



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

Zoning Administrator

**Regular Meeting Agenda
Wednesday, April 16, 2025**

10 a.m. Regular Meeting

The Zoning Administrator welcomes and encourages public participation and invites the community to attend in person.

Public Comments: Members of the public may submit comments electronically to planning@victorvilleca.gov. All email comments received by 3 p.m. the day before the meeting will be distributed to the Zoning Administrator. Participants are invited to address the Zoning Administrator on agendized and non-agendized topics. Public comments will be no longer than three (3) minutes per community member. Should a speaker conclude their comments prior to the expiration of three (3) minutes, the speaker waives the right to speak for any remaining amount of time.

In compliance with the Americans with Disabilities Act, If you need assistance to participate in this meeting, please contact the Planning Division at (760) 955-5135 or (760) 229-1463 no later than 72 hours prior to the meeting.

Call to Order

CONTINUED PUBLIC HEARINGS

1. ADMN25-00030 – Robert Martinez, Martinez + Okamoto Architects, Inc.

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow for the establishment of an air medical transportation business in a MU-2 (High Density Mixed Use) zone district located at 15247 Eleventh Street, Unit 100.

Location – 15247 Eleventh Street

Recommendation – Staff recommends that the Zoning Administrator take the following actions:

- 1. Environmental Assessment** – Find the project categorically exempt per CEQA Section 15301 – Existing Facilities; and
- 2. Minor Conditional Use Permit** – Approve case ADMN25-00030 subject to the recommended Conditions of Approval.

2. ADMN25-00037 – Nicole Vinje-Saucier & Janice Murphy

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow for a personal training facility within an existing multi-tenant building located in the C-M (Commercial Manufacturing) zone district.

Location – 12241 Industrial Boulevard, Suites 206 & 207

Recommendation – Staff recommends that the Zoning Administrator take the following actions:

- 1. Environmental Assessment** – Find the project categorically exempt per CEQA Section 15301 – Existing Facilities; and
- 2. Minor Conditional Use Permit** – Approve case ADMN25-00037 subject to the recommended Conditions of Approval.

Public Comments

Adjournment



ZONING ADMINISTRATOR STAFF REPORT

DATE: April 16, 2025

AGENDA NO. 1

CASE: ADMN25-00030

SUBJECT: A Minor Conditional Use Permit with an Environmental Exemption to allow for the establishment of an air medical transportation business in a MU-2 (High Density Mixed Use) zone district located at 15247 Eleventh Street, Unit 100.

APPLICANT: Robert Martinez, Martinez + Okamoto Architects, Inc

LOCATION: 15247 Eleventh Street, Unit 100

I. STAFF RECOMMENDATION:

Staff recommends that the Zoning Administrator conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

- 1. Environmental Assessment** – Find the project categorically exempt per CEQA Section 15301 – Existing Facilities.
- 2. Minor Conditional Use Permit** – Approve case ADMN25-00030 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant is requesting approval of a Minor Conditional Use Permit to allow for the establishment of an air medical transportation business within an existing multi-tenant commercial development located in the MU-2 (High Density Mixed Use) zone district. Intended to be utilized as an employee substation for medical flight crew members, the proposed location is in close proximity to an existing helicopter landing site at Victor Valley Hospital. The facility will occupy approximately 1,350 square feet and house four employees per shift, with two rotating shifts occurring every 12 hours for 24-hours a day. Currently improved as a medical office, the proposed substation would provide employees with individual sleeping quarters for use between response calls. Typical business hours are not applicable to the proposed use, as the substation will be available 24 hours per day for current employees while on scheduled shifts. Ambulance services are Conditionally permitted in the MU-2 zone district.

STAFF ANALYSIS:

1. Environmental Assessment.

California Environmental Quality Act (CEQA) Section 15301 allows a categorical exemption for the permitting of private structures that involve negligible or no expansion of use. Since the proposal is located within an existing multi-tenant commercial building, and because the flight crew employee substation does not introduce materials, traffic, or other environmental impacts greater than those originally analyzed during the development of the existing site,

Staff finds that this exemption is applicable and that it does not constitute an expansion of use, in compliance with the noted CEQA categorical exemption.

