



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

Zoning Administrator

**Special Meeting Agenda
Wednesday, May 28, 2025**

10 a.m. Special 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 agenda and non-agenda topics. Public comments will be no longer than three (3) minutes per community member. Should a speaker conclude their comments prior to the expiration of three (3) minutes, the speaker waives the right to speak for any remaining amount of time.

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

Call to Order

PUBLIC HEARINGS

1. **ADMN25-00070 – Karen Matthews, Acrobrats Gymnastics**

Environmental – Environmental Exemption

Project – A Minor Conditional Use Permit with an Environmental Exemption to allow for an indoor gymnastics facility to operate within an existing multi-tenant building zoned Heavy Industrial (M-2).

Location – 12855 Production Place, Unit #1

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

1. **Environmental Assessment** – Find the project categorically exempt per CEQA Section 15301 – Existing Facilities; and
2. **Minor Conditional Use Permit** – Approve case ADMN25-00070 subject to the recommended Conditions of Approval.

Public Comments

Adjournment



ZONING ADMINISTRATOR STAFF REPORT

DATE: May 28, 2025 **AGENDA NO. 1**

CASE: ADMN25-00070

SUBJECT: A Minor Conditional Use permit with an Environmental Exemption to allow for an indoor gymnastics facility to operate within an existing multi-tenant building zoned Heavy Industrial (M-2).

APPLICANT: Karen Mathews, Acrobrats Gymnastics

LOCATION: 12855 Production Place, Unit #1

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 ADMN25-00070 subject to the recommended Conditions of Approval.

II. SUMMARY:

The applicant is requesting approval of a Minor Conditional Use Permit to allow for the establishment of a gymnastics training facility within an existing multi-tenant industrial development located in the M-2 (Heavy Industrial) zone district. The gymnastics training facility, designed for recreational and competitive athletes, will offer individual and group classes for children and adolescents aged 18-months to 18-years-old. The proposed facility will feature a dedicated training space for young children and a larger, multi-purpose training room for school-aged participants. Although indoor recreation is not allowed within the M-2 (Heavy Industrial) zone district, the Zoning Administrator has determined that the proposed use meets the qualifications for a Similar Land Use Determination pursuant to Section 16-3.07.010 of the Victorville Municipal Code (V.M.C.) and has authorized review via a Minor Conditional Use Permit.

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 gymnastics 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 1.5-acre site was developed as a 21,400 square foot multi-tenant industrial warehouse building, comprised of two individual suites. Suite #1, to be utilized by the applicant, is roughly 12,000 square feet and provides an entrance area with designated check-in space, two offices, a designated training area for younger children, and a larger training space to be primarily utilized by school aged children. The larger training space will feature an open training floor, uneven bars, balance beam, vault, and a tumble rack. The facility will offer pre-scheduled training classes with times specific to age and skill level, while also offering private sessions.
- The configuration of the existing suite provides several practical and functional advantages for a gymnastics facility. The suite features an expansive, open floor plan with ample room for multiple gymnastics areas such as tumbling floors, balance beams, vaults, and uneven bars, thereby allowing for simultaneous training stations and flexibility in layout design. The high ceilings are ideal for equipment and for performing flips and aerial maneuvers safely without height restrictions.
- The facility will operate on a pre-scheduled basis only, not accepting walk-in participants. Classes are held Mondays, Wednesdays, and Fridays from 2:15 p.m. to 8:00 p.m., Tuesdays from 12:00 p.m. to 8:00 p.m., and Saturdays from 8:30 a.m. to 3:00 p.m. The facility may occasionally operate on designated Sundays for special events or advanced skills clinics; however, Condition #9 has been included to address all special or temporary event approval processes. Training sessions will include 5 to 15 participants per scheduled class time and will be overseen by two assigned trainers. In the event that business hours or operations negatively impact the surrounding properties, Condition #11 has been included allowing the Zoning Administrator the ability to reevaluate the conditional use.

