

*Amendment to the
Civic Center Community Sustainability
Specific Plan*

September 2018

Amendment to the Civic Center Community Sustainability Specific Plan

1.1 INTRODUCTION

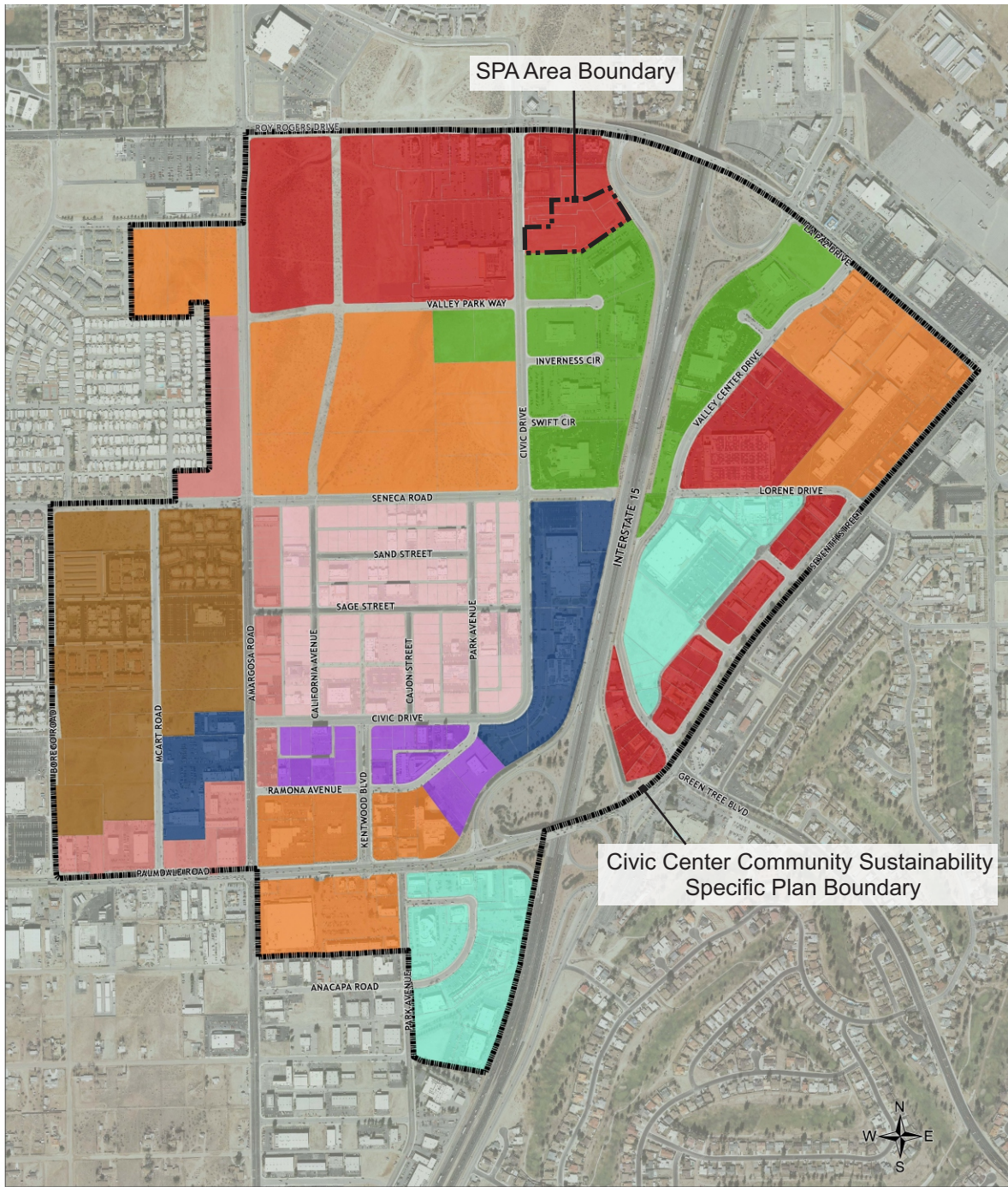
The Civic Center Community Sustainability Specific Plan (SP), adopted in 2016, encompasses 473 acres located in the central portion of the City of Victorville. The Specific Plan contains four district types: Commercial, Business, Government/Service, and Mixed-Use.