2. Minor Conditional Use Permit.

Business Operations / Site History

- The 1,350 square foot substation provides four designated sleeping rooms designed for individual occupancy, a general office/administrative area, storage room, shared kitchen and breakroom area, a single shower room, and single restroom. Flight crew members actively working will have access to the suite; there will be no public access or visitors allowed.
- Victor Valley Hospital is located directly west across the street from the proposed substation where an emergency helicopter landing pad currently exists, thus minimizing the distance from the substation to the hospital for on-duty flight crew staff.
- Two teams of four employees will work from this location 24 hours a day, rotating four crew members every 12 hours, while not responding to emergency service calls, employees will have access to the suite for rest and recuperation. Should this request be approved, Staff has included Conditions #2-4 prohibiting visitors to the location and limiting the number of employees on-site.

Parking

- The overall site was developed with 89 shared parking spaces to be used by occupants and visitors of the site and available to all suites within the existing multi-tenant building. Approval of this approximately 15,000 square foot multi-tenant building required a minimum of 75 total parking spaces for professional office uses. The site currently exceeds the required parking by 14 spaces.
 - Per Title 16, 1 space per 200 sq. ft. of floor area up to 6,000 sq. ft. per individual user. (15,000 sq. ft. / 200 sq. ft. = 75 total required spaces).
- The typical operating hours for professional office buildings are Monday through Friday, from 8:00 AM to 5:00 PM. During this time, crewmembers will need to use shared parking spaces. Outside of these hours, crewmembers will park without interference of tenants and visitors.

Site Condition / Improvements

- The site is generally in a satisfactory condition with mature landscaping and a paved parking area that has some signs of wear. To ensure the site continues to be maintained in accord with Development Code requirements, Staff has included Condition #9 and #13, requiring continued site maintenance.
- The site does not currently have a trash enclosure onsite; historically refuse bins have been placed at the rear of the site behind the building for pickup. Staff has included Condition #15, requiring that the applicant make the landlord aware that a new trash enclosure be erected onsite that complies with the current applicable standards of Title 16 within six months of occupancy.

- The proposal includes the modification of some exterior walls to provide appropriate access to the proposed sleeping areas. While Staff has no objections to these modifications, the changes should conform to the established architectural theme and designs, therefore, Condition #5 has been added accordingly to ensure architectural compatibility.

Required Findings

- In order to approve a Conditional Use Permit the Development Code requires that the Zoning Administrator make the following findings:
 - *The proposed location of the conditional use is in accord with the objectives and requirements of the Development Code.*
 - Comment: The underlying MU-2 (High Density Mixed Use) zoning of the property conditionally permits ambulance services. The site includes sufficient parking to serve the uses within the existing multi-tenant commercial development. The proposed business activities are appropriate for this zone and are not expected to negatively affect any existing or future businesses in the MU-2 zone district, therefore, the use is in accord with the objectives and requirements of the Development Code.
 - *The proposed location of the conditional use and the conditions under which it will be operated is consistent with the General Plan and will not be detrimental to the public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.*
 - Comment: The site has a General Plan designation of Mixed-Use 2 (MU-2) that allows for a wide range of retail commercial, service commercial, and office commercial activities with a variety of medium to high-density housing allowances. MU-2 allows mixed use, stand-alone commercial, and stand-alone residential developments. Additionally, this property has an overlay designation for Health and Wellness that provides a unique opportunity for the integration of “healthy community” land uses and design principles that promote health, wellness, and equity for all segments of the community.

The Land Use Element of the General Plan requires that the integrity of each land use district be maintained in an effort to protect existing development from intrusion by new incompatible land uses. The ambulance substation proposed at this site is in line with the intent of the MU-2 zone district and the Health and Wellness Overlay designation by incorporating a mix of community and regional-serving commercial, services, and supportive uses, while expanding temporary accommodations for health care workers. The proposed use will remain compatible with the surrounding existing developments as it compliments both the medical and professional office uses nearby. Additionally, Policy 2.3, LU-J.2, of the Land Use Element of the General Plan is to improve ‘Quality of Life’ and “integrate medical facilities with housing and other supportive uses to create planned districts that encourage and promote community health”. Staff finds that the proposal is consistent with the General Plan and will not be detrimental to public health, safety, and welfare or materially injurious to uses, properties or improvements in the vicinity.

