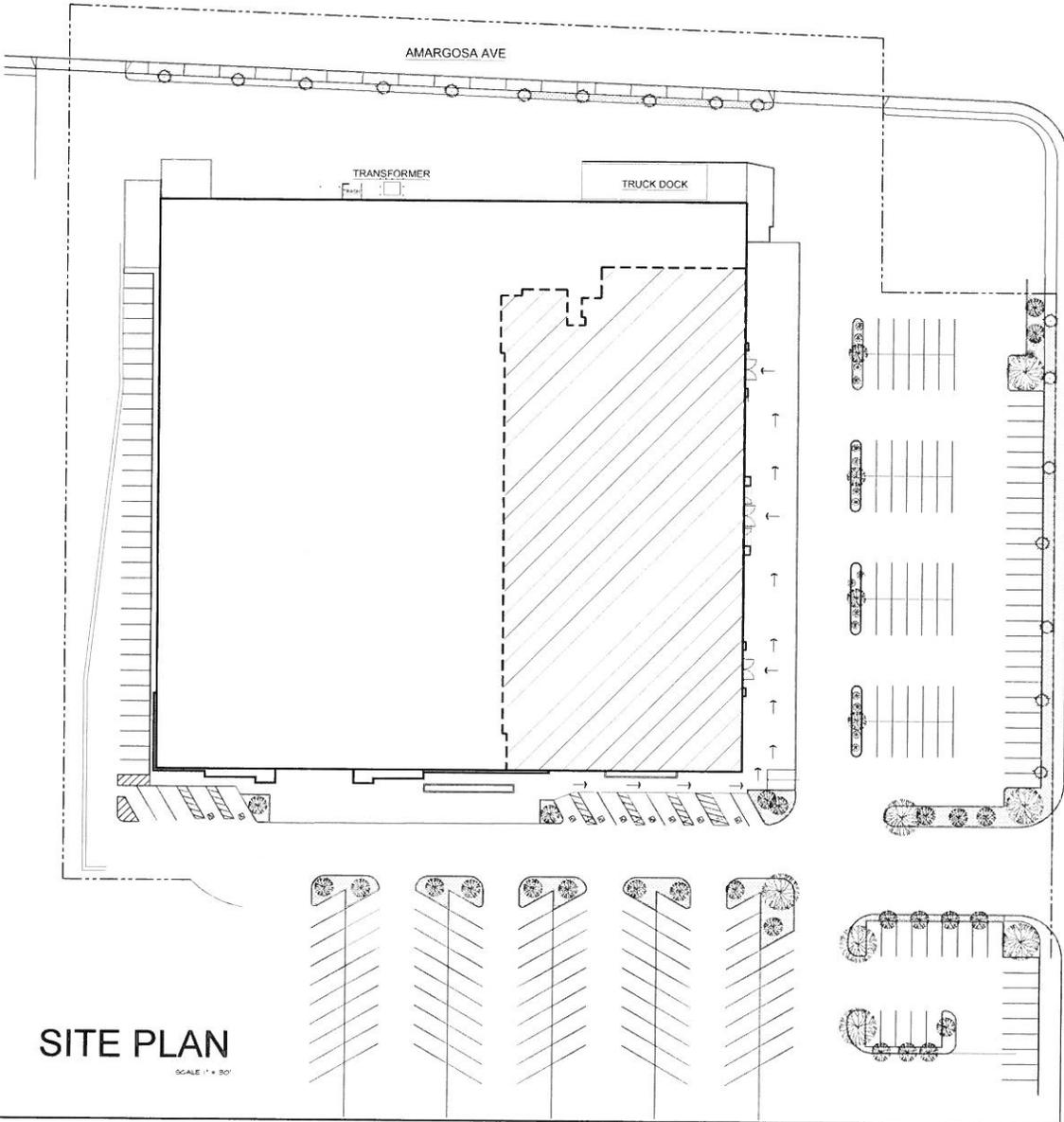


GEORGE BEHNAM
 ARCHITECT
 1115 BROADWAY SUITE 109
 PLACENTIA, CA 92679
 (714) 872-2384 FAX: (714) 872-2885
 LICENSE NO. 47666
 THE SEAL OF THE ARCHITECTURE BOARD OF CALIFORNIA IS HEREBY AFFIRMED TO BE A TRUE AND CORRECT REPRESENTATION OF THE ARCHITECT'S QUALIFICATION TO PRACTICE ARCHITECTURE IN THE STATE OF CALIFORNIA.

PROJECT NO. 191101
 CAD FILE
 DRAWN BY:
 CHECKED BY: M.M.
 DWG SCALE: NOTED
 DATE: 01-14-20

SHEET TITLE:
ACCESSIBILITY DETAILS

SHEET
HC-2
 5 OF 14

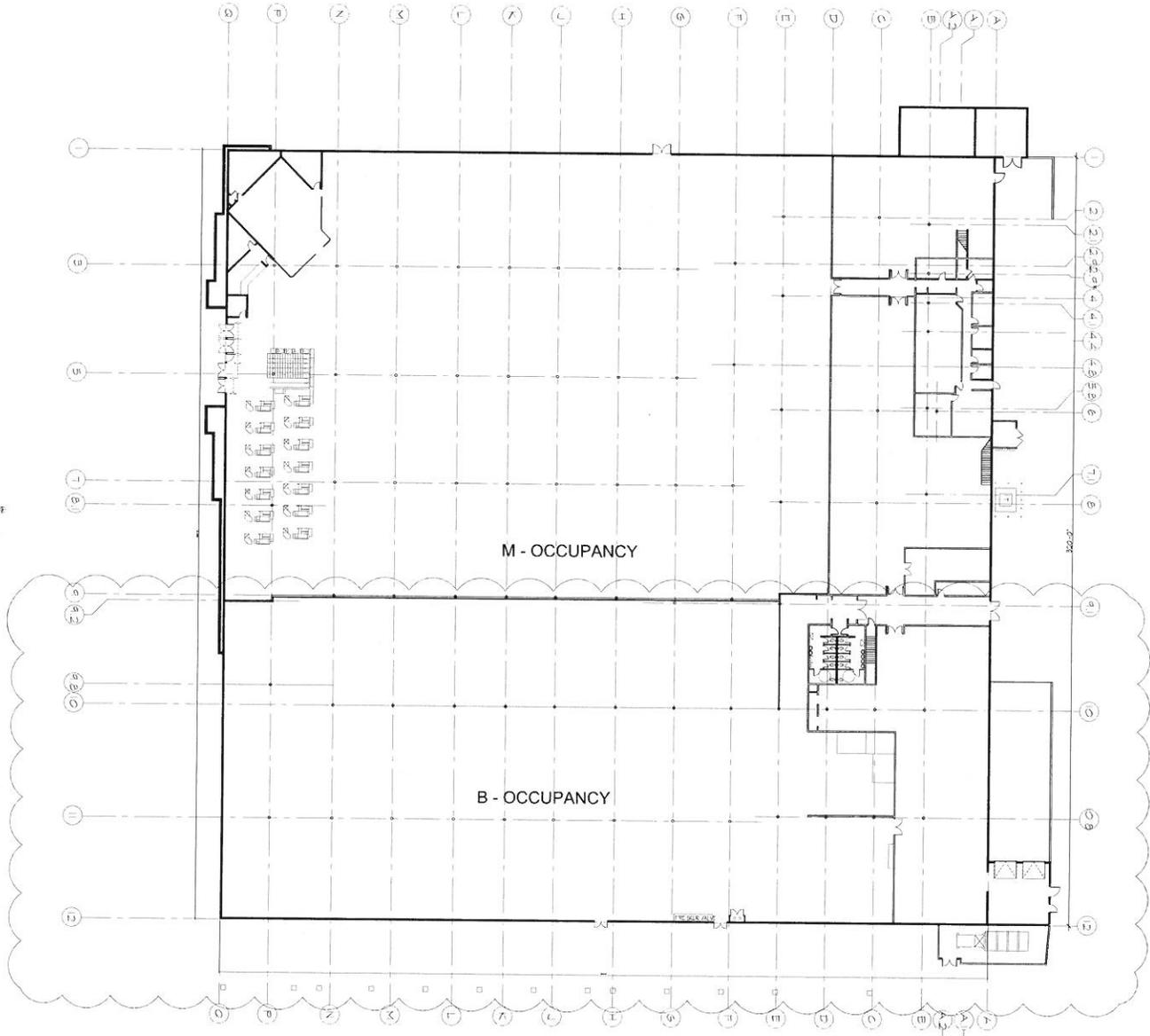


SITE PLAN

SCALE: 1" = 30'

SUBJECT AREA
35,650 SQ. FT.