Parking

- The overall site provides 48 shared spaces for occupants and visitors of both suites #1 and #2. Existing Suite #2 is roughly 9,500 square feet and operates as a wholesale distributor of electrical products for industrial, commercial, and residential developments. Per Title 16 of the Victorville Municipal Code (VMC), a retail distribution warehouse ranging in size from 8,000 to 16,000 square feet require a total of 19 spaces.
- Pursuant to Title 16 of the VMC, parking standards for gymnastics facility require 1 space per 400 sq. ft. of floor area plus 1 space for each employee resulting in 35 required spaces ($[11,960 \text{ sq. ft. floor area} / 400 \text{ sq. ft.} = 29 \text{ spaces}] + [2 \text{ to } 6 \text{ employees} = 2 \text{ minimum up to } 6 \text{ maximum spaces}] = 35 \text{ spaces}$). Based on these parking calculations, the combined requirement of 54 parking spaces for both the distribution warehouse in Suite #2 and the proposed gymnastics training facility in Suite #1 leaves the site deficient by 6 parking spaces.

Further, the proposed gymnastics facility offers some classes that occasionally overlap, increasing the standard class size thus requiring additional instructors. Despite potential parking limitations at the site, the operational hours of the two businesses are mostly staggered, minimizing conflicts. Suite #2 operates Monday through Friday, 7:00 a.m. to

5:00 p.m., while the gymnastics facility primarily offers drop-off programs with minimal parental attendance during class time.

Participants who attend classes scheduled prior to 5:00 p.m. are significantly smaller in size, thus decreasing the overlap in operating hours shared between the gymnastics facility and the distribution warehouse. Peak class sizes occur between the hours of 5:00 pm. and 7:00 p.m. Monday through Thursday as a result of simultaneous classes, with participant numbers ranging from 20 to 40 individuals. A minimum of two employees are present for each class with a maximum of six at any given time.

Although parental observation of classes is infrequent, the absence of restrictions on parents remaining on-site may contribute to insufficient off-street parking during peak hours when both businesses are operational. To address this issue, Staff recommends Condition #8, which requires that evening classes commence at 5:30 p.m. or later, Monday through Thursday, aligning with the 5:00 p.m. closure of Suite #2. This scheduling adjustment is designed to reduce parking conflicts, alleviating constraints during peak periods.

Site Condition

- The building and site are generally in a satisfactory condition with mature and maintained landscaping, however, areas within the parking lot show signs of wear and tear including several areas with uneven and cracked surfaces. Staff has included Condition #6 to remedy the nonconformance issue in accordance with Title 16 and Condition #12 requiring continued site maintenance.



- Additionally, while a trash enclosure exists at the rear of the building along the east property line, 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.

Similar Use Determination

- The existing site conditions and the subject suite are highly suitable for the proposed gymnastics facility, requiring minimal to no modifications. Pursuant to Section 16-3.07.010, the Zoning Administrator has determined that the proposed business has met the qualifications for a Similar Land Use Determination, as the gymnastics facility will operate fully indoors with minimal parking needs, and that the review and consideration of the proposed use be reviewed via this Minor Conditional Use Permit (Attachment C).

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.*
 - The underlying M-2 (Heavy Industrial) zoning of the property does not permit indoor recreation. However, pursuant to Section 16-3.07.010 of the V.M.C., it has been determined that the proposed business has met the qualifications for a Similar Land Use Determination. The determination found that the proposed indoor gymnastics facility is consistent with the character of surrounding uses and existing improvements on-site and may be permitted at this location with the approval of a Minor Conditional Use Permit. The business activities proposed are appropriate for the proposed location and are not anticipated to adversely impact existing or future uses within the district. Therefore, the use is in accord with the objectives and requirements of the Development Code.
 - *The proposed location of the conditional use and the conditions under which it will be operated is consistent with the General Plan and will not be detrimental to the public health, safety and welfare or materially injurious to uses, properties or improvements in the vicinity.*
 - Comment: The site has a General Plan designation of Heavy Industrial that allows for industrial uses such as fabrication, manufacturing, assembly, or processing of materials. 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 gymnastics facility proposed at this site is in line with the intent of the Heavy Industrial 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 gymnastics studio will operate from a fully developed property with access from an existing and improved street, Production Place. The use will operate primarily after typical 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 as conditioned, and existing improvements in accordance with current Municipal Code requirements. Additionally, the proposed use is considered a Similar Use as the existing building and site accommodate the use appropriately within the underlying M-2 zone district. 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 Industrial Building	Heavy Industrial	M-2	N/A
North	Manufacturing Facility	Heavy Industrial	M-2	N/A
South	Warehouse	Heavy Industrial	M-2	N/A
East	Warehouse	Heavy Industrial	M-2	N/A
West	Vacant/ Auto Repair	Heavy Industrial	M-2	N/A

NUMBER OF RADIUS LETTERS MAILED: 4

CE

Attachments:

- Attachment A – Site Plan & Floor Plan Graphic
- Attachment B – Business Proposal
- Attachment C – Similar Use Determination
- Attachment D – Aerial Image

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

CONDITIONS OF APPROVAL
ADMN25-00070
May 28, 2025

A MINOR CONDITIONAL USE PERMIT WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR AN INDOOR GYMNASTICS FACILITY TO OPERATE WITHIN AN EXISTING MULTI-TENANT BUILDING ZONED HEAVY INDUSTRIAL (M-2) LOCATED AT 12855 PRODUCTION PLACE, SUITE #1.