- *The traffic generated by the proposed conditional use will not overload the capacity of the surrounding street system and will not create a hazard to public safety.*
 - Comment: The proposed use will be accessible to employees of the ambulatory services provider 24 hours a day. Shift changes will occur every 12 hours for a total of four crewmembers on site each shift. These hours of operation will not significantly impact the capacity of the roadways, the proposal is not anticipated to overload the improved surrounding street system or include impacts greater than those that similar uses would generate during peak hours.

- *The proposed conditional use will comply with each of the applicable provisions of the “Zoning and Land Use Requirements” chapter of Title 16.*
 - Comment: The existing site is fully developed, including sufficient parking for the proposed use, and existing improvements in accordance with current Development Code requirements. Additionally, the use is listed as a conditional use within the underlying MU-2 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.

III. SITE CHARACTERISTICS:

	Existing Land Use	General Plan	Zoning	Specific Plan District
Site	Multi-tenant Commercial Building	Mixed Use 2	MU-2	N/A
North	Victor Valley Memorial Park	Public/ Institutional	P-C	N/A
South	Multi-tenant Commercial Building	Mixed Use 2	MU-2	N/A
East	Private Ranch	Open Space	A-E	N/A
West	Hospital	Mixed Use 2	MU-2	N/A

NUMBER OF RADIUS LETTERS MAILED: 10

CE

Attachments:

Attachment A – Site Plan & Floor Plan Graphic

Attachment B – Business Proposal

Attachment C – Aerial Image

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

CONDITIONS OF APPROVAL
ADMN25-00030
April 16, 2025

A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE ESTABLISHMENT OF AN AIR MEDICAL TRANSPORTATION BUSINESS IN A MU-2 (HIGH DENSITY MIXED USE) ZONE DISTRICT LOCATED AT 15247 ELEVENTH STREET, UNIT 100.

Minor Conditional Use Permit

Planning Conditions:

1. This approval is to allow for an air medical transportation business operating 24-hours per day for staff only located at 15247 Eleventh Street, Suite #100. Two shifts of four employees will rotate every 12 hours and will utilize the space for sleep and rest.
2. Only employees of Mercy Air Service and their vehicles shall utilize the subject site as approved.
3. Visitors to the premises are prohibited, unless otherwise necessary to comply with applicable laws or to perform maintenance/repair services.
4. A maximum of four employees shall be on-site, except during shift changes.
5. All exterior modifications to the building, including windows and doors, shall match that of the existing building including colors and materials, subject to the review and approval of the Zoning Administrator.
6. Any expansion of the proposed use beyond the scope of this conditional use permit shall require submission and approval of a conditional use permit modification or a new conditional use permit based upon the extent of the expansion.
7. The use and any proposed improvements shall comply with all applicable development standards of Title 16.
8. Any change in use or implementation of a new use within the facility that may cause negative impacts on the surrounding uses shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
9. All site conditions shall be maintained in a functional and tidy manner, including but not limited to parking lot striping, wheel stops, signage, curbing, parking lot paving and enhanced paving areas. Existing parking lot cracks and imperfections shall be repaired/restriped.
10. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
11. The proposed improvements and use shall be in substantial conformity with the plans submitted as part of this application unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.

