



Item Number: 3

Planning Commission

PUBLIC HEARINGS

Meeting of: November 8, 2023

Submitted By:

Travis Clark, Senior Planner

Case:

PLAN23-00027

Subject:

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.

Applicant:

City of Victorville

Location:

14144 Green Tree Boulevard

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. Site Plan** – Adopt Resolution No. P-23-027, approving Site Plan Case No. PLAN23-00027, subject to the attached conditions of approval.

Summary:

The City Council adopted a Library Master Plan in April of 2021, as a result of the City of Victorville’s Strategic Plan 2020-2023. The Master Plan recommended a long-term goal of providing 0.50 square feet of library space per capita, with the Master Plan also identifying the need for 14,990 sq. ft. of library services at current levels and the need to provide additional services such as study rooms, outdoor programming space, and teen

services. Presently the City's library only provides 8,229 sq. ft. and fails to meet the community needs as identified in the Library Master Plan. In May 2021, space became available at the Green Tree Golf Course Clubhouse (the "clubhouse"), prompting staff to investigate the potential for the library's relocation. After City Staff began working on a scope of services for the Request for Proposals (RFP) to identify a library design firm to implement the Library Master Plan, a grant opportunity through the California State Library became available for library infrastructure projects with a maximum grant amount per library facility of \$10 million dollars. In March of 2022, the City Council awarded a contract to a consulting firm to conceptualize the clubhouse modification to accommodate both library services and golf operations as well as approve the grant application. In November of 2022, following a rigorous review process, Staff received notification that the City was selected to receive an approximately \$9 million dollar California State Library Building Forward Grant.

As a result of the grant opportunity, and work completed by the consulting firm, the City was able to proceed with architectural plans to renovate and expand the facility to provide a joint use library and clubhouse. The proposal will include the repurposing of the existing clubhouse (including the restaurant) to a state-of-the-art library facility totaling approximately 16,000 sq. ft. that maintains a renovated portion of the facility for golf course clubhouse services. The proposed project will include the conversion of the existing restaurant and kitchen to library space, construction of a 5,000 sq. ft. building expansion to house the children's library and renovation of the existing golf services portion of the building to include an expansion of the food and beverage functions. In accordance with Section [16-3.01.060](#) of the Victorville Municipal Code, Staff is now presenting to the Planning Commission a request for entitlement of the Site Plan for the project.

Discussion/Analysis:

1. Environmental Assessment.

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 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 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 as it is currently paved and fully improved;
- 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.

Background

The City Council adopted the Library Master Plan on April 20, 2021. The Master Plan recommended a long-term goal of providing 0.50 square feet of library space per capita. The Master Plan identified the need for 14,990 sq. ft. to provide library services at current levels and to provide additional needed services, such as study rooms, outdoor programming space, and teen services. The existing library is located at 15011 Circle Drive and provides a footprint of just 8,229 sq. ft. for all library services.

The Master Plan recommended a short-term goal of increasing library services by seeking a temporary space that could serve as a library while the City pursued options for building a larger, centrally located library. In May 2021, the Green Tree Golf Course Clubhouse (the “clubhouse”) became available, prompting staff to investigate the potential of relocating the City Library to the clubhouse located at 14144 Green Tree Boulevard. in lieu of a temporary leased space. Funds were allocated in the FY 2021/2022 and FY 2022/2023 budget to begin working on collocating library and golf services at the clubhouse.

After staff began working on a scope of services for the Request for Proposals (RFP) to identify a library design firm, a grant opportunity through the California State Library became available for library infrastructure projects. This competitive grant program prioritized funding for projects addressing life safety and other critical maintenance needs. The maximum grant amount per library facility is \$10 million. The City’s grant application included a proposed expansion of the footprint of the Clubhouse building to accommodate additional library services. As a result of this grant opportunity, staff updated the RFP to include options that would allow amendments to the contract in the event the grant was awarded to the City.

On March 15, 2022, Council unanimously awarded TR Design Group, Inc. a contract to conceptualize the Clubhouse as a space that will accommodate both library services and golf operations. At the same meeting, Council authorized staff to pursue the competitive Building Forward Library Infrastructure Program Grant for the Green Tree Library.

On November 4, 2022, following a rigorous review process, staff received notification that the California State Library selected the City to receive a \$9,035,105.00 Building Forward Grant for the Green Tree Library project. The City’s matching requirement is set at 0%.

2. Site Plan.

The Building Forward Grant will fund several important features of the Green Tree Library project, including the interior renovation and expansion of the building. The grant however only funds improvements directly related to Library operations such as interior renovations, permits and inspections, interior and exterior demolition, earth work, surface pavement, base building addition, open area finishes, and HVAC.

Grant funds will be used for clubhouse renovations and the base building expansion related to library services, which includes a 5,000 sq. ft. addition. This will allow the City to provide between 14,000 to 16,000 sq. ft. of library space to accommodate library services based on the City's current population level as identified in the Master Plan.

Additionally, grant funds cannot be spent on renovations for the portion of the building that will be utilized for golf operations, including items such as landscaping, fencing, paths of travel, parking lot improvements, curb and gutter, furniture and furnishings, computers, AV equipment, books, and shelving. The funding for golf-related renovations and the items notated here will be funded by previously allocated Measure P funds.

Site Access / Parking

Access to the library clubhouse facility will be through two existing driveways along Green Tree Boulevard, with right-in right-out access to the site as well as a shared full access driveway from the abutting Green Tree Inn.

Based upon Title 16 off-street parking requirements a total of 90 parking spaces are required whereas 106 spaces will be maintained. To determine the parking tabulation for the joint use facility, several parking calculations had to be used including, assembly area (1 space per 35 sq. ft.) office (1 space per 200 sq. ft.), restaurant (1 space per 100 sq. ft.) and storage areas at (1 space per 1000 sq. ft.). Based upon these standards, the proposal is in accord with off-street parking requirements outlined by Title 16.

Elevations

The current Green Tree Golf Course Clubhouse is well designed, including features such as varying rooflines and wall planes, large expanses of glass and material changes. The proposal does not include modifications to the existing street facing façade but rather includes an addition to the rear of the existing clubhouse. The proposed expansion adheres to the buildings existing design features by providing a unique round design that incorporates similar finishes, and design features including battered columns and cast in place wall details, trellis elements and new features such as laser cut metal fence panels. The materials and architectural style proposed blend well with existing building and complement the existing site improvements.

Landscaping

The site overall includes landscape areas that are well maintained and installed in accordance with the City's drought tolerant standards. Landscape plans have been provided for areas of the site that will be modified as a part of the expansion project, which have been proposed in accordance with City standards. Based upon the projects scope of work, the limit of the subject parcel boundaries, and the inclusion of enhanced landscaping around the expansion area, Staff finds that the subject proposal complies with the landscaping standards outlined in Title 16 subject to the attached conditions of approval.

Site Characteristics

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Golf Course Clubhouse	Open Space	PUD	N/A
North	Golf Course & Single-Family Homes	Low Density Residential & Open Space	PUD & R-1	N/A
South	Golf Course & Condos	High Density Residential & Open Space	PUD & R-3	N/A
East	Golf Course	Open Space	PUD	N/A
West	Green Tree Inn	Commercial	C-2	N/A

Number of Radius Letters: 35

Attachments:

Attachment A – Resolution No. P-23-027

Attachment B – Site Plan Graphics

Attachment C – Library Master Plan

Attachment D – Aerial Image