Minor Conditional Use Permit

Planning Conditions:

1. This approval is to allow for an indoor gymnastics training facility with typical hours of operation of on Mondays, Wednesdays, and Fridays from 2:15 p.m. to 8:00 p.m., Tuesday's from 12:00 p.m. to 8:00 p.m., Saturdays from 8:30 a.m. to 3:00 p.m. 12855 Production Place, Suite 1. individual and group classes for children and adolescents ages 18 months to 18 years during scheduled class times only.
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 within six months of occupancy.
7. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
8. Evening classes, Monday through Thursday, shall commence at 5:30 p.m. or later, to minimize conflicts of operating hours between the adjacent businesses. Should a parking deficiency arise or be reported to the Planning Department due to an excessive number of participants, parents, or employees, the applicant/business owner shall modify operating hours and/or class sizes to correct the problem, subject to Zoning Administrator review and approval.
9. Special events and/or any use proposed outdoors may be required to obtain Temporary Use Permit or Conditional Use Permit Modification at the discretion of the City Planner.

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. 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. All signs shall be subject to Planning Staff review and approval prior to obtaining a sign permit. Painted and off-site signs are prohibited.
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. 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:

19. Shall comply with all current California Building and Fire Code requirements based on occupancy classification; and all applicable City of Victorville Fire Prevention Standards.
20. 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.
21. 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:

22. The project shall comply with all building codes in effect at the time of plan submittal.
23. All tenant improvements must be approved and issued prior to any work being started.
24. The scope of work indicated will require accessibility upgrades to be included in accordance with Section 11B of the California Building Code.
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.