12. Should the City of Victorville receive complaints from patrons or adjacent neighbors of the site indicating business operations, hours, parking, or noise that negatively impact the surrounding area, the Zoning Administrator reserves the right to review the use and modify, revoke, or suspend the conditional use permit in accordance with Title 16 guidelines.
13. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacements of plants when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system. The removal of dead or unhealthy landscape shall be removed and replanted with an acceptable replacement per Chapter 13.60 of the Victorville Municipal Code and Title 16 standards.
14. All new rooftop, wall, and/or ground mounted equipment visible from public right-of-ways shall be screened from view and architecturally integrated into the building. Any roof mounted screening shall be grouped into a single screen element and be painted and designed to match the buildings approved architectural design. Actual rooftop equipment screening, color, and material shall be subject to Zoning Administrator review prior to the issuance of a building permit.
15. The site lacks a Code compliant trash enclosure. The building permit process and construction of said enclosure must be completed within six-months of occupancy. The enclosure shall be architecturally compatible with the building design with matching colors and materials and meet Title 16 standards (e.g. pedestrian access). Additionally, in accordance with the City's Small MS4 Permit, a solid roof/cover that is architecturally compatible with the primary building onsite and serves to protect the refuse area from inclement weather shall be provided, as well as wrought iron that fully encloses the trash enclosures between the block wall/metal gates and the roof to prevent unauthorized entry. (See Section 16-3.10.060(d)(2) & Sec. 16-3.24.110).
16. The handling and disposal of construction and demolition waste for the project shall comply with 6.36.040 of the Victorville Municipal Code. In summary, only the City of Victorville's employees working in their official capacity and the City's waste handling contractor, Victorville Disposal (Burrtec Waste), are authorized to provide solid waste handling services from any and all premises in the City; and no person other than those above specified shall provide solid waste handling services, convey or transport any solid waste material in, along or over any public street, alley or highway in the City, with the exception of solid waste removed from any premises by the waste generator, and which is transported personally by such waste generator (or his/her employees) to a processing or disposal facility in a manner consistent with all applicable laws and regulations, utilizing equipment owned and/or leased by the waste generator.
17. The Applicant/Owner shall agree to defend, indemnify, and hold harmless, the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City of Victorville or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Victorville shall promptly notify the applicant of any such claim, action or proceeding, and the City of Victorville shall cooperate fully in the defense.

Fire Department Conditions:

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

19. Address and suite numbers shall be clearly identified on all new construction or tenant improvement plans submitted to the Fire Department for approval with City of Victorville Fire Prevention Standard B-1.
20. An Automatic Fire Sprinkler System shall be required for the proposed area(s) Plans shall be submitted and approved prior to construction and comply with City of Victorville Fire Prevention Standard F-1.

Building Department Conditions:

21. The project shall comply with all building codes in effect at the time of plan submittal.
22. All tenant improvements must be approved and issued prior to any work being started.
23. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B of the California Building Code.
24. California Building Code section 420.4 requires an automatic fire sprinkler system. System must be approved and installed prior to occupancy.
25. Plan check fees for this project will be due, and shall be paid in full, upon submittal of plans to the Building Division. The Building Division may be contacted at (760) 955-5100 for an estimate of these fees. Tools for estimating total permit fees are available on the City's website <https://www.victorvilleca.gov/government/city-departments/development/permit-center/fees-forms>. Actual amounts owed will be determined upon submittal of the plans via the City's online permit center.

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ZONING ADMINISTRATOR STAFF REPORT

DATE: April 16, 2025

AGENDA NO. 2

CASE: ADMN25-00037

SUBJECT: A Minor Conditional Use Permit with an Environmental Exemption to allow for a personal training facility within an existing multi-tenant building located in the C-M (Commercial Manufacturing) zone district.

APPLICANT: Nicole Vinje-Saucier & Janice Murphy

LOCATION: 12241 Industrial Boulevard, Suites 206 & 207

I. STAFF RECOMMENDATION:

Staff recommends that the Zoning Administrator conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

- 1. Environmental Assessment** – Find the project categorically exempt per CEQA Section 15301 – Existing Facilities.
- 2. Minor Conditional Use Permit** – Approve case ADMN25-00037 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant is requesting approval of a Minor Conditional Use Permit to allow for the establishment of an indoor personal training facility within an existing multi-tenant industrial/commercial development located in the C-M (Commercial Manufacturing) zone district. The training facility will offer small group training, personal one-on-one training, and wellness classes. The facility will also feature individual training stations affiliated equipment, and a dedicated open space for yoga, Pilates, flexibility, and technique classes. One trainer will be onsite during operating hours to assist in training and facilitate all scheduled classes. Indoor recreation, similar to a gym or health and fitness club, is conditionally permitted in the C-M (Commercial Manufacturing) zone district.

III. STAFF ANALYSIS:

1. Environmental Assessment.

California Environmental Quality Act (CEQA) Section 15301 allows a categorical exemption for the permitting of private structures that involve negligible or no expansion of use. Since the proposal is located within an existing space designed for a multi-tenant warehouse/office development, and because the personal training facility does not introduce materials, traffic, or other environmental impacts greater than those originally analyzed during the development of the existing site, Staff finds that this exemption is applicable and that it does not constitute an expansion of use, in compliance with the noted CEQA categorical exemption.