Germane to this Amendment, the Commercial District includes three land use designations: Community Commercial (CC-1), Civic Commercial (CC-2), and Auto Park (AP). The SP Amendment Area (Project site) encompasses 4.76 acres of vacant, graded land located within the CC-2 designation. The Project site is located just west of Interstate 15 (I-15), on the east side of Civic Drive, south of Roy Rodgers Drive. Location of the site within the overall SP area is illustrated at Figure 1.1-1.

1.2 SPA PURPOSE AND INTENT

The existing SP designation of the site does not permit used vehicle sales. As adopted, the SP only allows used vehicle sales as a conditionally permitted use within the CC-1 designation. New vehicle sales are only permitted within the AP designation. The CC-2 land use designation does not permit vehicle sales as a permitted or conditionally permitted use.

The purpose of this 2018 Specific Plan Amendment (SPA) is to conditionally allow used vehicle sales within the CC-2 designation. The Project site is located immediately adjacent to AP designated properties, and represents a logical continuation of vehicle sales type uses.



LAND USE

| | | | | |
|-----------------|-----------------------|-------------------|---------------|-------------------|
| TARGET AREA | CIVIC BUSINESS CENTER | CIVIC COMMERCIAL | CIVIC COMMONS | OFFICE CAMPUS |
| CIVIC AUTO PARK | COMMUNITY COMMERCIAL | GOVERNMENT CENTER | CIVIC MIXED | REGIONAL RESOURCE |



NOT TO SCALE
 Source: Civic Center Community Sustainability Specific Plan; Applied Planning, Inc.

Figure 1.1-1
 Location Within the Specific Plan Area

1.3 PROPOSAL OVERVIEW

With approval of this SPA, the site would be developed with auto dealership and supporting auto service uses totaling approximately 7,480 square feet within the approximately 4.76-acre Project site.

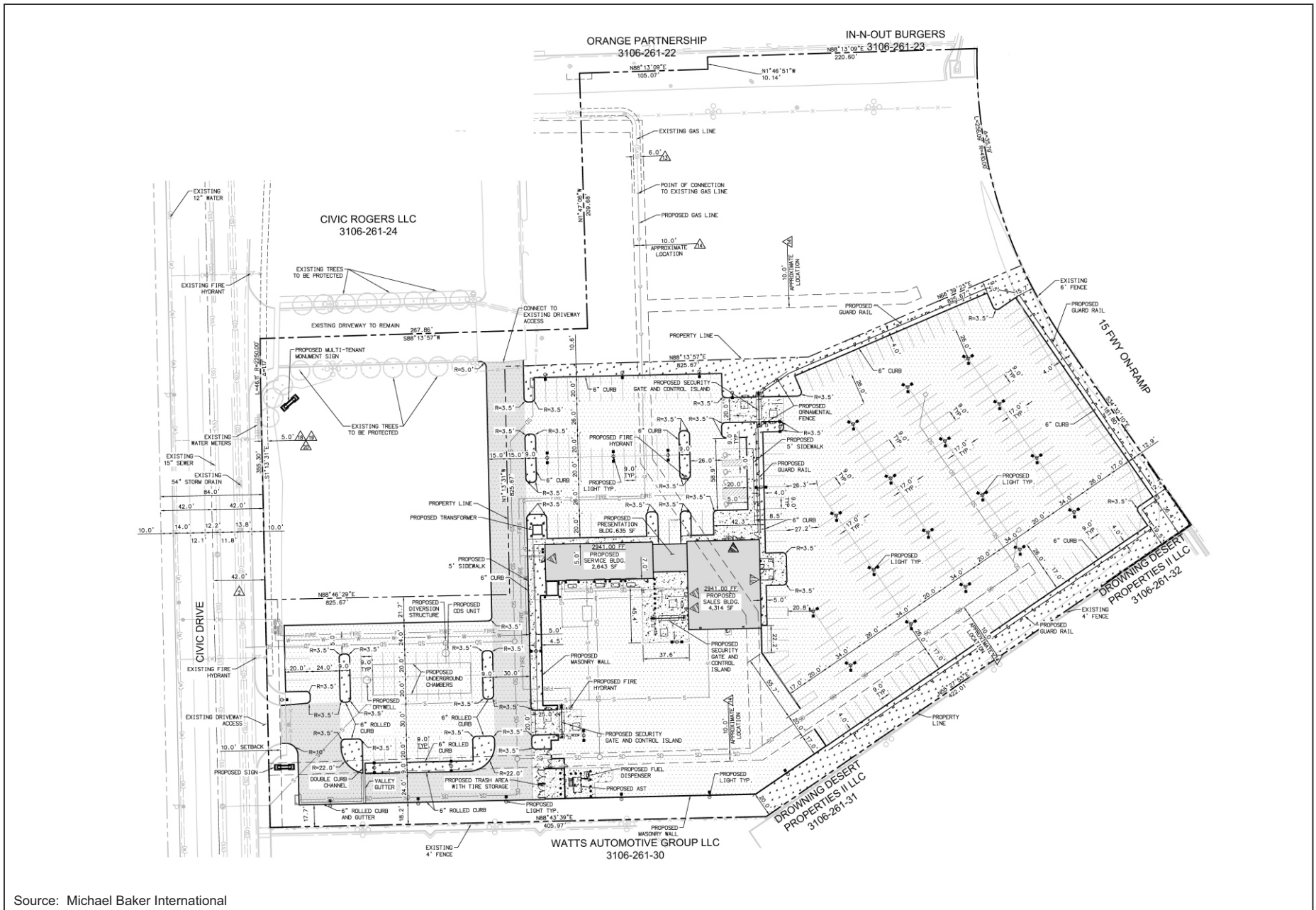
The site would accommodate sales and supporting auto service/repair facilities, as detailed at Table 1.3-1.