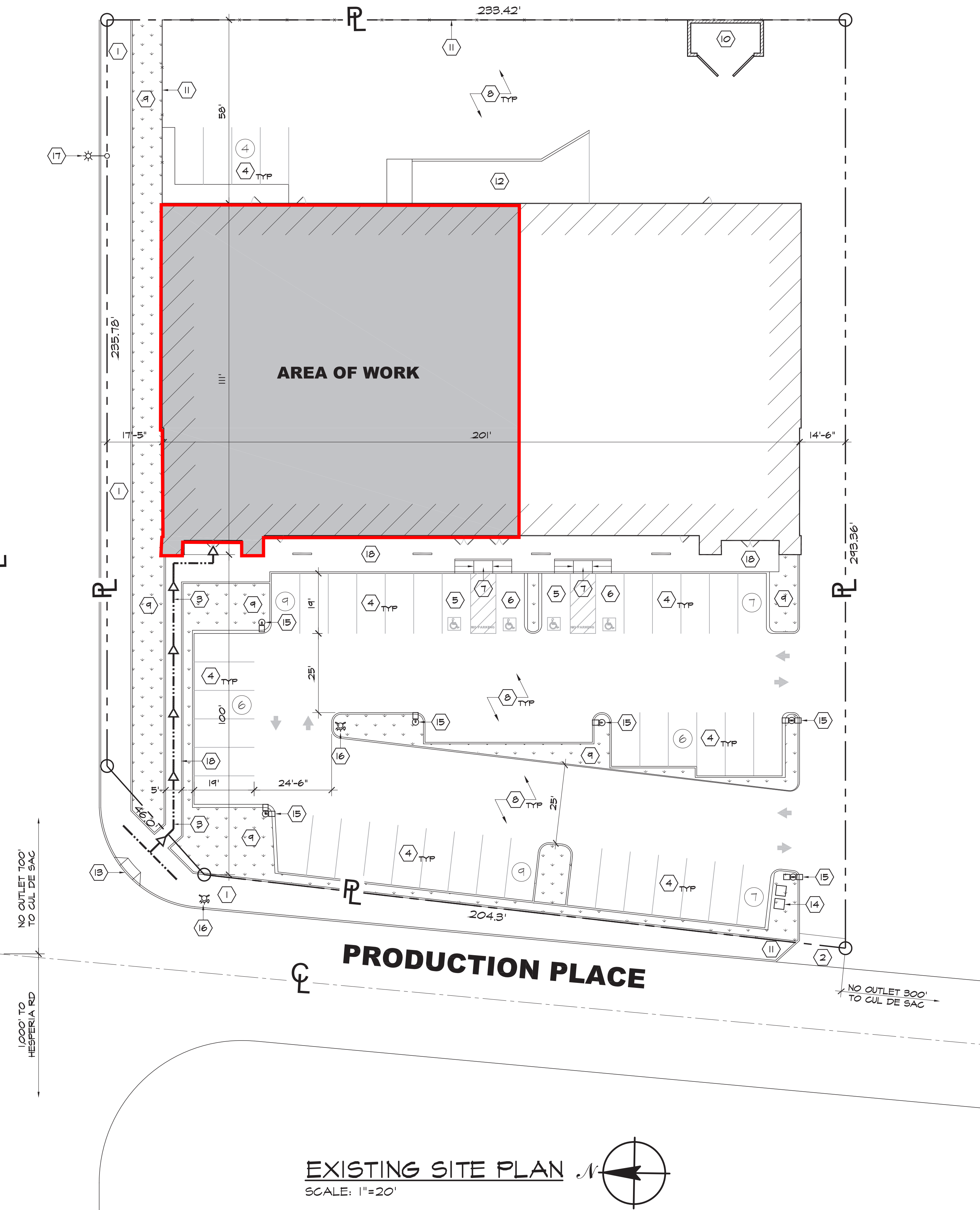
ZONING ADMINISTRATOR ATTACHMENT A

Site Plan & Floor Plan

ACROBRATS GYMNASTICS ADA RESTROOM UPGRADE

12855 PRODUCTION PL., SUITE 100
VICTORVILLE, CA. 92395

NISQUALLI RD.



PROPERTY INFO:

LEGAL DESCRIPTION: A.P.N. 804141-20-0000	(E) BUILDING AREA: 21,400 S.F. TOTAL BLDG AREA
(E) STORIES (1), SLAB ON GRADE	(E) SUITE 100 11,960 S.F.
CONSTRUCTION TYPE: II B	(E) SUITE 100 AREA OF WORK: 105 S.F.
(E) FIRE SPINKLERED SYSTEM: YES	(E) OCCUPANCY: TYPE B & S-2
PARKING EXISTING, NO CHANGE REG STALLS.....44, ADA STALLS.....04, TOTAL = 48	SUITE 100 PROPOSED OCCUPANCY: TYPE A-3

SHEET INDEX:

ARCHITECTURAL	DDO EXISTING SITE PLAN AND PROJECT INFO.
	DDI DEMO/PROPOSED FLOOR PLAN

SITE NOTES:

- (1) (E) PUBLIC SIDEWALK
- (2) (E) CONCRETE DRIVEWAY
- (3) (E) PEDESTRIAN ACCESSIBLE PATH OF TRAVEL 4' WIDE MIN. RUNNING SLOPES LESS THAN 5% AND CROSS SLOPES AT 2% MAX.
- (4) (E) STANDARD PARKING SPACES. 9'X20' MIN.
- (5) (E) VAN ACCESSIBLE PARKING STALL W/8'X20' VAN LOADING ZONE
- (6) (E) ACCESSIBLE PARKING SPACE. 9'X20' MIN.
- (7) (E) ACCESSIBLE CONCRETE RAMP AND LANDINGS.
- (8) (E) ASPHALT PAVED DRIVE AISLES AND PARKING.
- (9) (E) LANDSCAPE PLANTER
- (10) (E) TRASH ENCLOSURE
- (11) (E) 6' HIGH CHAIN LINK FENCE
- (12) (E) LOADING ZONE
- (13) (E) CONC. ACCESSIBLE FLARED RAMP
- (14) (E) ELECTRICAL TRANSFORMER
- (15) (E) PARKING LOT LIGHTS
- (16) (E) FIRE HYDRANT
- (17) (E) STREET LIGHT POLE
- (18) (E) CONCRETE WALK

SCOPE OF WORK:

ADA UPGRADE TO EXISTING RESTROOM, REMOVAL OF 2 WALLS AND CHANGE OF USE.