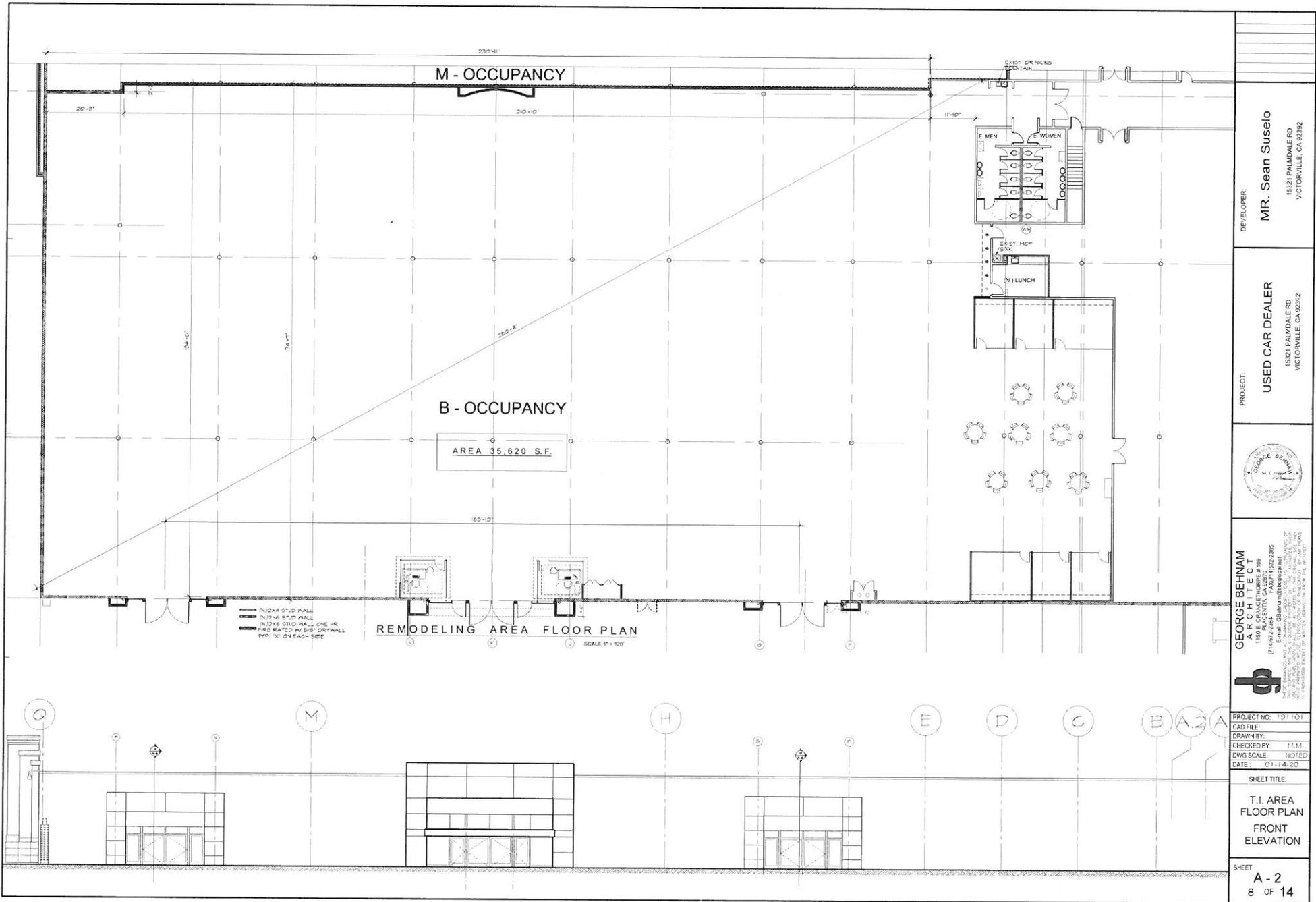
<p>GEORGE BEHNAME ARCHITECT 1159 E. COLLETTA ST. PLACENTIA, CA 92678 (714) 922-2384 FAX: (714) 972-2885</p> <p><small>THIS PLAN HAS BEEN PREPARED BY GEORGE BEHNAME ARCHITECT, INC. UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF GEORGE BEHNAME, ARCHITECT, AND IS ACCORDING TO THE PROFESSIONAL SEAL AND SIGNATURE OF GEORGE BEHNAME, ARCHITECT. THE ARCHITECT HAS REVIEWED THIS PLAN AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE ARCHITECT.</small></p>	<p>DEVELOPER: MR. Sean Suselo 15321 PALMDALE RD VICTORVILLE, CA 92392</p>
<p>PROJECT: USED CAR DEALER 15321 PALMDALE RD VICTORVILLE, CA 92392</p>	
<p>PROJECT NO: 191101</p>	
<p>CAD FILE: DRAWN BY: CHECKED BY: M.M. DWG SCALE: NOTED DATE: 01-14-20</p>	
<p>SHEET TITLE</p> <p>SITE PLAN</p>	
<p>SHEET SP 6 OF 14</p>	



FOR REFERENCE ONLY

SUBJECT AREA (CLOUDED)

GEORGE BEHNAME ARCHITECT 1159 S. MAIN ST. SUITE 109 PALMDALE, CA 93550 (714) 972-2384 <small>THIS SEAL IS VALID ONLY WHEN USED IN CONNECTION WITH THE ARCHITECT'S SEAL AND SIGNATURE AND ACCORDANCE WITH THE ARCHITECTURE ACT OF 1967 AND THE ARCHITECTURE BOARD ACT OF 1968 AND THE ARCHITECTURE BOARD ACT OF 1970.</small>	PROJECT: USED CAR DEALER 15321 PALMDALE RD VICTORVILLE, CA 92392
DEVELOPER: MR. Sean Suselo 15321 PALMDALE RD VICTORVILLE, CA 92392	PROJECT NO. 191101 CAD FILE: DRAWN BY: CHECKED BY: M.M. DWG SCALE: NOTED DATE: 01-14-20 SHEET TITLE: COMPLETE FLOOR PLAN SHEET A - 1 7 OF 14



