



Item Number: 2

Planning Commission

PUBLIC HEARINGS

Meeting of: November 08, 2023

Submitted By:

Daisy Kawasaki, Associate Planner

Case:

PLAN22-00027

Subject:

A Site Plan with an Environmental Exemption to allow for the development of a new approximately 26,850 square foot wholesale establishment and a Zone Change from C-2 General Commercial to IDP Industrial Park District on approximately 1.6 acres of undeveloped property.

Applicant:

Steen Design Studio, Inc.

Location:

Northwest corner of Dos Palmas Road and Park Avenue.

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 Site Plan portion of the project categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA) entitled “In-Fill Development Projects” and the Zone Change portion of the project exempt under Section 15061(b)(3); and
- 2. Zone Change** – Adopt Resolution No. P-23-025, recommending City Council approval of the Zone Change portion of Case No. PLAN22-00027; and
- 3. Site Plan** – Adopt Resolution No. P-23-026, recommending City Council approval of the Site Plan portion of Case No. PLAN22-00027, subject to the attached conditions of approval.

Summary:

The applicant is requesting approval of this proposal to allow for the construction of an approximately 26,850 square foot wholesale facility. The proposed tenant of the facility will be Desert Star Wholesale, who has operated from a nearby location since 2012 providing wholesale retail of bulk products intended for future sales at convenience stores. The project site is comprised of one parcel totaling approximately 1.6 acres in size and located at the northwest corner of Dos Palmas Road and Park Avenue in the vicinity of existing small warehouse operations and directly south of the existing wholesale facility that Desert Star Wholesale will relocate from.

To accommodate this proposal, the applicant is requesting a Zone Change to reclassify the eastern portion of the project site from C-2 (General Commercial) to IPD (Industrial Park District) to match the western portion of the project site, which will bring the zoning into conformance with the current General Plan land use designation of Light Industrial. The proposed Zone Change will result in a more consistent and compatible land use pattern that presently exists in the immediate vicinity of the proposal. Given the quality of the development proposed that meets or exceeds all Municipal Code development standards and the project's conformance with the California Environmental Quality Act (CEQA), staff recommends approval of the project.

Discussion/Analysis:**1. Environmental Assessment.**

The 1.6-acre site is located on a previously disturbed and graded property in an urban infill environment. Pursuant to Section 15332 of the California Environmental Quality Act (CEQA) entitled "In-Fill Development Projects", new construction of a building on a site less than five acres in size that is surrounded by urban uses can be found Categorical Exempt from CEQA if the project meets certain benchmarks. In accordance with the noted CEQA Section 15332, Staff finds that the subject proposal meets said benchmarks and is Categorical Exempt from CEQA because:

- The project site is less than five acres in size and surrounded by and abutting urban development including multi-tenant and single-tenant warehouse developments to the north and west, a car dealership to the south, and an automotive repair and maintenance facility ancillary to that car dealership to east;
- The proposal will be consistent with the underlying General Plan and proposed zoning regulations given that wholesale facilities are a permitted use in the proposed IPD (Industrial Park District) Zone District;
- The site has no value as habitat for rare, endangered, threatened, or special status species given its previously disturbed and graded state with active use as ancillary parking for neighboring businesses;
- The development can be served by all required utilities and public services given sufficient water sewer infrastructure accessible to the site; and

- Approval of the project will not result in any significant effects to traffic, noise, air or water or quality since the use is permitted and located within a developed industrial park with access to completed roadways, submitted water quality plans in accordance with the City's Small MS4 permit, and existing development standards that ensure compliance with the City's noise ordinance and air quality requirements.

While deemed categorically exempt as noted, Staff has received comments from the Mojave Desert Air Quality Management District (AQMD) as noted in Attachment E, which recommends construction dust control measures. Therefore, Staff has included Site Plan Condition 28 that address the comments provided by AQMD. The subject measures would be required regardless due to AQMD's approval authority and are not necessary to deem the project categorically exempt from CEQA.