CODE COMPLIANCE:

CONSTRUCTION SHALL CONFORM TO ALL GOVERNMENTAL AGENCIES AND CODES HAVING JURISDICTION, INCLUDING, BUT NOT LIMITED TO:

CITY MUNICIPAL CODE

2022 CALIFORNIA BUILDING CODE W/ LOCAL AMENDMENTS

2022 CALIFORNIA ELECTRICAL CODE W/ LOCAL AMENDMENTS

2022 CALIFORNIA MECHANICAL CODE W/ LOCAL AMENDMENTS

2022 CALIFORNIA PLUMBING CODE W/ LOCAL AMENDMENTS

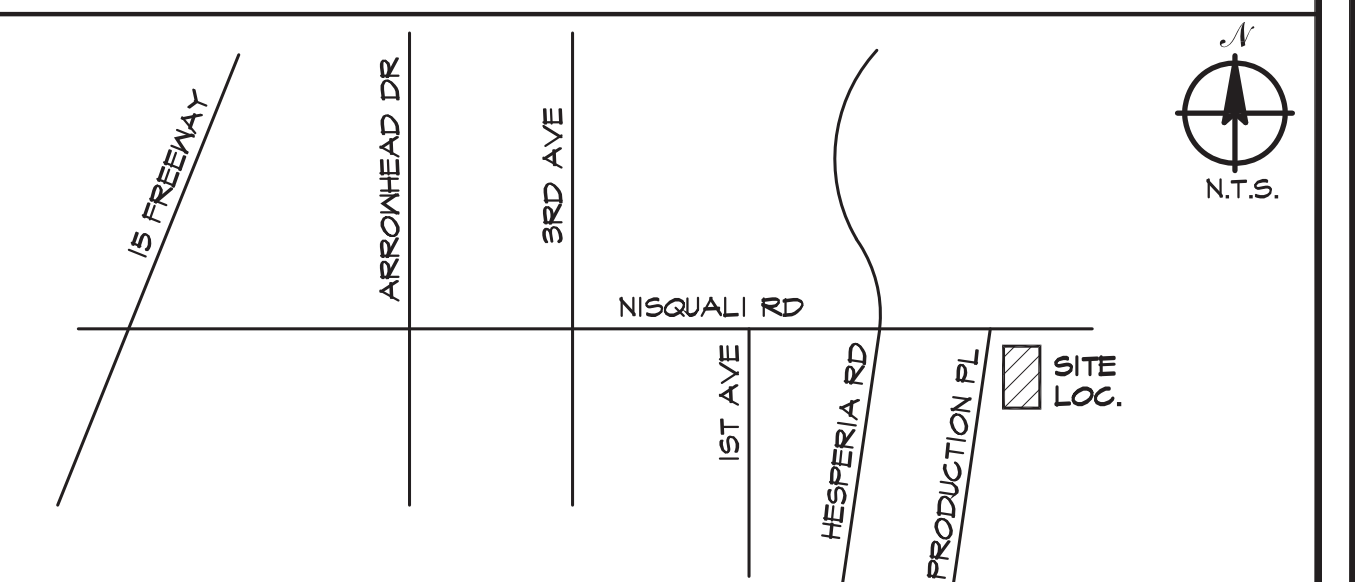
2022 CALIFORNIA FIRE CODE W/ LOCAL AMENDMENTS

2022 BUILDING ENERGY EFFICIENCY STANDARDS STATE TITLE 24 REGULATIONS (T-24-6)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE W/ LOCAL AMENDMENTS

APPLICANT:	OWNER:	PLAN PREPARED BY:
ACROBRATS GYMNASTICS C/O KAREN BEMERO-MATHEWS 14311 BEAR VALLEY RD, #101 VICTORVILLE, CA 92392 760-969-2711 acrobratsk@gmail.com	ESKAY PROPERTIES, LLC C/O Florence Kang 11749 SLOAN AVE. SANTA FE SPRINGS, CA 90670 213-268-1531 timerealty@yahoo.com	ARCHITECT: MARTINEZ + OKAMOTO ARCHITECTS ROBERT MARTINEZ, ARCHITECT 14467 PARK AVE. VICTORVILLE, CA. 92392 E-MAIL: robertmartinez@mooa.archi PH: (760) 954-4758