DEVELOPER
MR. Sean Suselo
 15321 PALMDALE RD
 VICTORVILLE, CA 92392

PROJECT:
USED CAR DEALER
 15321 PALMDALE RD
 VICTORVILLE, CA 92392

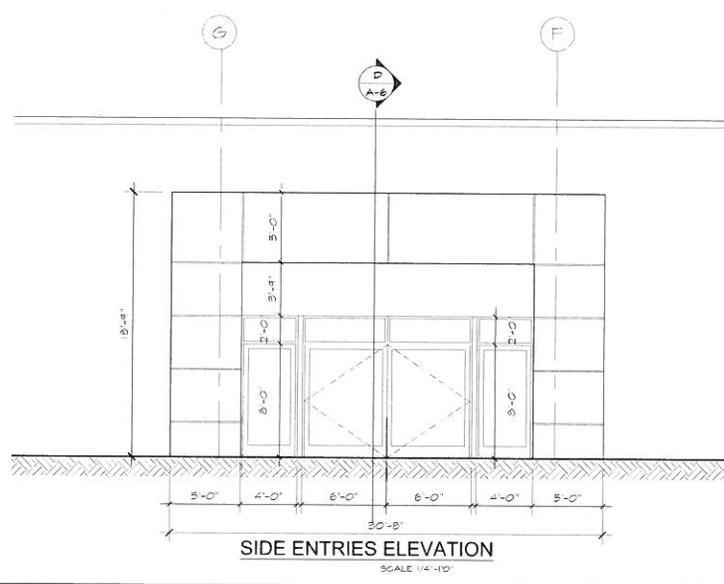
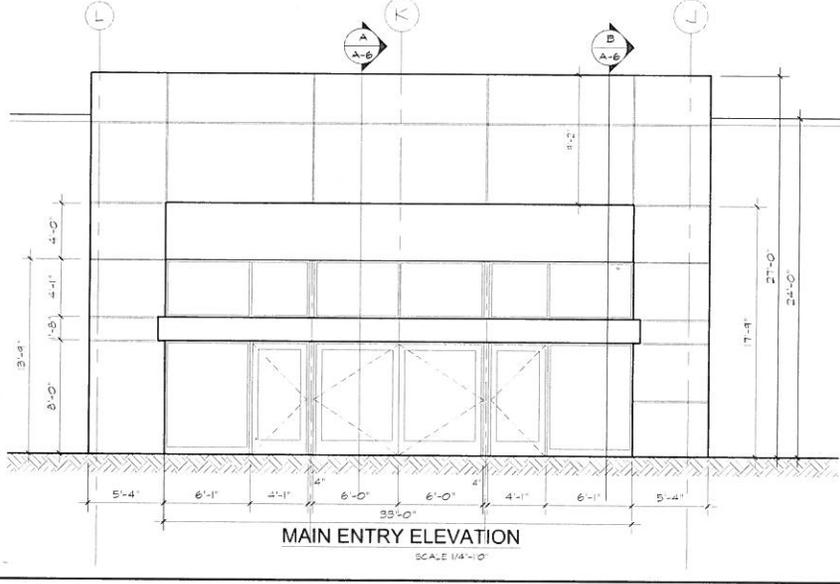
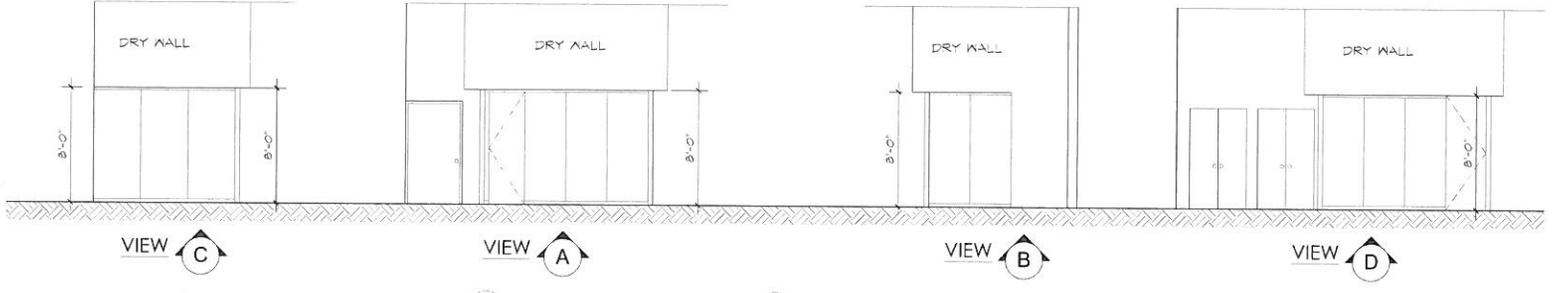
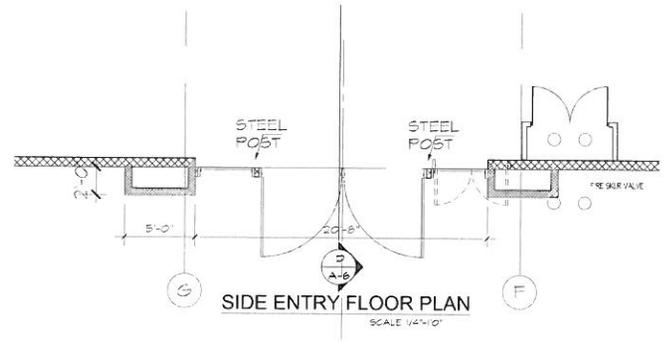
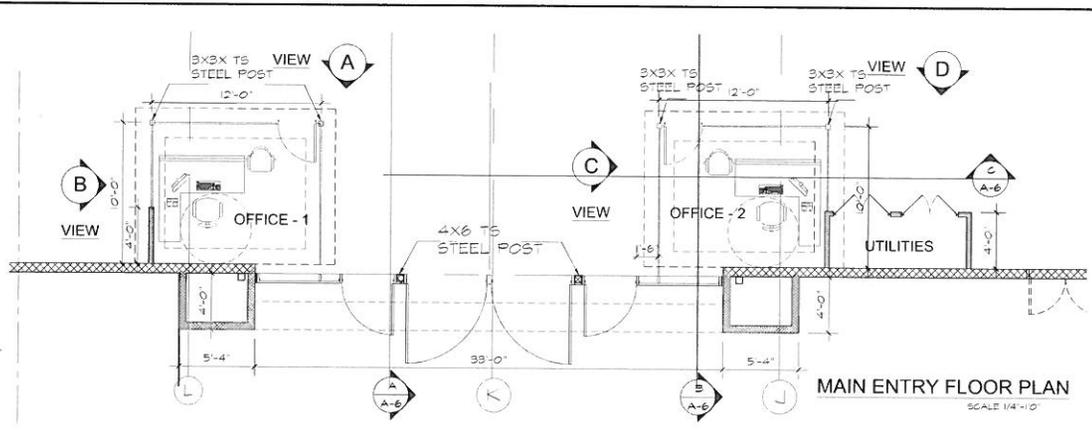


GEORGE BEHNAM
 ARCHITECT
 1109 S AGENTIA, CA 92370
 (714) 972-2394 FAX (714) 972-2395
STATE OF CALIFORNIA ARCHITECTS BOARD REG. NO. 10127
 STATE OF CALIFORNIA CONTRACTORS BOARD REG. NO. 10127
 LICENSED ARCHITECT FOR ARCHITECTURE AND ENGINEERING

PROJECT NO: 191101
 CAD FILE
 DRAWN BY:
 CHECKED BY: T.M.
 DWG SCALE: NOTED
 DATE: 01-14-20

SHEET TITLE:
**T.I. AREA FLOOR PLAN
 FRONT ELEVATION**

SHEET
A - 2
 8 OF 14



DEVELOPER:
MR. Sean Suselo
15321 PALMDALE RD
VICTORVILLE, CA 92382

PROJECT:
USED CAR DEALER
15321 PALMDALE RD
VICTORVILLE, CA 92382

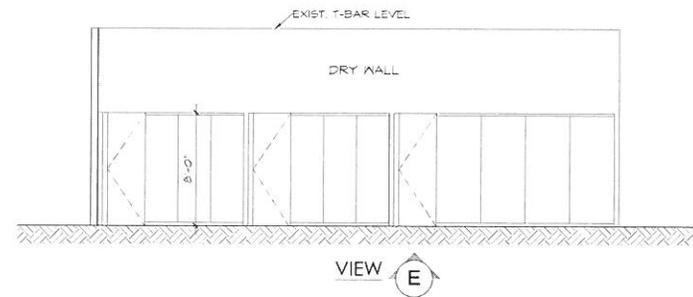
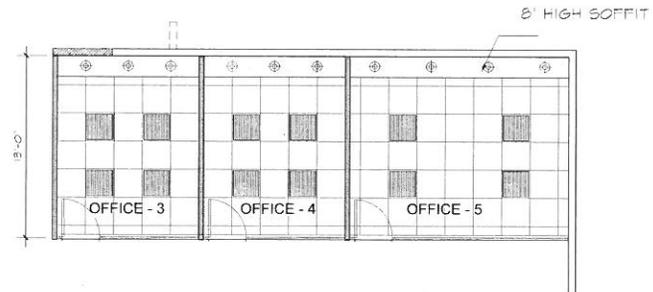
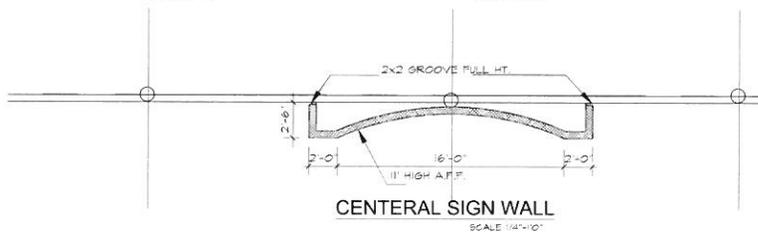
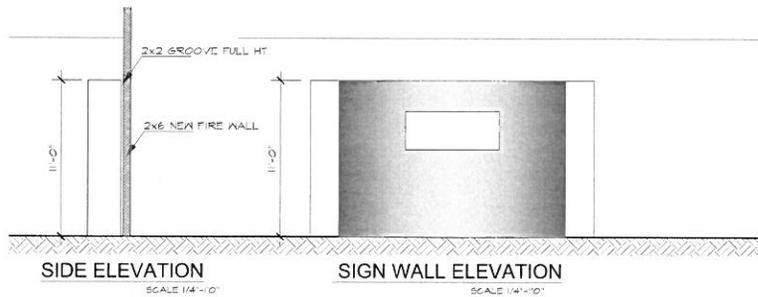
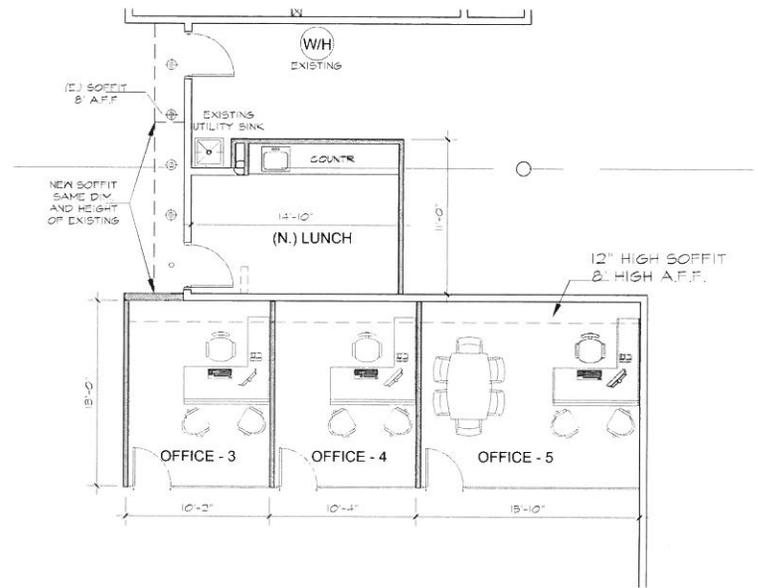
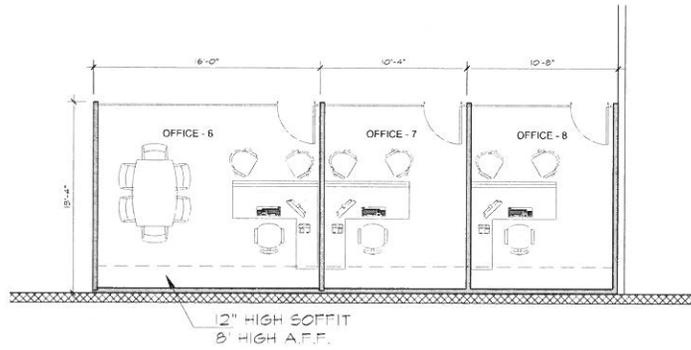