2. Minor Conditional Use Permit.

Business Operations / Site History

- The 2.06-acre site was developed with two industrial warehouse/office buildings comprised of 17 individual suites. The primary building (“building one”) with frontage on Industrial Boulevard is approximately 15,000 sq. ft and is occupied by professional office uses and a church. The second building (“building two”) located at the rear of the site, approximately 12,000 sq. ft in size, consisting of ten suites roughly 1,200 square feet each, and is occupied by various administrative offices and a physical therapy center. the proposed business will occupy two adjacent suites totaling approximately 2,400 square feet. Business hours will take place Monday through Friday from 5:30 AM – 8:30 PM and with optional classes on Saturdays from 8:00 AM until 12:00 PM.
- The 2,400 square foot facility provides a front desk reception and lobby area, several designated strength training stations, and an open area for scheduled small group fitness classes, such as flexibility and mobility, technique, strength, yoga, and Pilates. The proposed fitness facility will offer personalized training programs and small group fitness classes of no more than 10 clients at any given time. The facility will not operate on a walk-in basis and serves its clients by scheduled timeframes only.
- One of the suites prior occupants was a private yoga studio, which operated without any detrimental effects to surrounding businesses. Considering the similarity between the proposed use and the previous occupancy, Staff does not anticipate any significant impacts being caused by the proposed training facility to the surrounding neighborhood or businesses.
- The applicant has stated that the business will operate from 5:30 AM to 8:30 PM Monday through Friday with optional classes on Saturdays from 8:00 AM until 12:00 PM. Clients will be required to make class reservations in advance to guarantee availability and manage the number of attendees for each session.
- A fitness and training facility is conditionally permitted within the underlying C-M zone district. Should City staff receive complaints about adverse impacts (e.g. excessive noise, operating outside of proposed business hours, etc.) as a result of the proposed business, Condition #9 and #11 have been included to allow the Zoning Administrator the right to adjust services provided or revoke the CUP as necessary.

Parking

- The overall site provides 96 shared spaces to be used by occupants and visitors to all seventeen suites within the existing two office buildings on site. Parking standards for indoor recreation, including health and fitness gyms, have heightened requirements as opposed to the less restrictive parking standards for warehouse/industrial suites.
 - Per Title 16, 1 space per 175 sq. ft. of floor area plus 1 space per 200 sq. ft. of accessory office area. ($[2,200 \text{ sq. ft. fitness training area} / 175 \text{ sq. ft.} = 12.5 \text{ spaces}] + [200 \text{ sq. ft. office area} / 200 \text{ sq. ft.} = 1 \text{ spaces}] = 13.5 \text{ total required spaces}$.)
- Currently the 17-suite multi-tenant development has only seven active business licenses including an established church that occupies two suites and roughly 5,000 square feet in ‘Building one’. The hours of operation of the fitness facility are scheduled primarily on

weekdays, while the church operates during the weekend, offering a solution to mitigate any potential parking concerns. Additionally, due to the exclusivity of the training facility, the number of participants at any given time will be limited to those scheduled, which shall not exceed 10 members, for specific class time frames.

- Recreational facilities typically have a higher demand during the evening hours when customers are off work, and when other businesses are closed. The development is occupied by tenants that predominately operate during normal daytime hours and a conflict in parking is not anticipated. However, should a parking issue arise, Staff has included Condition #8 requiring modifications to the operation in order to correct any potential parking issues.

Site Condition

- The site is generally in a satisfactory condition with mature and maintained landscaping, and a paved parking area that has few signs of wear. To ensure the site continues to be maintained in accord with Development Code requirements, Staff has included Condition #6 and #12, requiring continued site maintenance.
- Additionally, while a trash enclosure exists at the southeast corner to serve this building, it does not comply with current code standards in terms of appropriate roof, and security requirements. Staff has included Condition #16, requiring that the applicant make the landlord aware that the trash enclosure is required to be corrected to comply with the current applicable standards of Title 16 within six months of occupancy.

