

PLANNING COMMISSION

ATTACHMENT A

Specific Plan Amendment

Resolution No. P-25-011

RESOLUTION NO. P-25-011

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF VICTORVILLE THE ADOPTION OF AN AMENDMENT TO THE CIVIC CENTER COMMUNITY SUSTAINABILITY SPECIFIC PLAN, CASE NO. PLAN25-00006, TO REDESIGNATE APPROXIMATELY 20-ACRES OF THE SPECIFIC PLAN FROM OFFICE CAMPUS TO CIVIC COMMERCIAL ON PROPERTY GENERALLY LOCATED SOUTH OF LORENE DRIVE, EAST OF VALLEY CENTER DRIVE AND WEST OF ATSTAR DRIVE; AND AN AMENDMENT TO THE LAND USE TABLE OF THE CIVIC CENTER SPECIFIC PLAN TO CONDITIONALLY PERMIT NEW VEHICLE SALES WITHIN THE CIVIC COMMERCIAL ZONE DISTRICT

WHEREAS, an application has been received from Omega Design Group (Del Amo Motorsports) regarding an amendment to land use map and land use allowances of the Civic Center Community Sustainability Specific Plan within the City of Victorville, County of San Bernardino, State of California; and

WHEREAS, a public hearing was held on the 14th day of May, 2025, pursuant to Title 7, Division 1, Chapter 3, Article 8 of the Government Code and Section 8.7 of the Civic Center Community Sustainability Specific Plan, State of California, to hear arguments for and against the issue; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines Section 15070, the City of Victorville City Council previously adopted a Mitigated Negative Declaration for the Civic Center Community Sustainability Specific Plan in 2016; and

WHEREAS, the Planning Commission, upon the lead agency's independent judgment and analysis, finds that the Amendment to the Civic Center Community Sustainability Specific Plan is previously assessed under the existing Mitigated Negative Declaration for the Civic Center Specific Plan; and

WHEREAS, the Planning Commission finds it appropriate to periodically reevaluate the Civic Center Community Sustainability Specific Plans land use districts and allowable land uses to consider the changes in development trends and community demands as needed to protect the public's health, safety and welfare; and

WHEREAS, the Planning Commission finds, in accordance with the Civic Center Community Sustainability Specific Plan, changes have occurred in the community as well as nationwide development trends reducing the demand for large scale office and educational complexes since the approval of the original Specific Plan, which warrant approving an amendment expanding allowable land uses within the City core; and

WHEREAS, the Planning Commission finds limiting the redesignation of portions of the Office Campus district to Civic Commercial supports the use/reuse of underperforming sites and existing structures, meeting the community need to expand the commercial nature of existing commercial retail sites; and

WHEREAS, the Planning Commission finds the proposed amendment is consistent with the General Plan for the City of Victorville in accordance with Section 65454 of the California Government Code; and

WHEREAS, the Planning Commission finds the proposed amendment will result in a benefit to the area within the Specific Plan due to added land use allowances that include more commercially appropriate options to utilize or redevelop existing infill property; and

WHEREAS, the Planning Commission finds should the City Council approve the recommendation to change a portion of the Office Campus land use district to Civic Commercial that the amendment will necessitate a revision to the land use map of the Civic Center Community Sustainability Specific Plan; and

THEREFORE, BE IT RESOLVED by the Planning Commission, pursuant to Section 16-2.01.050 of the Victorville Municipal Code and Section 8.7 of the Civic Center Community Sustainability Specific Plan, that it recommends to the City Council that Case No. PLAN25-00006, an Amendment to the Civic Center Community Sustainability Specific Plan, be amended as follows:

PLAN25-00006 Amendments

Legend
Existing Text
Deleted Text
<u>Revised / New Text</u>
{Editing Notes}

1.4.1 Amendments to Chapter 4, Land Use

Table 4.1, presented on Specific Plan page 4-5 is amended as follows:

TABLE 4.1		
LAND USE CATEGORY		DESCRIPTION
Commercial Districts		
Community Commercial	Max 0.5 FAR	This designation provides for neighborhood services intended for residents of the immediate area. Typical uses include small scale retail and office/professional developments with individual users typically below 5,000 sq. ft. in size. This district allows for the sale of both new and used items and permits limited educational and service uses.
Civic Commercial	Max 0.75 FAR	This designation provides for large scale commercial development intended to serve the <u>community as a whole</u> . Typical uses include retail, restaurant, and other tax generating complementary uses. Limited service uses and large format <u>used</u> vehicle sales that generate tax revenue and are also permitted.
Auto Park	Max 0.7 FAR	This designation provides for auto dealers selling new vehicles and their associated uses. Limited accessory uses are permitted (<u>i.e.</u> retail) when located on-site of the primary use.
Business Districts		
Civic Business Center	Max 2.0 FAR	This designation provides for professional office uses and associated retail/ service uses that serve the neighboring government/service districts. Typical uses include private entities such as lawyers, architects, doctors, real estate, insurance, etc. This district also allows public uses such as parks, parking lots, recreation/ entertainment facilities, and libraries.
Office Campus	Max 3.0 FAR	This designation provides for large medical, office and/or educational complexes with accessory uses on-site or within walking distance. The intent of this district is to allow for large primary uses with accessory uses like retail and service on-site that serve the patrons of the primary use.
Government / Service District		
Regional Resource	Max 4.0 FAR	This designation provides for public social services such as counseling (group or on-on-one), community health & welfare programs, housing authorities and the like. This district also serves privatized entities providing social services, including those funded by public resources.
Government Center	Max 4.0 FAR	This designation provides for Federal, State, County, and Local government entities. Accessory public uses such as plazas, courtyards, and public art are also permitted.

Table 4.2 spans from page 4-12 through 4-17 of the Specific Plan. That portion of the Table shown on Specific Plan page 4-14 is amended as follows:

TABLE 4.2
PERMITTED, CONDITIONAL, ACCESSORY AND TEMPORARY LAND USES - ALL ZONING DISTRICTS

Zoning Categories:

Residential Districts	Professional Districts	Commercial District	Government Districts
CC-R Civic Commons	CBC: Civic Business Center	AP: Auto Park	GC: Government Center
CVM Civic Mixed	OC: Office Campus	CC-1: Community Commercial	RR: Regional Resource
		CC-2: Civic Commercial	

USE LEGEND:

P: Permitted Use	C: Conditional Use Permit Required	- :Not Permitted
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TYPE	USE	ZONE								
		Residential		Professional		Commercial			Government	
		CC-R	CVM	CBC	OC	AP	CC-1	CC-2	GC	RR
8) AUTOMOTIVE										
	Auto repair / service	-	-	-	-	-	C	-	C	-
	Auto body and paint	-	-	-	-	-	C	-	-	-
	Car wash - automated	-	-	-	-	-	C	-	-	-
	Car wash - full service	-	-	-	-	-	C	C	-	-
	Fuel Station	-	-	-	C	-	C	C	C	-
	Parking structure	-	-	C	C	-	-	-	P	-
	Vehicle rental	-	-	-	-	-	C	-	-	-
	Vehicle sales - new	-	-	-	-	P	-	C*	-	-
	Vehicle sales - used	-	-	-	-	-	C	c*	-	-
9) ENTERTAINMENT/RECREATION										
	Indoor	-	P	-	C	-	P	P	-	-
	Outdoor	-	-	-	-	-	-	C	-	-
10) FOOD & BEVERAGE										
	Bakery / cafe	-	P	<u>P</u>	<u>P</u>	-	P	P	-	-
	Catering establishment	-	P	-	-	-	P	-	-	-
	Convenience store	-	C	C	<u>C</u>	-	P	P	-	-
	Grocery store	-	C	-	-	-	C	P	-	-
	Restaurant	-	P	C	<u>C</u>	-	P	P	-	-

*Used Vehicle sales within the CC-2 designation shall have a minimum lot size of 4 acres.

1.4.2 Amendments to Chapter 6, Urban Design

Table 7.2 footnotes, presented on Specific Plan page 6-19 is amended as follows.

Notes:

- (1) Projects comprised of multiple parcels functioning as a single development or complex shall include minimum site requirements and dimensions as calculated by the dimensions of the overall development or complex.
- (2) Non-structural elements such as unenclosed parking, landscaping and landscape features, common areas, unenclosed recreational areas, and non-vehicular pathways, as well as other allowances provided in this Specific Plan may encroach into setback areas.
- (3) The setback shall be provided along any rear or side lot line that abuts a residential district (excluding the Civic Mixed District) not separated by a public right-of-way. The area within the required setback shall consist of a minimum fifteen-foot-wide

- landscape strip planted with evergreen trees adjacent to the masonry wall required by this Title, unless in the opinion of the Zoning Administrator it is deemed unnecessary due to building and site design and/or site constraints.
- (4) Unless otherwise approved by the Planning Commission.
 - (5) The Zoning Administrator or Planning Commission may approve a fence or wall abutting a pathway not to exceed four feet in height based upon evidence of unique circumstances. The circumstances may include:
 - a. Documented safety and/or security problems which exceed those same problems incurred by other commercial/office developments in the nearby vicinity; and/or
 - b. Location of the development adjacent to public property; and/or
 - c. Building or site designs that require a fence or wall to separate commercial/office uses from common public areas that are detrimental to essential business functions.
 - (6) Minimum lot area for **used** vehicle sales shall be 4 acres.