GEORGE BEHNAM
ARCHITECT
1159 PLACENTIA, CA 92870 (95)
(714) 872-2384 FAX (714) 522-2985
I am a duly Licensed Architect, No. 61188, State of California. My license is in good standing. I am also a Licensed Professional Engineer, No. 61188, State of California. My license is in good standing.

PROJECT NO: 191101
CAD FILE
DRAWN BY:
CHECKED BY: M.M.
DWG SCALE: NOTED
DATE: 01-14-20

SHEET TITLE:
MAIN, SIDES ENTRIES & FRONT OFFICES FLOOR PLAN

SHEET
A - 3
9 OF 14



DEVELOPER:
MR. Sean Suselo
15321 PALMDALE RD
VICTORVILLE, CA 92382

PROJECT:
USED CAR DEALER
15321 PALMDALE RD
VICTORVILLE, CA 92382



GEORGE BEHNAME
ARCHITECT
1150 PLACENTIA, CA 92663
(714) 772-2384 FAX: (714) 772-2385
I am a duly Licensed Architect in the State of California, License No. 10000. I am also a duly Licensed Professional Engineer in the State of California, License No. 45678. I am also a duly Licensed Professional Geotechnical Engineer in the State of California, License No. 12345. I am also a duly Licensed Professional Structural Engineer in the State of California, License No. 67890.



PROJECT NO: 191101
CAD FILE:
DRAWN BY:
CHECKED BY: M.M.
DWG SCALE: NOTED
DATE: 01-14-20

SHEET TITLE
OFFICED FLOOR PLANS & INTERIOR ELEVATIONS

SHEET
A - 4
10 OF 14

				<p>NOTES:</p> <ol style="list-style-type: none"> 1. NEURAL STRIP OMITTED FOR GLARITY 2. CONTRACTOR SHALL HAVE OPTION OF EXTENDING VERT. MULLION TO UNDERSIDE OF STRUCTURAL FLAT PLATE 3. STOREFRONT SHOP DRAWINGS TO BE SUBMITTED FOR ARCHITECT'S APPROVAL
<p>1 SHEET MET CAP 3'-11\"/> </p>	<p>2 WALL DETAIL 5'-11\"/> </p>	<p>3 ONE HOUR INT. WALL PARTITION</p>	<p>4 CEILING LIGHT 3'-11\"/> </p>	<p>5 HORIZ. MULLION (VERT. SIM.) 3'-11\"/> </p>
<p>6 SILL DETAIL 3'-11\"/> </p>	<p>7 EXTERIOR THRESHOLD & CONG. FLOOR 3'-11\"/> </p>	<p>8 DOOR HEAD/JAMB/WOOD 3'-11\"/> </p>	<p>9 STOREFRONT DOOR HEAD 3'-11\"/> </p>	<p>10 DOOR BASE W/ TILE FULL SIZE</p>
<p>11 PERPENE PARTITION DETAIL 3'-11\"/> </p>	<p>12 SIGN (DIRECTIONAL SIGNS) 1'-2 1/2\"/> </p>	<p>13 NON-BEARING PARTITION 1'-2 1/2\"/> </p>	<p>14 INTERIOR WALLS IN RESTROOMS 3'-11\"/> </p>	<p>15 CONG. WHEEL STOP 1'-11\"/> </p>
<p>16 INTEGRAL WHEEL STOP 1'-2 1/2\"/> </p>	<p>17 ACOUSTICAL CEILING GRID SCALE 3'-11\"/> </p>	<p>18 SUSPENDED CEILING 1'-4 1/2\"/> </p>	<p>19</p>	<p>20</p>

DEVELOPER:
MR. Sean Suselo
15321 PALMDALE RD
VICTORVILLE, CA 92392

PROJECT:
USED CAR DEALER
15321 PALMDALE RD
VICTORVILLE, CA 92392



GEORGE BEHNAME
ARCHITECT
11597-2336
VICTORVILLE, CA 92392
TEL: 951-251-1111 FAX: 951-251-1111
11597-2336
VICTORVILLE, CA 92392
TEL: 951-251-1111 FAX: 951-251-1111