Required Findings

- In order to approve a Conditional Use Permit the Development Code requires that the Zoning Administrator make the following findings:
 - *The proposed location of the conditional use is in accord with the objectives and requirements of the Development Code.*
 - Comment: The underlying C-M (Commercial Manufacturing) zoning of the property conditionally permits indoor recreation which includes health and fitness gyms and similar uses. The site includes sufficient parking to serve the uses within the existing multi-tenant development. The proposed business activities are appropriate for this zone and are not expected to negatively affect any existing or future businesses in the C-M zone district, therefore, the use is in accord with the objectives and requirements of the Development Code.
 - *The proposed location of the conditional use and the conditions under which it will be operated is consistent with the General Plan and will not be detrimental to the public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.*
 - Comment: The site has a General Plan designation of Commercial that allows for a wide range of retail commercial, service commercial, and office commercial activities. The Land Use Element of the General Plan requires that the integrity of each land use district be maintained in an effort to protect existing development from intrusion by new incompatible land uses. The personal training facility use proposed at this site is in line with the intent of the Commercial

District incorporating indoor uses for health and fitness while also remaining compatible with the surrounding existing developments. Additionally, Policy 2.3, LU-J.4, of the Land Use Element of the General Plan is to improve ‘Quality of Life’ and “provide opportunities for people to make healthful lifestyle choices” which this proposal will promote within a building that is well suited for the proposed operation. Staff finds that the proposal is consistent with the General Plan and will not be detrimental to public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.

- *The traffic generated by the proposed conditional use will not overload the capacity of the surrounding street system and will not create a hazard to public safety.*
 - Comment: The proposed use will be open from 5:30 AM to 8:30 PM and an option for Saturdays from 8:00 AM until 12:00 PM and will service clients by appointment only or scheduled time frame. These hours of operation are complimentary to existing uses in the area where the space will be predominately utilized after work and school hours without significantly impacting the capacity of the roadways, the proposal is not anticipated to overload the improved surrounding street system or include impacts greater than those that similar uses would generate during peak hours.
- *The proposed conditional use will comply with each of the applicable provisions of the “Zoning and Land Use Requirements” chapter of Title 16.*

Comment: The existing site is fully developed, including sufficient parking for the proposed use, and existing improvements in accordance with current Development Code requirements. Additionally, the use is listed as a conditional use within the underlying C-M 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 District
Site	Multi-tenant Commercial/Industrial Building	Commercial	C-M	N/A
North	Vacant	Commercial	C-M	N/A
South	Church	Commercial	C-M	N/A
East	Industrial/Manufacturing	Commercial	C-M	N/A
West	Multi-tenant Commercial/Industrial Building	Commercial	C-M	N/A

NUMBER OF RADIUS LETTERS MAILED: 11

CE

Attachments:

Attachment A – Site Plan & Floor Plan Graphic

Attachment B – Business Proposal

Attachment C – Aerial Image

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

CONDITIONS OF APPROVAL
ADMN24-00064
April 16, 2025

A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR A PERSONAL TRAINING FACILITY WITHIN AN EXISTING MULTI-TENANT BUILDING LOCATED IN THE C-M (COMMERCIAL MANUFACTURING) ZONE DISTRICT AT 12241 INDUSTRIAL BLVD., SUITES 206 AND 207.

Minor Conditional Use Permit

Planning Conditions:

1. This approval is to allow for a personal training facility with typical hours of operation of 5:30 AM to 8:30 PM Monday-Friday and Saturdays from 8:00 AM to 12:00 PM located at 12241 Industrial Boulevard, Suites 206 and 207. The training facility will provide designated strength training stations, and an open area for scheduled small group fitness classes, and personalized fitness programs by appointment only or scheduled class time.
2. All training and classes shall be indoors, and any outdoor storage of equipment is prohibited.
3. Any expansion of the proposed use beyond the scope of this conditional use permit shall require submission and approval of a conditional use permit modification or a new conditional use permit based upon the extent of the expansion.
4. The use and any proposed improvements shall comply with all applicable development standards of Title 16.
5. Any change in use or implementation of a new use within the facility that may cause negative impacts on the surrounding uses shall cause that use to be subject to Zoning Administrator and/or Planning Commission review and approval.
6. All site conditions shall be maintained in a functional and tidy manner, including but not limited to parking lot striping, wheel stops, signage, curbing, trash enclosure gates, parking lot paving and enhanced paving areas. Existing parking lot cracks and imperfections shall be repaired/restriped.
7. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
8. Should a parking deficiency or an access issue arise or be reported to the Development Department due to excessive number of clients or employees the applicant/business owner shall modify their clientele schedules and/or training sessions to correct the problem, subject to Zoning Administrator review and approval.
9. Should excessive noise be reported due to the operation, including loud music, the applicant/business owner shall correct the problem to the satisfaction of the Zoning Administrator.