VICINITY MAP: CITY OF VICTORVILLE



REVISION	BY

ACROBRATS GYMNASTICS
ADA RESTROOM UPGRADE
12855 PRODUCTION PL., SUITE 100
VICTORVILLE, CA 92395



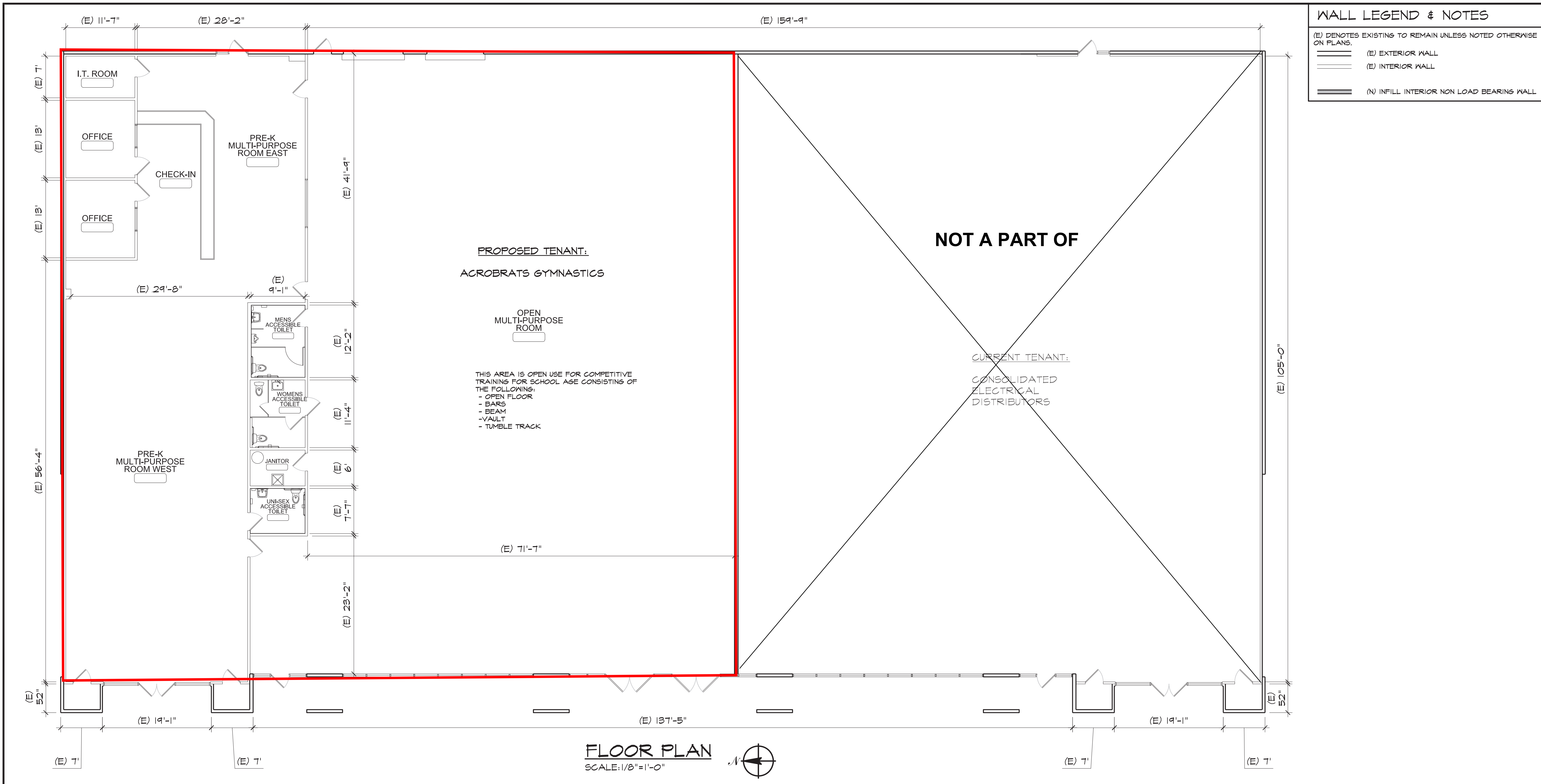
MARTINEZ + OKAMOTO
architects, inc.
14467 PARK AVE.
VICTORVILLE, CA 92392
FAX: (760) 241-7854
BUS: (760) 241-7858

M:O A
architects

EXISTING SITE PLAN
AND
PROJECT INFO.