PROJECT NO: 191101
CAD FILE
DRAWN BY:
CHECKED BY: M.M.
DWG SCALE: NOTED
DATE: 01-14-20

SHEET TITLE:
ARCH. DETAILS

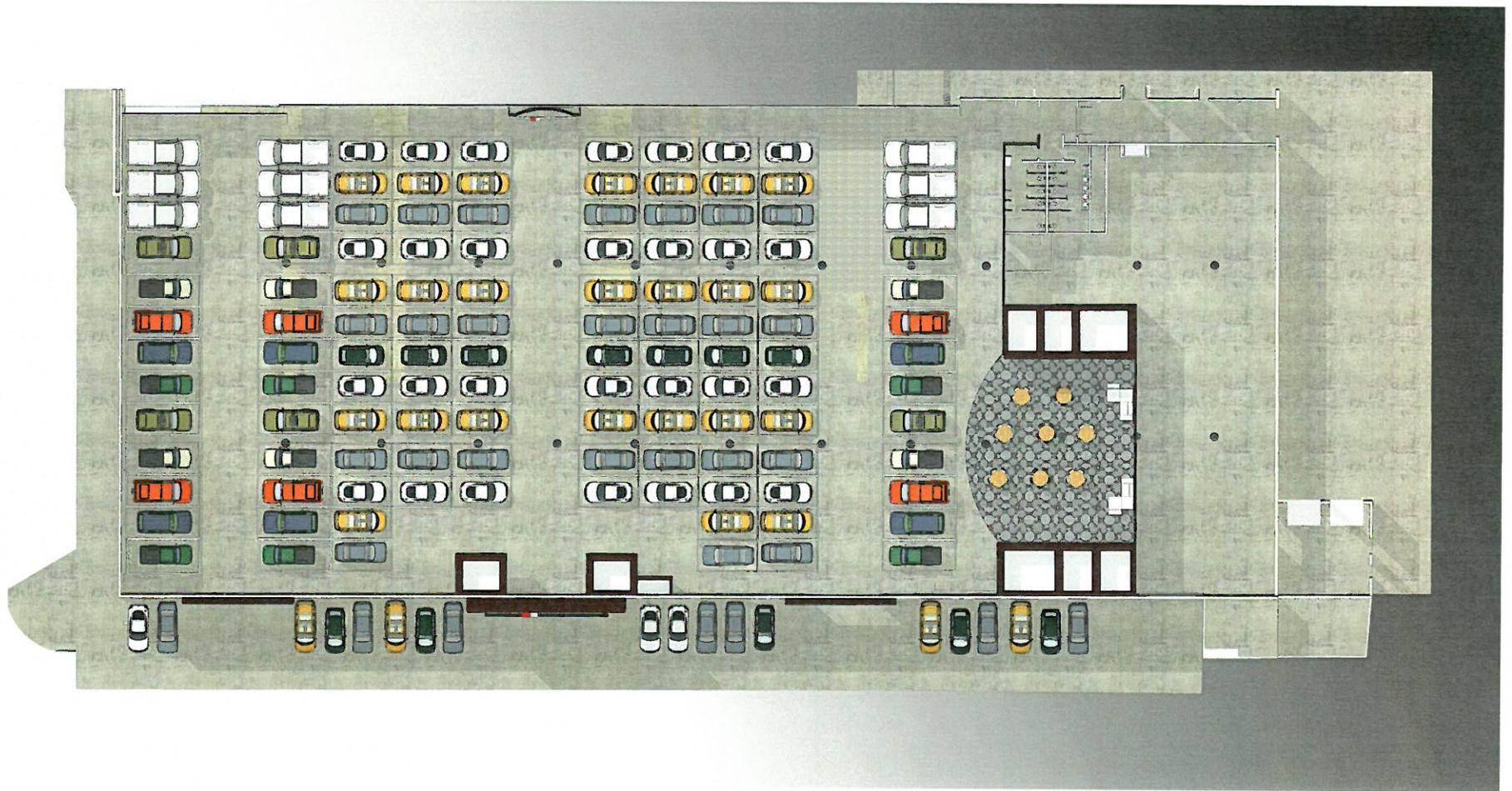
SHEET
AD-1
11 OF 14

ATTACHMENT B



ARTISTFOUNDRY





ARTISTFOUNDRY





ARTISTFOUNDRY





ARTISTFOUNDRY





ARTISTFOUNDRY





ARTISTFOUNDRY



ATTACHMENT C

15321 Palmdale Road, Victorville Ca 92392 Former Target Building – Currently Vacant

Project Description:

To repurpose the usage of approximately 30,000 square feet of the currently vacant building as an indoor high-line pre-owned auto showroom. This will be the only large indoor showroom in California. Consumers will have the option to view and purchase vehicles in a comfortable climate-controlled environment. The showroom will be located on the north side of the building facing Palmdale Road as indicated in the shaded area of the floorplan. The following are specifications of the project:

- Business Hours: Monday – Saturday 9:00am – 9:00pm
Sunday 10:00am – 7:00pm;
- Daily Traffic: 10 to 14 people;
- Parking: Ample existing regular and handicap parking spaces around the building;
- Traffic Impact: Minimal in comparison to previous usage as a Target Department Store;

Economic Impact:

It is time to revitalize this mall that has the look of abandonment for many years. By repurposing the usage of this vacant building, not only that it will greatly improve the curb appeal from Palmdale Road but also will provide additional sales tax revenue for the city of Victorville. As mentioned above, the space will house high-line pre-owned vehicles which will subsequently bring a higher transaction price and higher sales tax revenue. We will also actively seek for additional tenants for the remaining vacant space that can be use either for a junior supermarket, health club and other retail/service usages.

ATTACHMENT D

TARGET VICTORVILLE

T - 276

ALTA/ACSM LAND TITLE SURVEY

THE
TARGET CORPORATION
T-276
1533 PALMALLE ROAD
VICTORVILLE, CALIFORNIA

BASED UPON TITLE COMMITMENT NO. NLS-120047-SR10
FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF 30 DECEMBER, 2004

TO: TARGET CORPORATION, A MINNESOTA CORPORATION, COMMERCIAL REAL ESTATE, INC., A MINNESOTA CORPORATION, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINNESOTA STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACMA AND ACSI IN 1998, AND INCLUDES LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 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[Signature]
DATE: 12/20/04



REGISTERED LAND SURVEYOR NO. 2343
DATE OF EXPIRATION: 12/31/05
STATE OF CALIFORNIA
DATE OF FIELD SURVEY: NOVEMBER, 2004

COMMITMENT TO REPORT:

FIRST AMERICAN TITLE COMMITMENT NO. NLS-120047-SR10
NATIONAL COMMERCIAL SERVICES DATED: 30 DECEMBER, 2004
(909) 888-0311 TITLE OFFICE: SHELDON ROAD

ITEMS CORRESPONDING TO SCHEDULE "B" (EXCEPTIONS TO TITLE):

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT TO REPORT AND ARE REFERENCED TO THIS MAP:

- ITEM 6 IS AN EASEMENT NUMBER 82-12719 FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
- ITEM 8 IS A DECLARATION DATED "REGULATION OF RESTRICTIONS AND GRANT OF EASEMENTS, EVIDENCE PART 1," AS GRANTED IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AS WELL AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, DATED APRIL 2, 1982 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THESE RESTRICTIONS AND EASEMENTS ARE SUBJECT TO NOTICE, THEY ARE NOT SHOWN HEREON.
- ITEM 7 IS A "15' WIDE EASEMENT FOR UNDERGROUND SERVICE LINES AND THEIR APPURTENANCES, EVIDENCE PART 1," AS GRANTED IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
- ITEM 8 IS A "15' WIDE EASEMENT FOR UNDERGROUND ELECTRICAL, CABLE TV SYSTEMS AND THEIR APPURTENANCES, EVIDENCE PART 1," AS GRANTED IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.

PARKING DATA

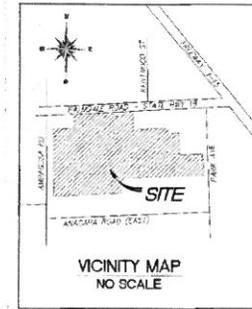
REQUIREMENTS FOR PARKING SHALL BE DETERMINED BY THE CITY OF VICTORVILLE, CALIFORNIA DEPARTMENT.

TYPE	PERCENT	PER SQUARE FOOT
PARKING	20%	-
WALKWAY	1%	-
TREE WITH SIZE	1%	10'

* CITY OF VICTORVILLE, CALIFORNIA PARKING REQUIREMENTS FOR PARKING SHALL BE DETERMINED BY THE CITY OF VICTORVILLE, CALIFORNIA DEPARTMENT. SEE THE CITY OF VICTORVILLE, CALIFORNIA DEPARTMENT FOR MORE INFORMATION.

FLOOD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY HAS BEEN DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD FLOOD AND SPECIAL FLOOD HAZARD AREAS AS DEPICTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY IS WITHIN THE UNFLOODED ZONE "A" OF THE SPECIAL FLOOD HAZARD MAP. FOR MORE INFORMATION, CONTACT THE FEDERAL EMERGENCY MANAGEMENT AGENCY AT 1215 G STREET, N.W., WASHINGTON, D.C. 20548. THE EFFECTIVE DATE OF THIS MAP IS 1981. THIS FLOOD FLOOD INFORMATION WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY AT 1215 G STREET, N.W., WASHINGTON, D.C. 20548.



LEGAL DESCRIPTION

THIS LAND MAY BE PART OF A TRACT OF LAND OWNED OR CONTROLLED BY THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A"
LOT 1, TRACT NUMBER 11355, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED IN BOOK 106 OF MAPS, PAGES 41 AND 42, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.
PARCEL "B"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "C"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR THE IMPROVED, CORRECT, PASSAGE AND PARKING OF MOTOR VEHICLES, FOR THE INTEREST, ACCESS AND PASSAGE OF PEDESTRIANS, FOR WATER DRAINAGE SYSTEMS OR STRUCTURES, WATER MAINS, SEWER MAINS, SPRINKLER SYSTEMS, TELEPHONE OR CABLE TELEVISION SYSTEMS, GAS MAINS AND OTHER PUBLIC UTILITIES AND OTHER INSTRUMENTS, AND FOR OTHER MATTERS REFERRED TO IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THESE RESTRICTIONS AND EASEMENTS ARE SUBJECT TO NOTICE, THEY ARE NOT SHOWN HEREON.
PARCEL "D"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "E"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "F"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "G"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "H"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "I"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "J"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "K"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "L"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "M"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "N"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "O"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "P"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "Q"
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PARCEL "R"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "S"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "T"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "U"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "V"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "W"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "X"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "Y"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.
PARCEL "Z"
EASEMENTS FOR THE BENEFIT OF PARCEL "A" FOR COMMON USAGE OF ALL PARKING AREAS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, PATHS, WALKWAYS AND STAIRS, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.

REFERENCES

- (1) - RECORD FOR "TARGET VICTORVILLE" FILED IN BOOK 106, PAGE 41-42 OF MAPS.
- (2) - RECORD FOR "TARGET VICTORVILLE" FILED IN BOOK 106, PAGE 41-42 OF MAPS.
- (3) - RECORD FOR RECORDS OF SURVEY 100-000-000, FILED IN BOOK 106, PAGE 41-42 OF RECORDS OF SURVEY.

BASIS OF BEARINGS

HOLD NORTH BEARING CASE ALONG THE CENTERLINE OF PARKDALE ROAD (STATE HIGHWAY 52) BETWEEN THE 27 BRIDGE CALIFORNIA HIGHWAY BRIDGE TO BE PLACED AT 27 BRIDGE CALIFORNIA HIGHWAY BRIDGE AND ANADORA ROAD AND THE 27 BRIDGE CALIFORNIA HIGHWAY BRIDGE TO BE PLACED AT 27 BRIDGE CALIFORNIA HIGHWAY BRIDGE AND ANADORA ROAD, AS SHOWN IN THE EXHIBIT RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, AND AS INSTRUMENT NUMBER 82-12719 OF OFFICIAL RECORDS, SHERMAN COUNTY, CALIFORNIA, SINCE THIS EASEMENT IS SUBJECT TO NOTICE, IT IS NOT SHOWN HEREON.