2. Zone Change.

The proposed Zone Change will reclassify approximately 1.52 acres of land from C-2 (General Commercial) to IPD (Industrial Park District) where wholesale establishments are permitted by-right. The project site currently contains mixed zoning, where the western portion is zoned IPD the easterly portion is zoned C-2. The proposed zone change to IPD will rectify this issue of mixed zoning and will result in a more consistent zoning pattern in the area.

Additionally, it should be noted that as part of the recent update to the City's General Plan Land Use Element, the entire project site was redesignated to a Light Industrial land use designation. A future City-initiated Zone Change will take place within the coming months to bring the zoning of affected parcels into conformance with their updated General Plan land use designation. This would include the rezoning of the C-2 portion of the site to IPD zoning. However, since this project has a more accelerated timeline than the City-initiated Zone Change proposal, a preemptive Zone Change request is being made by the applicant of this project. Should the proposal be approved as requested, appropriate changes to the Zoning Map of the City of Victorville will also be made.

3. Site Plan.

General Information

- The project site is located at the northwest corner of Dos Palmas Road and Park Avenue in an area containing both industrial and commercial uses. The proposed IPD (Industrial Park District) zoning of the project site and surrounding properties to the west and north allow for wholesale facilities as a permitted use. The proposed wholesale facility will complement existing small industrial warehouse developments to the north and west, along with existing commercial car dealership developments to the south and east.
- The site is relatively flat with very minor sloping present at the center of the project area and small amounts of vegetation present. Additionally, the project site

appears to have been previously graded with signs of vehicle parking having taken place on-site.

Site Access / Street Improvements

- Street improvements at the site's frontage (e.g. the installation of curb, gutter, and sidewalk) will be required in accordance with Section 9.32.040 of the Victorville Municipal Code (V.M.C.), which requires such in conjunction with new development that has an aggregate value of more than thirty-two thousand dollars.
- Access to the site will be through a proposed driveway at Dos Palmas Road along the site's southern property line. Additional access to the rear of the site to be used primarily by trucks will take place from an existing alleyway off Park Avenue.

Parking

- V.M.C. parking standards for wholesale and warehouse uses require 1 space per 1000 sq. ft. of warehouse space plus 1 space per 300 sq. ft. of accessory office area. Based upon the standards noted above, the proposal provides off-street parking in accordance with Municipal Code standards with a surplus of 21 spaces as 28 spaces are required and 49 are provided ($[26,193 \text{ sq. ft. warehouse area} / 1,000 \text{ sq. ft.} = 26 \text{ spaces}] + [645 \text{ sq. ft. office area} / 300 \text{ sq. ft.} = 2 \text{ spaces}] = 28 \text{ total required spaces}$).
- Enhanced paving is noted on the site plan although no details are provided. Therefore, Staff has included Site Plan Condition 9, requiring the addition of enhanced paving (e.g. stamped color concrete) at all drive entrances as well as at pedestrian paths of travel in accordance with the Industrial Design Guidelines and ADA standards, with details/specifications to be provided during plan check review.

Landscaping

- The proposal generally complies with Title 16 and the Industrial Design Guidelines landscaping requirements since planter islands are distributed throughout parking rows and multiple 24-inch and 36-inch box trees are provided throughout the site in excess of the amount required by Title 16. Additionally, landscaping is proposed at the base of the building as well as at the perimeter of all parking and drive aisles. Therefore, Staff finds the landscape plan in accordance with the intent Title 16 and the Industrial Design Guidelines. In order to ensure the proposal remains in full compliance with Title 16 standards, Staff has included Site Plan Conditions 16 - 19, requiring all plant species and groundcover to be installed in conjunction with Title 16 standards.

Elevations

- The proposed wholesale facility is well designed and in accordance with the City's Industrial Design Guidelines. As proposed, the building elevations provide variation in wall planes and parapet heights, with various materials, colors and textures. The building will be constructed with concrete tilt-up panels and special

architectural features and colors on the street facing front elevation and corner. The proposed building's exterior color palette will be comprised of various shades of grey, blue, and white. Decorative building elements include freestanding wall panels at the entrance and visible corner of the building, horizontal tiled panel inlays with reveals, parapets with decorative cutouts, and metal canopies. Staff supports the elevations as proposed given that they complement existing industrial development in the vicinity and throughout the City and finds them to be in accordance with the Industrial Design Guidelines.



