

Attachment A



City Council Chambers
14343 Civic Drive
Victorville, CA
www.victorvilleca.gov

Planning Commission

Regular Meeting Minutes
Wednesday, September 13, 2023

5:00 p.m. Regular Meeting

5:00 p.m. Regular Meeting

Call to Order

Roll Call

Present: Commissioner Marsh, Commissioner Mesen, Commissioner Thomas, Chairman Kurth

Absent: Vice Chair Cook-Askins, Jr.

Also Present: Deputy City Manager Jenele Davidson, City Planner Scott Webb, City Clerk Jennifer Thompson, Deputy City Attorney Tara Taguchi

Invocation & Pledge of Allegiance:

Invocation: Commissioner Mesen

Pledge of Allegiance: Commissioner Marsh

Public Comments

The following people spoke:

None

APPROVAL OF MINUTES

1. Minutes of August 9, 2023, Regular Planning Commission Meeting

Recommendation:

That the Planning Commission approve the minutes of the Regular Planning Commission meeting held on August 9, 2023.

Motion was made to approve staff recommendation.

Moved: Commissioner Thomas

Seconded: Commissioner Mesen

Motion passed 4-0

Ayes: Commissioner Marsh, Commissioner Mesen, Commissioner Thomas, Chairman Kurth

Absent: Vice Chair Cook-Askins, Jr.

PUBLIC HEARINGS

2. A Site Plan and Conditional Use Permit with a Mitigated Negative Declaration to allow for the development of an express service carwash and restaurant on two vacant properties zoned C-1 (Neighborhood Service Commercial)

Location: Northeast corner of Palmdale Road and Cantina Street.

Recommendation:

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

- 1. Environmental Assessment** – Adopt the attached Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program for the project; and
- 2. Conditional Use Permit** – Adopt Resolution No. P-23-016 approving the Conditional Use Permit portion of Case No. PLAN22-00017, subject to the attached conditions of approval; and
- 3. Site Plan** – Adopt Resolution No. P-23-017, approving the Site Plan portion of Case No. PLAN22-00017, subject to the attached conditions of approval.

Questions ensued.

Chairman Kurth opened the public hearing.

Speakers:

Tab Johnson, applicant, spoke.

Chairman Kurth closed the public hearing.

Motion was made to approve staff recommendations including the revisions to the condition regarding hours of operation, the Engineering conditions and the addition of conditions relating to pavement striping and stop signs.

Moved: Commissioner Thomas

Seconded: Commissioner Mesen

Motion passed 4-0

Ayes: Commissioner Marsh, Commissioner Mesen, Commissioner Thomas, Chairman Kurth

Absent: Vice Chair Cook-Askins, Jr.

3. A Site Plan and Conditional Use Permit with an Environmental Exemption to allow for the construction of a 74' tall wireless communication facility stealthed as a palm tree at the rear of a developed property zoned C-2 (General Commercial) located at 15350 Roy Rogers Drive

Location: 15350 Roy Rogers Drive

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and take one of the following actions:

Option A (Approve project with a wireless communications facility height of 42-feet.)

1. **Environmental Assessment** – Find the project categorically exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures; and
2. **Conditional Use Permit** – Adopt Resolution No. P-23-014 (Attachment A) approving the Conditional Use Permit portion of Case No. PLAN22-00030, subject to the attached conditions of approval; and
3. **Site Plan** – Adopt Resolution No. P-23-015 (Attachment B) approving the Site Plan portion of Case No. PLAN22-00030, subject to the attached conditions of approval.

Option A noted above would approve the project at a height lower than what the applicant has requested, but more consistent with the heights of other structures and wireless communications facilities in the vicinity. The Planning Commission

may also choose to further modify the conditions of approval to change the stealthing technique of the wireless facility, should the palm tree design not be favorable.

Or

Option B (Approve project with a wireless communications facility height of 74-feet)

- 1. Environmental Assessment** – Find the project categorically exempt per CEQA Section 15303 – New Construction or Conversion of Small Structures; and
- 2. Conditional Use Permit** – Adopt Resolution No. P-23-014 (Attachment C) approving the Conditional Use Permit portion of Case No. PLAN22-00030, subject to the attached conditions of approval; and
- 3. Site Plan** – Adopt Resolution No. P-23-015 (Attachment D) approving the Site Plan portion of Case No. PLAN22-00030, subject to the attached conditions of approval.

Option B noted above would approve the project at the height requested by the applicant. The Planning Commission may also choose to further modify the conditions of approval to change the stealthing technique of the wireless facility, should the palm tree design not be favorable.

Questions ensued.

Chairman Kurth opened the public hearing.

Speakers:

Stella, applicant, spoke.