MONUMENT NOTES

NO MONUMENT AS NOTED.

SITE RESTRICTIONS

ALL SITE RESTRICTIONS WERE OBTAINED FROM THE CITY OF VICTORVILLE PLANNING DEPARTMENT.
CURRENT ZONE - (C) (COMMERCIAL)
HEIGHT - 45'
COVERAGE - 60%
BUILT-UP SURFACE - 10%
SETBACK - 10'
SETBACK - 10'
NEAR - 10'

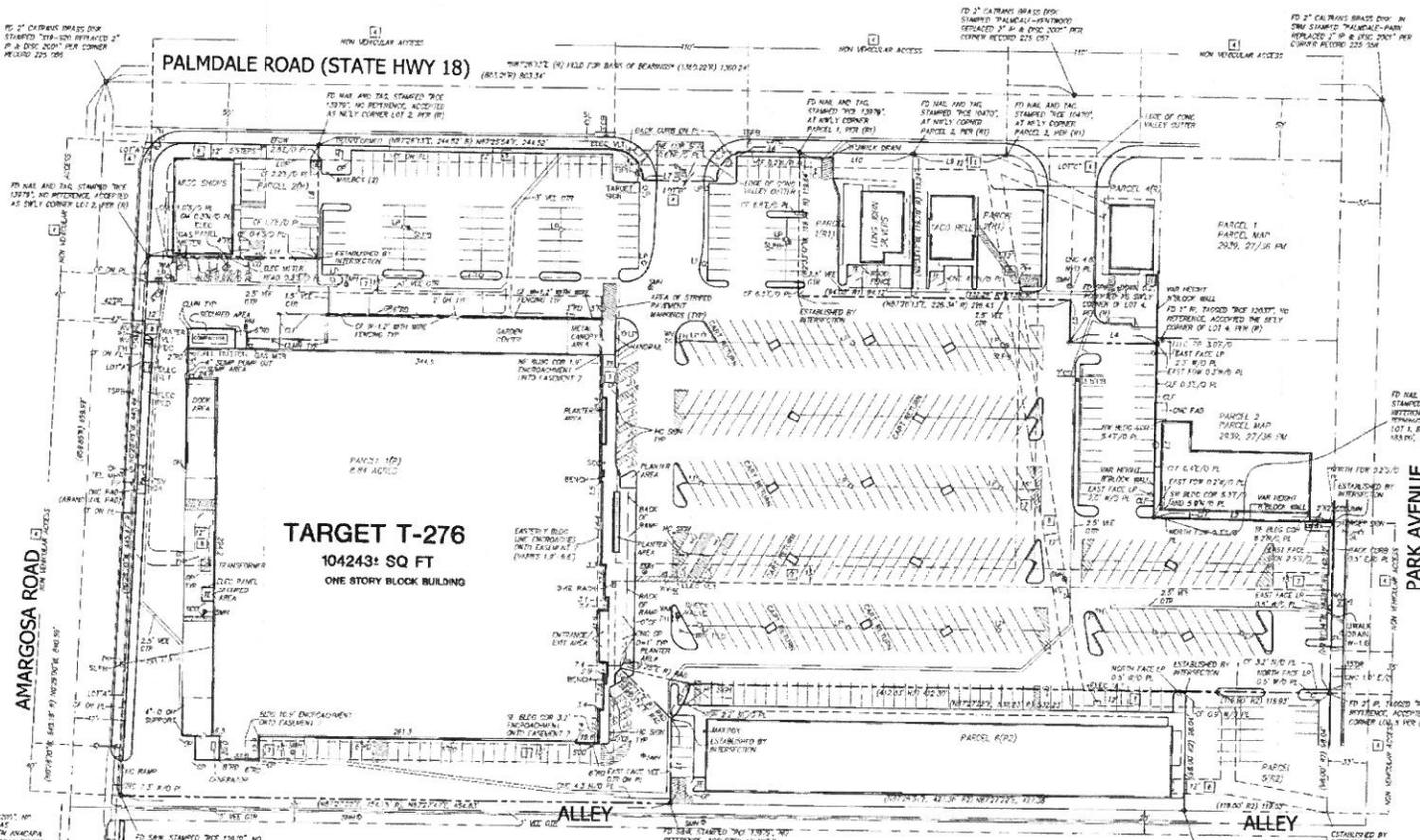
NOTES

- THIS SURVEY DOES NOT INCLUDE ANY LOCATION OF, OR RECORD OF, UNDERGROUND UTILITIES OR OTHER FEATURES OTHER THAN THOSE SHOWN ON THIS SURVEY.
- THIS SURVEY DOES NOT INCLUDE ANY LANDSCAPE FEATURES OR IMPROVEMENTS HEREON.

DATE: 12/20/04
PROJECT: TARGET T-276
SHEET: 1 OF 1
5099
VICTORVILLE, CALIFORNIA
PACIFIC LAND SERVICES
2700

TARGET VICTORVILLE

T - 276



TARGET T-276
104243 SQ FT
ONE STORY BLOCK BUILDING

TABLE OF DIMENSIONS

11-40-237.74' W 69.50' N 15.00'	12-40-110.00' W 153.00' N 150.00'	13-10-110.00' W 143.00' N 100.00' 141.00'	14-40-110.00' W 75.50' N 100.00' 150.00'	15-40-110.00' W 150.00' N 150.00'	16-40-110.00' W 150.00' N 150.00'	17-40-110.00' W 150.00' N 150.00'	18-40-110.00' W 150.00' N 150.00'	19-40-110.00' W 150.00' N 150.00'	20-40-110.00' W 150.00' N 150.00'
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GRAPHIC SCALE
1" = 100'

PACIFIC LAND SERVICES
2001 SALVO STREET, SUITE 200, OAKLAND, CA 94612
925-862-5400
FAX 925-862-5407
WWW.PLS.COM

ALTA SURVEY
TARGET T-276
45221 PALMDALE ROAD
SAN BERNARDINO COUNTY, CALIFORNIA
VICTORVILLE

SHEET 2 OF 2
PROJECT 5099

ATTACHMENT E

CASE: ADMN19-00125





ZONING ADMINISTRATOR STAFF REPORT

DATE: MARCH 4, 2020 **AGENDA NO. 2**

CASE: ADMN20-00010

SUBJECT: A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE ESTABLISHMENT OF A MASSAGE BUSINESS WITHIN AN EXISTING MULTI TENANT COMMERCIAL SHOPPING CENTER

APPLICANT: CHENGCHENG FENG

LOCATION: 14084 AMARGOSA ROAD SUITE 230

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 ADMN20-00010, subject to the recommended conditions.

II. SUMMARY:

The applicant is requesting approval of this Minor Conditional Use permit to allow for establishment of a massage business within an existing multi-tenant commercial center. Conditionally permitted within the underlying C-1 (Neighborhood Commercial) zone, the proposed business will occupy a 750 sq. ft. suite for which no modifications to the suite are proposed. The center is currently occupied by a variety of businesses including office uses, retail sales, a restaurant and convenience store. Additionally, the applicant is also the proposed business owner and is a Certified Massage Therapist by the California Massage Therapy Council. The application indicates services will be offered 7 days a week between the hours of 10:00 AM – 9:30 PM.

III. STAFF ANALYSIS:

1. Environmental Assessment.

California Environmental Quality Act (CEQA) Section 15301 allows a categorical exemption for the permitting of private structures that involve negligible or no expansion of use. The site was developed as a multi-tenant building; the proposal is a similar use and includes a similar number of employees/patrons of a typical office and retail use. Therefore, Staff finds the noted exemption applicable as the proposal does not constitute an expansion of use.

2. Minor Conditional Use Permit.

Business Operation

- The proposed massage operation will offer business hours of 10:00 AM - 9:30 PM daily.
- While the application indicates a single owner/operator, the existing floor plan includes two available rooms for massage in addition to a foot massage area. Should the establishment hire additional massage therapists in the future, Municipal Code standards require all employees to be certified by the California Massage Therapy Council, which is verified as a function of the Business License process for which Staff has included Condition #6.
- Municipal Code requirements stipulate new massage operations shall not be located within 3,000-feet of another massage establishment nor within 600-feet of an elementary, secondary, or high school; nor within 200 feet of a lot in a residential zone. Staff has verified these minimum separation requirements have been met as a function of this report.