DATE:	3/25/2025
SCALE:	AS SHOWN
DRAWN BY:	DH/RJ
JOB:	25-18
CHECKED BY:	
FILE:	01-ACTIVE-25-18- GYMNASTICS STUDIO T.DRAWINGS- ARCHITECTURAL

DDO



REVISION	BY

**ACROBRATS GYMNASTICS
ADA RESTROOM UPGRADE
12855 PRODUCTION PL., SUITE 100
VICTORVILLE, CA 92395**



MARTINEZ + OKAMOTO
architects, inc.
14467 PARK AVE.
VICTORVILLE, CA 92384
TEL: (760) 241-7884
BUS: (760) 241-7888

M:O:A
architects

FLOOR PLAN

DATE: 8/25/2025
SCALE: AS SHOWN
DRAWN BY: DH/RJ
JOB: 25-10
CHECKED BY:

FILE: 0_VACTIVE25-10_GYMNASTICS STUDIO_T11DRAWINGS_ARCHITECTURAL
SHEET
DD1

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ZONING ADMINISTRATOR ATTACHMENT B

Business Description

Martinex + Okamoto Architect, Inc.
14467 Park Ave
Victorville, CA 92392

Narrative for
Acrobratz ADA restroom upgrade.
12855 Production Pl., Suite 100 Victorville, CA 92395

Narrative:

This is a gymnastics training facility for children ranging in ages from 18 months to 18 years, consistent with indoor fitness activities. We are currently an active business in the City of Victorville. Training classes range from 45-minutes to 4-hour competitive training classes. Periodically we organize special events for athletes. Parking needs are minimal as the program is primarily drop-off. Class sizes and coaching ratios vary according to age and level of training. Our typical classes have 5 to 15 students with one or two instructors. A few classes will have overlap on occasional with a maximum occupancy during peak hours of operation of up to 6 instructors with a total of up to 20-40 children participating. We estimate the maximum number of parents who stay to watch their children in our classes would be 15 during peak hours. We offer an open gym session for children who are 5 years old and younger on Tuesdays from 12 a.m. to 2 p.m. The business is generally open Monday through Friday from 2:15 PM to 8 PM, Saturday from 8:30 AM to 3 PM, and occasional Sunday use. The periodic Sunday use will be for any special activities that we are providing for our students, families, or an open community event. Examples of such events include, AAU sanctioned events, competitions, exhibitions or sponsored educational opportunities. Hours will vary and can be flexible if necessary for any reason but could occur between 8 am to 9pm.

The adjacent tenant, 'Consolidated Electrical Distributors' is closed Saturdays and Sundays.

Therefore, we are proposing the following:

ADA upgrade to existing restrooms and change of use from B & S-2 to an A-3 occupancy.

No exterior work is proposed. Existing parking lot spaces are shared between 2 suites and will remain to be so. Existing ADA path of travel and parking are compliant.

Cordially,
David Huish
Project Manager
MOA Architects

Martinex + Okamoto Architect, Inc.
14467 Park Ave
Victorville, CA 92392

ZONING ADMINISTRATOR ATTACHMENT C

Similar Use Dtermination



City of Victorville

Department of Development

14343 Civic Drive
PO Box 5001
Victorville, CA 92393-5001
(760) 955-5135
Fax (760) 269-0070
planning@victorvilleca.gov

14343 Civic Drive PO Box 5001 Victorville,
Planning • Building • Code Enforcement • Business License • Animal Control

Similar Land Use Determination Form

In accordance with Section 16-3.07.010 of the Victorville Municipal Code, a use that is not otherwise permitted within a subject zone district may allowed on a specific building site if determined by the Zoning Administrator to be a similar use.

QUALIFICATIONS FOR A SIMILAR LAND USE DETERMINATION

1. The proposed use is comparable to a use allowed within the subject Zoning District; or
2. Located within a commercial or industrial zone district and appropriate to utilize an existing development with sufficient improvements when compatible with adjacent land uses and the built environment, and when the use does not present any negative impacts to public interest, surrounding businesses or residents, and/or the public health, safety and welfare.

OBTAINING A SIMILAR LAND USE DETERMINATION

Complete Application:

- Applicants who have a qualifying similar land use proposal must complete the application below demonstrating eligibility.
- A site plan, floor plan, and photos of the site may be requested to accompany this application.

Zoning Administrator Review:

- The Zoning Administrator will review the request and make a determination to allow the use by-right or with the approval of a Conditional Use Permit, or to deny the proposal.
- Additional operating conditions may be required, which would be provided to and agreed upon by the applicant prior to the issuance of a business license.