Chairman Kurth closed the public hearing.

Questions and comments ensued.

Chairman Kurth reopened the public hearing.

The Commissioners directed questions to the applicant.

Chairman Kurth closed the public hearing.

Questions and comments ensued.

Chairman Kurth reopened the public hearing.

Discussion ensued between the Commissioners and the applicant.

Chairman Kurth closed the public hearing.

Comments ensued.

Chairman Kurth reopened the public hearing.

Discussion ensued between the Commissioners and the applicant.

Chairman Kurth closed the public hearing.

Comments ensued.

Chairman Kurth reopened the public hearing.

Stella, the applicant, spoke.

Chairman Kurth closed the public hearing.

Chairman Kurth reopened the public hearing.

Discussion ensued between the Commissioners and the applicant.

Chairman Kurth closed the public hearing.

Motion was made to continue the item to the November 8, 2023, Planning Commission meeting.

Moved: Commissioner Mesen

Seconded: Commissioner Thomas

Motion passed 4-0

Ayes: Commissioner Marsh, Commissioner Mesen, Commissioner Thomas, Chairman Kurth

Absent: Vice Chair Cook-Askins, Jr.

4. A Conditional Use Permit to allow for C-1 (Neighborhood Service Commercial) uses within an R-1 (Single-Family Residential) zoned City Initiative Area, a Site Plan and Conditional Use Permit with an Environmental Exemption to allow for the development of a carwash use, a Conditional Use Permit to allow for a drive-thru restaurant, and a Parcel Map to subdivide two parcels into four parcels

Location: The northwest corner of Hook Boulevard and Amargosa Road.

Recommendation:

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

- 1. Environmental Assessment** – Find the project categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA) entitled “In Fill Development Projects”; and
- 2. Conditional Use Permit (R-1 Initiative Area)** – Adopt Resolution No. P-23-018, approving this Conditional Use Permit portion of Case No. PLAN22-00034, subject to the attached conditions of approval; and
- 3. Conditional Use Permit (Drive-thru restaurant)** – Adopt Resolution No. P-23-019, approving the Conditional Use Permit portion of Case No. PLAN22-00034, subject to the attached conditions of approval; and
- 4. Conditional Use Permit (Carwash)** – Adopt Resolution No. P-23-020, approving the Conditional Use Permit portion of Case No. PLAN22-00034, subject to the attached conditions of approval; and
- 5. Site Plan** – Adopt Resolution No. P-23-021, approving the Site Plan portion of Case No. PLAN22-00034, subject to the attached conditions of approval; and
- 6. Parcel Map** – Adopt Resolution No. P-23-022, approving the Parcel Map portion of Case No. PLAN22-00034, subject to the attached conditions of approval.

Questions ensued.

Chairman Kurth opened the public hearing.

Speakers:

Ralph D., the applicant, spoke.

Gregory Dan spoke in support.

Chairman Kurth closed the public hearing.

Motion was made to approve staff recommendations including the revisions to the Site Plan conditions regarding the decorative block wall and the addition of a condition regarding lights.

Moved: Commissioner Marsh
Seconded: Commissioner Thomas

Motion passed 3-1

Ayes: Commissioner Marsh, Commissioner Thomas, Chairman Kurth
Noes: Commissioner Mesen

Absent: Vice Chair Cook-Askins, Jr.

5. A Planning Commission workshop to discuss proposed development standards for existing Zone Districts and new Mixed Use Districts included in Case No. PLAN23-00025 - An Amendment to the Victorville Municipal Code with an Environmental Exemption introducing various changes to Title 16 to address the recently adopted Land Use Element of the General Plan including but not limited to updated development standards, implementation of new zone districts and overlay districts with an updated land use map, and other associated changes

Location: Citywide

Recommendation:

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

1. Commissioner Feedback – Provide feedback to City staff on any recommended modifications, inclusions, or deletions to the draft development standards for existing Zone Districts and new Mixed Use Districts; and
2. Draft Development Standards – Recommended that City staff proceed with preparing the draft development standards for adoption, incorporating adjustments recommended by consensus of the Planning Commission.

Associate Planner Daisy Kawasaki gave a presentation.

Questions and comments ensued.

Chairman Kurth opened the public hearing.

Speakers:

None

Chairman Kurth closed the public hearing.

The Commissioners, via consensus, recommended that staff move forward with preparing the draft development standards for adoption.

Presentation of Reports by Commission Members and Staff

City Planner Scott Webb noted that the City Council approved the recent ordinance on Accessory Dwelling Units and Recreational Vehicle parking. He also mentioned the upcoming Fall Festival on October 7, 2023.

Adjournment

Chairman Kurth adjourned the meeting at 6:46 p.m.