Site Condition

- The site and buildings went through a renovation and expansion in 2013, which included the addition of two buildings as well as other site improvements including accessibility improvements, improved landscaping and parking improvements. The site has been well maintained to date and no site improvements are needed or proposed as a part of this application. However, to ensure the site continues to be maintained in accord with Code requirements, Staff has included Condition #20 requiring continued site maintenance.

Parking

- Title 16 requires 1 space per 200 sq. ft. of floor area for massage operations. Since the overall site was parked at 1 space per 200 sq. ft. and provides 82 spaces in accordance with Title 16 standards (16,399 sq. ft. / 200 sq. ft. – 82 spaces), Staff finds that this proposal is in accordance with Title 16 parking requirements.

Required Findings

- In order to approve a Conditional Use Permit the Development Code requires that the Zoning Administrator make the following findings pursuant to Section 16-3.02.050.
 - *The proposed location of the conditional use is in accord with the objectives and requirements of the Development Code.*
 - Comment: The underlying C-1 (Neighborhood Service) zoning of the property conditionally permits massage operations. Further, the site is bordered by commercial on all sides and the use is not expected to negatively affect existing or future businesses in the C-1 Zone District due to codified operating standards for massage businesses which ensure impacts are minimized. Therefore, the proposed location of the use is in accord with the objectives and requirements of the Development Code.
 - *The proposed location of the conditional use and the conditions under which it will be operated is consistent with the General Plan and will not be detrimental to the*

public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.

- Comment: The site has a General Plan designation of Commercial with a Zone District that conditionally allows for the proposed use subject to both operating standards and distance requirements from sensitive land uses. Policy 1.2.2 of the Land Use Element of the General Plan states existing development shall be protected by *“Ensuring that the integrity of each land use district is maintained.”* Since the subject site and the existing multi-tenant functions will not be modified by the subject use due to the limited scope of the operation. Staff finds that the proposal is consistent with the General Plan and will not be detrimental to the public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.
- *The traffic generated by the proposed conditional use will not overload the capacity of the surrounding street system and will not create a hazard to public safety.*
 - Comment: Since the proposed use will utilize typical daytime and evening hours of operation, which are similar to existing office, retail and restaurant uses in the area that operate without overloading the capacity of the roadways, the proposal is not anticipated to overload the surrounding street system or include impacts greater than those that similar uses would generate during peak hours. Additionally, the site abuts and is accessed via Amargosa Road, an Arterial Roadway, and Palmdale Road, a Super Arterial Roadway, which both have the ability to adequately serve the use.
- *The proposed conditional use will comply with each of the applicable provisions of the “Zoning and Land Use Requirements” chapter of Title 16.*

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

IV. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Multi-tenant Commercial	Commercial	C-1	N/A
North	Furniture Sales	Specific Plan	S-P	Civic
South	Auto Repair	Commercial	C-1	N/A
East	Multi-tenant Commercial	Commercial	C-1	N/A
West	Auto Repair	Commercial	C-1	N/A

NUMBER OF RADIUS LETTERS MAILED: 30

TAC

Attachments:

Attachment A – Site Plan

Attachment B – Massage License

Attachment C – Aerial Image

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

CONDITIONS OF APPROVAL
ADMN20-00010
March 4, 2020

**A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO
ALLOW FOR THE ESTABLISHMENT OF A MESSAGE BUSINESS WITHIN AN EXISTING
MULTI TENANT COMMERCIAL SHOPPING CENTER**

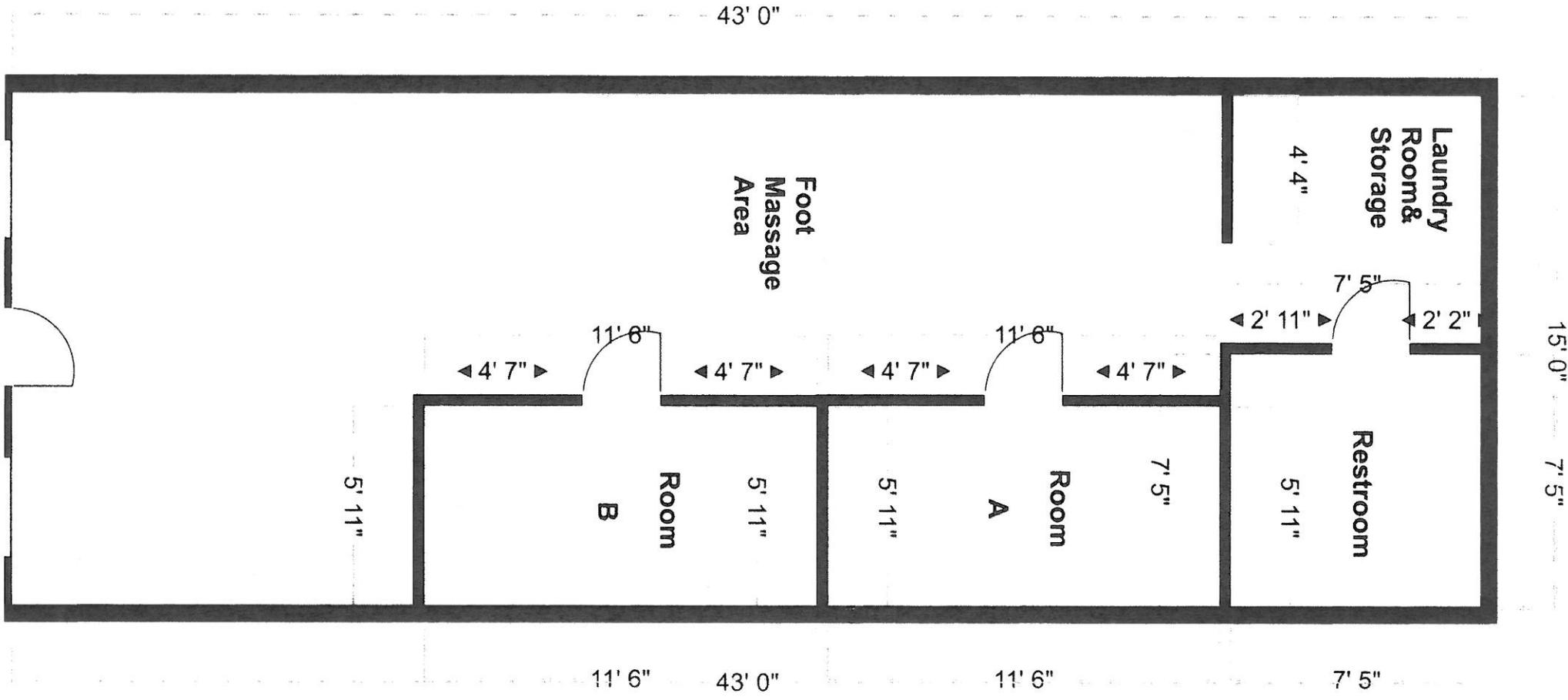
Planning Conditions:

1. This approval allows for a massage establishment with hours of operation of 10:00 AM to 9:30 PM daily on property located at 14084 Amargosa Road Suite 230. The Zoning Administrator may allow revised hours of operation in accordance with Municipal Code standards, provided the primary use does not change and the changes do not negatively affect the public health, safety, and welfare.
2. Approval of this Minor Conditional Use Permit shall be contingent upon the completion/fulfillment of the applicable Conditions of Approval.
3. The proposed use shall comply with all applicable development and business license standards of Title 16 of the Victorville Municipal Code.
4. The proposed 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.
5. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in non-compliance of Title 16, shall cause that use to be subject to Zoning Administrator review and approval.
6. Each person providing massage services shall have a valid State massage certification, a copy of which shall be conspicuously posted in the room or location where massage services are being provided.
7. Verification that all massage technicians working at the establishment have valid State massage certification shall be provided upon the request of local authorities.
8. Payment for all massage services and tips shall be made in the reception area. Tip envelopes may be located in the treatment rooms and dropped off in the reception area.
9. A dressing room shall be provided which is used only by clients of the same sex at the same time.
10. Alcoholic beverages are prohibited at the massage establishment.
11. All employees and massage technicians shall remain fully clothed. The clothing shall not be transparent, nor shall it expose the buttocks, genital area, or breasts.
12. No massage technician, practitioner, or therapist shall place his/her hands upon, or touch with any part of his/her body, a sexual or genital part of any other person in the course of a massage, or massage a sexual or genital part of any other person.

