

PLANNING COMMISSION

ATTACHMENT A

Site Plan Resolution No. P-23-027

RESOLUTION NO. P-23-027

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING APPROVAL OF SITE PLAN CASE NO. PLAN23-00027; A SITE PLAN WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE EXPANSION AND RECONFIGURATION OF THE EXISTING GREEN TREE CLUBHOUSE TO ACCOMMODATE THE RELOCATION OF THE CITY LIBRARY ON PROPERTY ZONED PLANNED UNIT DEVELOPMENT LOCATED AT 14144 GREEN TREE BOULEVARD

WHEREAS, an application has been initiated by the City of Victorville Community Services Department regarding property in the City of Victorville, County of San Bernardino, State of California, located at 14144 Green Tree Boulevard, Assessor Parcel Numbers (APNs) 0396-243-01, 0396-243-02; and

WHEREAS, a public hearing was held on the 8th day of November, 2023, and, pursuant to Title 7, Division I, Chapter 4, of the Government Code, State of California, to hear arguments for and against the issue; and

WHEREAS, this project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) based upon CEQA Guidelines Section 15332, entitled "In-fill Development Projects" since the development meets the conditions described in the noted section of CEQA as follows: the project site is less than five acres in size and substantially surrounded by urban development; the proposal is consistent with the underlying General Plan and zoning regulations; the site has no value as habitat for rare, endangered, threatened, or special status species; the development can be served by all required utilities and public services; and approval of the project will not result in any significant effects to traffic, noise, air or water or quality; and

WHEREAS, the Planning Commission finds that all materials that constitute the record of proceedings upon which its decision is based, shall be located with the City of Victorville Clerk, located at 14343 Civic Drive, Victorville, CA; and

WHEREAS, the Planning Commission finds that the site is adequate in size to accommodate the proposed use along with adequate development standards to ensure land use compatibility, the projects conformance with applicable standards of Title 16 of the Victorville Municipal Code including sufficient access and on-site circulation capacity, the projects existing and proposed landscaping provided, and the sites location along an Arterial Roadway (Green Tree Boulevard); and

WHEREAS, the Planning Commission finds that the proposed site plan satisfies the Site Plan Review criteria, pursuant to Section 16-3.01.030 of the Victorville Municipal Code because the development is in general compliance with the applicable development standards, regulations and requirements of Title 16 of the Victorville Municipal Code, including the applicable standards of the Commercial Design Guidelines; the proposal provides sufficient landscaping exceeding Title 16 standards; the expansion will complement and improve upon the quality of existing development and minimize any adverse impacts to surrounding properties through building location and orientation that will screen trash receptacles from public view, the use of various wall planes and building materials that will enhance the buildings curb appeal; and because the conditions of approval contained within the resolution will ensure minimum disruption to surrounding uses and decrease any potential impacts to the environment by providing enhanced landscaping and providing fugitive dust mitigation; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, pursuant to Section 16-3.01.060 of the Victorville Municipal Code that Site Plan Case No. PLAN23-00027, a Site Plan with an Environmental Exemption to allow for the expansion and reconfiguration of the existing green tree clubhouse to accommodate the relocation of the city library on property zoned planned unit development on the hereinabove described property be granted subject to the following conditions of approval:

Planning Conditions:

1. This approval allows for the expansion and renovation of the existing green tree clubhouse to accommodate the relocation of the City Library and the reconfiguration of the existing golf course clubhouse operations. Associated site improvements such as paving, landscaping, fencing, etc. are also included in the approval as depicted in the approved Site Plan and by Conditions of Approval.
2. The proposed development shall comply with all applicable development standards of Title 16 and shall be in general compliance with the Commercial Design Guidelines.
3. The proposed development shall be in substantial conformity with the plans submitted as part of this application, unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
4. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in noncompliance with the parking standards of Title 16, shall cause that use to be subject to Planning Commission review and approval.
5. The number and location of all handicapped parking spaces shall be subject to Development Department review and approval.
6. All permanent and temporary signs shall be subject to Planning Staff review and approval prior to installation.
7. The development shall be in substantial conformity with the architectural elevations and renderings submitted with this application, unless modification is required by condition.

8. All rooftop and/or ground mounted equipment visible from public right-of-way shall be screened from view and architecturally integrated into the building. Rooftop equipment proposed on the building addition should be contained within a single rooftop equipment screening enclosure.
9. Any wall mounted utility equipment (i.e. meters, panels, boxes, conduit etc.) shall not be visually exposed on the building. This type of equipment shall be internally located, screened with landscaping or covered in a manner that is architecturally integrated into the design of the building, subject to the review and approval of the Zoning Administrator.
10. The applicant shall install a trash enclosure in conformance with Section 16-3.24.110 of the Victorville Municipal Code. The enclosure shall have solid block walls with non-transparent metal gates, a solid roof/cover that is architecturally compatible with the primary building(s) onsite, wrought iron that fully encloses the trash enclosure between the block wall/metal gates and the roof to prevent unauthorized entry and shall be designed to accommodate 3 separate bin types for general refuse, recyclables, and food waste/organics. Additionally, all trash enclosures shall include “walk-in” rear or side access for pedestrian use. The location, design and quantity of said enclosures shall be subject to Planning Staff review and approval.
11. A six-inch wide planter curbing, in accordance with Engineering Standard S-09, is required along the perimeter of all landscaped areas, including planters that abut the public right-of-way sidewalk. All planter strips abutting a public right-of-way and planter islands/landscape fingers shall be a minimum interior width of five feet, exclusive of curbing. The grading and site plans shall clearly show all required curbing.
12. The applicant/developer shall provide landscaping/irrigation plans in accordance with Chapter 13.60 of the Victorville Municipal Code, entitled Water Conservation. Landscape areas shall not exceed a slope of 3:1 and shall also meet Title 16 standards, including the minimum interior percentage of landscaping and the maximum dispersal of landscaping within a parking lot. The landscaping plan shall include a minimum of one 24-inch box tree for every eight parking spaces provided on-site. In addition, the landscaping plan shall include the maximum spacing of all plants as follows:
 - A. Ground cover – eighteen inches on center
 - B. One-gallon plants – three feet on center
 - C. Five-gallon plants – five feet on center