FRONT - SOUTH SIDE OF BUILDING



EAST SIDE OF BUILDING



BACK - NORTH SIDE OF BUILDING



WEST SIDE OF BUILDING

Miscellaneous

- Agency comments have been received from Burrtec Waste Industries, Mojave Desert Air Quality Management District (AQMD), and Southwest Gas (Attachment E). Regarding the received comments, Site Plan Condition #13 has been included to require a trash enclosure design detail during plan check per the Burrtec recommendations, the AQMD comments have been addressed as noted in the "Environmental Assessment" discussion, and the Southwest Gas comments are provided for informational purposes with the applicant having been previously made aware. Therefore, no additional action is required to address the agency comments received.

4. Industrial Design Guideline Compliance:

Site Planning and Design

- a) Site Grading: The proposal will primarily follow the natural contours of the site and is designed to optimize water retention by utilizing underground on-site infiltration chambers.
- b) Paving Treatment: Enhanced paving has been conditioned for at the main drive entrances and along pedestrian paths of travel.

- c) Parking and Circulation: The site provides adequate vehicular access and does not include unnecessary driveway entrances or dead-end drive aisles. The customer and employee parking has been separated largely from truck access at the alleyway.
- d) Pedestrian Circulation: The applicant has provided an accessible pedestrian access from the abutting roadway to each building entrance, which will be verified during the building plan check process.
- e) Loading Facilities: The loading area is located at the rear of the building outside of required setbacks and is screened from the primary right-of-way due to its orientation away from the street frontages.
- f) Open Space, Park Land, and Trails: No outdoor break area has been proposed.
- g) Landscaping: The landscaping area is sufficient, including within the parking area, along the base of the building, around the perimeter and at the street in accordance with Title 16 Development standards.
- h) Parking Lot Area Planting: Landscape fingers and planters are provided as required by code and as conditioned for.
- i) Walls and Fencing: Masonry retaining walls are proposed at the west side of the site within proposed planter areas and adjacent to the proposed truck well at the rear.

Building Design

- a) Continuity: Staff considers the proposed building to be well designed and compatible with the uses in the area. The proposal is in line with other projects approved in industrial areas of the City and is in line with the expectation of future buildings near this site.
- b) Massing: The proposal incorporates varying wall planes, parapet heights, and building materials that avoids long unbroken wall planes and provides distinct building entries.
- c) Building Form: The building treatments and variation in massing create texture and an overall human scale.
- d) Roof Forms and Parapets: The vertical tower elements provide roof variation to a rather horizontal roof line, and parapet walls feature decorative cutouts for an added design element.
- e) Roof Drains: Roof drains and/or overflow scuppers are not visibly exposed on the elevations and have been conditioned to remain internally located.
- f) Windows: Doors and windows are designed to complement the modern building design with coordinated colors and finishes.
- g) Entry Features: A projecting floating wall flanked by tower elements has been provided at the building entries creating a focal point for the development.
- h) Building Materials and Texture: The building has a variety of materials that improve the appearance of the building and add to its architectural theme, including metal canopies, horizontal and tiled inlay treatments and metal beams to support floating wall elements.
- i) Colors: The proposed color palette is primarily shades of grey, white, and blue with the use of silver metal canopies and beams to enhance the architectural theme and coordinate with the color scheme.

- j) Lighting: Any exterior lighting proposed will be required to coordinate with the projects architectural theme as conditioned.
- k) Signage: Required to comply with V.M.C. standards as conditioned.

Site Characteristics:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Undeveloped	Light Industrial	IPD & C-2	N/A
North	Warehouses, Undeveloped	Light Industrial	IPD	N/A
South	Car Dealership	Commercial	C-2	N/A
East	Car Dealership's Maintenance Facility	Commercial	C-2	N/A
West	Warehouse	Light Industrial	IPD	N/A

Number of Radius Letters Mailed: 20

Attachments:

Attachment A – Zone Change Resolution No. P-23-025
Attachment B – Site Plan Resolution No. P-23-026
Attachment C – Zone Change Graphic
Attachment D – Site Plan Graphics
Attachment E – Agency Comments
Attachment F – Aerial Image