SIMILAR LAND USE DETERMINATION APPLICATION

APPLICANT INFORMATION

Applicant Name: Karen Bernero-Mathews

Business Name: AcroBrats Gymnastics

Telephone Number: (760) 963-2771

Email Address: acrobatskm@gmail.com

Mailing Address: 14311 Bear Valley Rd. #101

PROPERTY INFORMATION

Address/Location: 12855 Production Place

Assessor's Parcel Number (APN): 3091-191-20

PROPOSED USE

Describe proposed land use activities:

We are a gymnastics training facility for children ranging in ages from 18 months to 18 years, consistent with indoor fitness activities. We are currently an active business in the City of Victorville. Training classes range from 45-minutes to 4-hour competitive training classes. Periodically we organize special events for athletes. Parking needs are minimal as the program is primarily drop-off. Class sizes and coaching ratios vary according to age and level of training. Our typical classes have 5 to 15 students with one or two instructors. The business is generally open Monday through Friday from 4 PM to 9 PM, Saturday from 8 AM to 5 PM, and occasional Sunday use.

(Example: Indoor fitness classes open seven days a week from 8:00 am to 5:00 pm. Class size not to exceed ten people with two trainers)

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

Our gymnastics training facility has served the High Desert community for over 35 years and would continue to flourish in this centralized location. This is a unique building that offers private office space, ideal reception area for safe athlete check-in and drop-off, and a large open floor plan for lower-level athlete training, as well as a large warehouse area that meets the necessary ceiling height required for training college bound athletes. This type of training facility requires building types most commonly found in this type of zoning, with very limited options generally found or available in commercially zoned areas. This is the dilemma most gymnastics training facilities face across Southern California when looking for suitable and affordable locations for providing the youth of the community with unique programs aimed to develop strength, flexibility, and coordination and which also build confidence and promote discipline.

(Example: Auto glass repair and tint: the current location has roll up doors in the rear and office space affronting the street and parking area. There are vehicle accessory stores nearby as well as vehicle sales both new and used that could utilize these services.)

Explain how the proposed use is compatible with surrounding land uses:

This centralized location brings a high-quality and well-established gymnastics training facility for children to an easily accessible area for the community. Two major five lane roads (Nisqualli Rd and Hesperia Rd) intersect within a few blocks of the facility, which provides for manageable drive times for parents in subdivisions throughout the City. The operating hours of the surrounding businesses typically run from Monday through Friday, 8 AM to 5 PM. Our program primarily runs during weekday evenings and Saturday, therefore not disrupting nearby tenants and alleviating any parking concerns. The program is comprised of children not of driving age (close to 100%), whereby the majority of parents elect the drop-off option to be able to run errands and tend to other needs during class time.

(Example: Church: the surrounding businesses typically Monday through Friday 8:00 am to 5:00 pm., while group study sessions are held in the evening and church services on Sundays therefore not disrupting nearby tenants and alleviating any parking concerns.)

APPLICANT ACKNOWLEDGMENT

Signature of Applicant: Karen A. Matthews

Date Signed: 10-14-2024

For Office Use Only – Zoning Administrator Review

Business License Number:	TBD
Qualification Determination (# 1 or #2)	#2 - The existing building and site are suitable for the proposed business.
Date Received:	10/15/2024
Received By:	Cassandra Erskine, Associate Planner

Zoning Administrator Determination

Similar Use to be approved via:

<input type="checkbox"/> Business License	<input type="checkbox"/> Business License with Operating Conditions	<input checked="" type="checkbox"/> Minor Conditional Use Permit
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Zoning Administrator Signature: 

Date Signed: 4/16/2025

Notes:

The property is located within a M-2 zone district, which does not have allowances for indoor recreation. The suite is of adequate size and the overall site has sufficient parking to accommodate proposed hours of operation.

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ZONING ADMINISTRATOR ATTACHMENT D

Aerial Image

ADMN25-00070

Case Type: Minor Conditional Use Permit
Existing Zoning: M-2 (Heavy Industrial)
Project Area: Approximately 1.5 Acres
Location: 12885 Production Pl. Suite #1
Assessor Parcel Number: 3091-191-20



 Project Site
 Overall Site



Case: ADMN25-00070
Printed:
Author: Casandra Erskine, Associate Planner

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



DATE: May 28, 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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