13. No massage technician, practitioner or therapist shall uncover or expose the sexual or genital parts of any client or themselves in the course of giving a massage, or before or after a massage.
14. The owner of any massage establishment within the City is responsible for the conduct of all employees working within the City limits. Any violation of provisions of this chapter, or any other ordinance of the city, shall be justification for revocation of the owner's business license and any associated Conditional Use Permit or Home Occupation Permit.
15. Any massage establishment whose Conditional Use Permit has been revoked, or any Conditional Use Permit that has expired, shall conform with all requirements of Title 16 as applicable, prior to application submittal of a new Conditional Use Permit.
16. Any massage establishment operated or maintained contrary to the provisions of this chapter or other ordinances of the city shall result in the revocation of the business license in accordance with the procedures of this Code. Additionally, any violations of this chapter are hereby deemed a public nuisance and may be abated according to Chapter 1.04 and/or remedied in accordance with Chapter 1.05 of the Victorville Municipal Code.
17. Any massage technician or therapist that violates any provision of this chapter or other ordinance of the city shall result in the revocation of their business license in accordance with the procedures of this Code.
18. All massage establishments shall post a current list of all licensed massage technicians providing massage services at the location. The list shall be displayed in a conspicuous public place within the massage establishment and shall only include those licensed massage technicians that have been verified by the City of Victorville in conjunction with business license approval.
19. All massage establishments shall display the applicable standards contained within this section in a conspicuous public place within the massage establishment.
20. 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.
21. 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. All signs shall be subject to Planning Staff review and approval prior to obtaining a building permit.
22. The use of neon tube lighting and/or flashing window signs is prohibited.
23. All proposed temporary signage shall comply with Title 16. 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.

24. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
25. The applicant/owner shall defend and hold harmless the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City, its agents, officers and employees to attack, set aside, void or annul this approval of the City. The City of Victorville shall promptly notify the applicant/owner of any claim, action or proceeding and shall cooperate fully in the defense.
26. The applicant/owner shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
27. Shall comply with all current Building and Fire Code requirements based on occupancy classification.

ATTACHMENT A



Business Discription

Business Name : Marigold Massage

Location : 14084 Amargosa Rd, Suite 230, Victorville, CA,92392

Business Type : Massage therapy & Spa

Business Hours : 10am - 9:30pm , 7 days a week

Business Owner : Chengcheng Feng

List of Therapists :

1. Chengcheng Feng (Certificate # 43677)

Outcall service : No

Sales of products : No

ATTACHMENT B

CALIFORNIA MASSAGE THERAPY COUNCIL

*By authority of the State of California Code (B&P Section 4600,
the California Massage Therapy Council hereby awards to*

Cheng Cheng Feng

the designation of

CERTIFIED MASSAGE THERAPIST

Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, Cheng Cheng Feng is recognized as a CMT in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.

Given at Sacramento, California, Wednesday, January 23, 2019.



A handwritten signature in black ink that reads "Mark W. Dixon".

*Mark Dixon, Chairman of the Board
California Massage Therapy Council*

CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

**CERTIFICATE # 43677
EXPIRES: 4/4/2021**

The validity and authenticity of this certificate may be verified online
by entering the name and certificate number at: www.camtc.org

ATTACHMENT C

CASE: ADMN20-00010



NEW BUSINESS

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ZONING ADMINISTRATOR STAFF REPORT

DATE: FEBRUARY 19, 2020

New Business Item

SUBJECT: ADOPTION OF ZONING ADMINISTRATOR RULES

As required by Victorville Municipal Code Section 16-1.02.040(c), the Zoning Administrator shall adopt rules and procedures governing the business, conduct and actions of the Zoning Administrator meetings. Attached for review and adoption consideration are the Zoning Administrator meeting rules.

VICTORVILLE ZONING ADMINISTRATOR RULES

Section 1. RULES ADOPTED; AMENDMENTS AND REVISIONS

This constitutes the body of rules by the Zoning Administrator adopted as required by VMC Section 16-1.02.040(C) ("Rules"). These Rules may be amended or revised by the Zoning Administrator when notice is provided of the amendment.

Section 2. ZONING ADMINISTRATOR SELECTION

The Zoning Administrator shall be appointed by the City Manager.

Section 3. PRESIDING ADMINISTRATOR; PRIVILEGES

- (1) The Administrator will be the Presiding Officer at all Zoning Administrator meetings. In the absence of the Administrator, a temporary Presiding Officer may fulfill his/her duties.
- (2) The Presiding Officer shall exercise all privileges, including opening and closing the meeting and taking action on these applications identified in Section 16-2.05.010 of the Municipal Code.

Section 4. MEETINGS: DATES, CANCELLATION, AND NOTICES

- (1) The Zoning Administrator hereby establishes regular meetings on the first and third Wednesday of each month at 10:00 a.m. These meetings are open to the public in accordance with the Brown Act (*Gov. Code § 54950 et seq.*).
- (2) All meetings shall be held in the City Hall Conference Room A unless otherwise determined by the Administrator. Any other places of meeting shall be shown in the notice and agenda of the meeting. In the event that a Zoning Administrator meeting falls on a holiday, the meeting shall be held at the same time on the next succeeding Wednesday which is not a holiday.
- (3) Any meeting of the Zoning Administrator may be cancelled in advance, provided no public hearings have been scheduled. The Administrator may cancel a meeting with a posted notice in the case of an emergency (e.g. natural disaster, etc.).
- (4) Notice for all meetings shall contain the date, time, location, and an agenda describing each item of Zoning Administrator business to be conducted. Notices shall be given at the times and in the manner specified by the Brown Act and applicable State Laws.

Section 5. AGENDA

- (1) An agenda shall be prepared for each meeting by the Recording Secretary in accordance with these Rules and as required by the Brown Act. No later than the fourth day preceding any regular meeting, and in all cases as early as possible, the recording secretary shall transmit the agenda and all staff reports and supporting materials to the Zoning Administrator and other persons required by applicable law. The Recording Secretary shall also post the agenda for each meeting of the Zoning Administrator in a location that is freely accessible to members of the public, and shall post the agenda and make it available on the City of Victorville website as soon as it is distributed, no later than seventy-two (72) hours in advance of the meeting.

- (2) In the case of a special meeting, the Recording Secretary shall cause the agenda, and Agenda Packet if it is available, to be posted at least twenty-four (24) hours in advance of said meeting in a location that is freely accessible to members of the public, and on the City of Victorville website.
- (3) Items can be placed on a Zoning Administrator agenda by: the Recording Secretary or the Zoning Administrator per Section 16-2.05.010 of the Municipal Code.

Section 6. ORDER OF PROCEEDINGS; PUBLIC HEARINGS

- (1) The Order of Proceedings of all meetings shall be as follows, subject to modification at any given meeting at the discretion of the Administrator:
 1. Call to Order
 2. Continued Public Hearings
 3. Public Hearings
 4. New Business Items
 5. Public Comments
 6. Adjournment
- (2) Public Hearings should be conducted on the following schedule:
 1. Administrator Discloses any Ex Parte contacts
 2. Administrator presentation of application facts
 3. Administrator opens Public Hearing
 4. Questions of Administrator to applicant
 5. Public testimony taken
 6. Administrator closes Public Hearing
 7. Administrator takes action
- (3) Public Hearings may be continued.

Section 7. PUBLIC: RULES FOR PARTICIPATION AND DECORUM

- (1) As required by the Brown Act, the Zoning Administrator shall provide an opportunity to members of the public to address the Administrator on any item not listed on the agenda.
- (2) Each person wishing to speak shall:
 - (a.) Direct all questions to the Zoning Administrator, unless the Administrator expressly permits otherwise; and
 - (b.) Avoid indecorous language and gestures.
- (3) With the exception of applicants addressing the Administrator during a public hearing, each speaker shall limit his/her remarks to three (3) minutes.
- (4) Persons attending meetings of the Zoning Administrator should observe these Rules and the procedures of the Commission to preserve decorum. No person in the audience shall engage in disorderly or boisterous conduct, including the utterance of loud, threatening, or abusive language, whistling, stamping of feet, excessive clapping, or other acts which disturb, disrupt, or otherwise impede the conduct of any Administrator meeting.

- (5) Any member of the public who engages in behavior that disrupts the orderly conduct of the Zoning Administrator meeting may, at the discretion of the Administrator, be ejected from the meeting.
- (6) If a member of the public creates a significant physical disruption of the meeting or acts in a threatening manner toward another member of the public, Staff, or the Administrator, law enforcement personnel should be called by the staff or Administrator to remove the individual from the premises.

PASSED, APPROVED, AND ADOPTED this 19th day of February 2020.

SCOTT WEBB
ZONING ADMINISTRATOR

ATTEST:

KAREM OSTROM
RECORDING SECRETARY

PUBLIC COMMENTS

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SUBJECT: PUBLIC COMMENTS ON PLANNING MATTERS

In compliance with the Brown Act, it is necessary for the Zoning Administrator to make available time for members of the public to address the Zoning Administrator on items of interest that fall within the Zoning Administrator's subject matter jurisdiction.

SW:ko