In addition, a note shall be conspicuously placed on the landscape plan indicating the following: Any discrepancy between the maximum spacing criteria and the number of plants shown on the landscape plan shall result in the spacing criteria superseding any other information shown on the landscape plan.

13. All proposed landscaping plant materials shall be listed on the City's approved water-wise plant list and verified during the building permit plan check. Any plant materials not listed on the approved plant shall be subject to review and approval by the Zoning Administrator to confirm the plant's ability to survive in the local climate. Additionally, the site shall include groundcover throughout all landscaped areas in accordance with the Municipal Code.
14. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system.
15. All light standards (wall and freestanding) shall be approved by the Zoning Administrator prior to building permit issuance and be architecturally compatible with the design of the building. Typical square "shoebox" style lighting is prohibited.
16. Electrical transformers and associated bollards shall be delineated on the site plan, landscape plan and utility plan. This equipment shall be appropriately screened from view, should not be placed adjacent to public areas, and shall not encroach into required planters and/or parking stalls. The location of this equipment shall be subject to the review and approval of the Zoning Administrator and shall correspond with the utility company's approved location.
17. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
18. The project shall comply with all Federal, State and local laws and policies, including: the California Government Code (including the Planning, Zoning and Development Laws), Environmental Quality Act (CEQA), Subdivision Map Act, International Building Code, Green Code, Fire Code; and, Victorville General Plan and Municipal Code; unless permitted to deviate through provisions of such, or through adopted mitigation measures, conditions of approval, or the plans themselves.

Engineering Conditions:

19. Per the State Water Resources Control Board (SWRCB) MS4 permit requirements; post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development water discharge rate. The development will be required

to mitigate the storm water drainage increase and install permanent post construction BMPs for water quality control management in compliance the SWRCB MS4 permit requirements. A Water Quality Management Plan will be required and must be submitted to the Engineering Department for approval with the civil plan submittal, during plan check. Please use City template. The LID DCV needs to be mitigated just from the increased or remodeled impervious area. Infiltration testing will need to be performed within the infiltration area.

20. A preliminary grading and erosion control plans are required. The preliminary grading plan and site plan must show any proposed water quality treatment BMPs and drainage detention/retention facilities.
21. If landscaped areas equal or exceeds 1,000 square feet than a separate irrigation with RP device shall be required. A reduced pressure backflow device per City Standard No. W-39 must be installed behind the domestic water meter serving the new buildings. A Fire Service Reduced Pressure Detector Assembly per City standard W-28 shall be installed on the fire protection service if on-site protection is required. Water improvement plans shall be prepared in accordance with all applicable City standards and specifications.
22. Unless otherwise waived by the City Engineer, the applicant shall complete the following improvements:
 - I. Removal & replacement of the ADA curb ramp located on the south side of Green Tree Boulevard at the signalized pedestrian crossing.
23. A permit issued from the City's Engineering Department is required prior to commencement of any work performed within public right-of-way and the City's inspection process followed for the connection to and construction of any facilities that are to be dedicated to, owned and maintained by the City.
24. A plan for the grading of the subdivision prepared by the subdivider's engineer shall be submitted to the Development Department for review and approval by the City Engineer. A final drainage study shall be submitted with the grading plan. The developer shall provide hydrology and hydraulic calculations to size any drainage structure included in the grading plan design.
25. Grading operations and construction shall be conducted in a manner and/or measures taken to prevent sand, dust, and debris to blow onto other properties. Temporary fencing shall be erected as required by City staff during construction to prevent windblown debris from leaving the project site and to ensure public safety. An adequate dust palliative shall be used at all times. After completion of grading the developer shall maintain the site such that sand, dust and debris do not blow onto other properties.
26. Prior to construction of any improvements or any land disturbance, the developer shall construct temporary drainage facilities and provide erosion control measures

as necessary to minimize storm water run-off, erosion, and silt deposition. The developer shall provide an erosion control plan of the Best Management Practices to be implemented during construction.

Building Conditions:

- 27. The project shall comply with all building codes in effect at the time of plan submittal.
- 28. The scope of work indicated will require full accessibility to be included in accordance with Section 11B-202 of the California Building Code.
- 29. Plan check fees for this project will be due, and shall be paid in full, upon submittal of plans to the Building Division. The Building Division may be contacted at (760) 955-5100 for an estimation of these fees. Tools for estimating total permit fees are available on the City's website at <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.

Fire Conditions:

- 30. Shall comply with all 2022 California Building and Fire Code requirements based on occupancy classification; and all applicable City of Victorville Fire Prevention Standards.
- 31. Automatic Fire Sprinkler System Modification shall be required for the proposed building. System shall be monitored. Plans shall be submitted and approved prior to construction and comply with **City of Victorville Fire Prevention Standard F-1**.
- 32. Fire Alarm System modification shall be required for the proposed building. Plans shall be submitted prior to construction and comply with **City of Victorville Fire Prevention Standard F-5**.