10. The proposed improvements and use shall be in substantial conformity with the plans submitted as part of this application unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
11. Should the City of Victorville receive complaints from patrons or adjacent neighbors of the site indicating business operations, hours, or noise that negatively impact the surrounding area, the Zoning Administrator reserves the right to review the use and modify, revoke, or suspend the conditional use permit in accordance with Title 16 guidelines.
12. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacements of plants when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system. The removal of dead or unhealthy landscape shall be removed and replanted with an acceptable replacement per Chapter 13.60 of the Victorville Municipal Code and Title 16 standards.
13. All proposed signs, including any freestanding signage, shall comply with Title 16. The applicant shall be required to submit a sign package for review and must gain approval by the Planning Commission prior to approval of any signage proposed which is inconsistent with Title 16. Painted and off-site signs are prohibited, and all signs shall be subject to Planning Staff review and approval prior to obtaining a sign permit.
14. All proposed temporary signage shall comply with Title 16. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the building/suite they serve in accordance with an approved Temporary Sign Permit. Flags or other off-site signage are prohibited.
15. All new rooftop, wall, and/or ground mounted equipment visible from public right-of-ways shall be screened from view and architecturally integrated into the building. Any roof mounted screening shall be grouped into a single screen element and be painted and designed to match the buildings approved architectural design. Actual rooftop equipment screening, color, and material shall be subject to Zoning Administrator review prior to the issuance of a building permit.
16. The applicant shall make the landlord aware that the existing trash enclosure is not in compliance with current code. The building permit process and construction of said enclosure modifications must be completed within six-months of occupancy. The enclosure shall be architecturally compatible with the building design with matching colors and materials and meet Title 16 standards (e.g. pedestrian access). Additionally, in accordance with the City's Small MS4 Permit, a solid roof/cover that is architecturally compatible with the primary building onsite and serves to protect the refuse area from inclement weather shall be provided, as well as wrought iron that fully encloses the trash enclosures between the block wall/metal gates and the roof to prevent unauthorized entry. (See Section 16-3.10.060(d)(2) & Sec. 16-3.24.110).
17. The handling and disposal of construction and demolition waste for the project shall comply with 6.36.040 of the Victorville Municipal Code. In summary, only the City of Victorville's employees working in their official capacity and the City's waste handling contractor, Victorville Disposal (Burrtec Waste), are authorized to provide solid waste handling services from any and all premises in the City; and no person other than those above specified shall provide solid waste handling services, convey or transport any solid waste material in, along or over any public street, alley or highway in the City, with the exception of solid waste removed from any premises by the waste generator, and which is transported personally by such waste generator (or his/her

employees) to a processing or disposal facility in a manner consistent with all applicable laws and regulations, utilizing equipment owned and/or leased by the waste generator.

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

Fire Department Conditions:

14. Shall comply with all current California Building and Fire Code requirements based on occupancy classification; and all applicable City of Victorville Fire Prevention Standards.
15. Address and suite numbers shall be clearly identified on all new construction or tenant improvement plans submitted to the Fire Department for approval with City of Victorville Fire Prevention Standard B-1.
16. Fire Sprinkler System(s) modification may be required for the proposed building(s). Plans shall be submitted prior to construction and comply with City of Victorville Fire Prevention Standard F-2.

Building Department Conditions:

17. The project shall comply with all building codes in effect at the time of plan submittal.
18. All tenant improvements must be approved and issued prior to any work being started.
19. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B of the California Building Code.
20. 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 estimate of these fees. Tools for estimating total permit fees are available on the City's website <https://www.victorvilleca.gov/government/city-departments/development/permit-center/fees-forms>. Actual amounts owed will be determined upon submittal of the plans via the City's online permit center.

DATE: April 10, 2025
TO: Alex Jauregui
Zoning Administrator
FROM: Robyn Hernandez
Administrative Secretary



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.

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