**Table 1.3-1
Project Development Summary**

| Main Dealership Sales and Service/Repair Buildings | Size |
|---|-----------------|
| • Sales | 4,197 SF |
| • Presentation | 640 SF |
| • Retail Service | 2,643 SF |
| TOTAL | 7,480 SF |

As illustrated at Figure 1.3-1, the Conceptual Site Plan centrally locates primary auto sales and service areas, and orients sales/inventory display areas along the Project site westerly I-15 frontage. Customer and employee parking areas would be located in the northerly and south-westerly portions of the Project site.

Vehicular access to the site would be provided by two STOP-controlled driveways along Civic Drive; one existing and one proposed. Ingress and egress from the site does not require access alteration(s)



Source: Michael Baker International

1.4 SPECIFIC PLAN TEXT AMENDMENTS

The following discussion presents the minor text changes that need to occur within the SP to allow the uses proposed by the Project. Text additions are identified by **bold underlined text**, while deletions are indicated by ~~strikeout font~~. All changes are highlighted for ease of reference.

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 DESIGNATIONS | | |
| Land Use Category | Density & Intensity | 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 community as a whole. Typical uses include retail, restaurant, and other tax generating complementary uses. Limited service uses and large format used vehicle sales that generate tax revenue and consumer 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 (i.e. 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. |

| Table 4.1 | | |
|------------------------------------|--------------------------------|--|
| LAND USE DESIGNATIONS | | |
| Land Use Category | Density & Intensity | Description |
| 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. |
| Mixed Use District | | |
| Civic Mixed | Max 4.0 FAR & 30 Units/Acre | This designation is provided for mixed-use projects that incorporate housing, commercial and office uses in a single cohesive development. Live/Work, vertical or village type development concepts are intended and developments must include residential components. Existing development in this district is permitted to remain and fill vacancies, however, new development and modifications or additions will require mixed-use components. |
| Civic Commons | Max 2.0 FAR & 20-30 Units/Acre | This designation is provided for high density residential developments with 20-30 units per acre and is intended to provide a customer base for surrounding commercial development. Developments are required to design for and provide enhanced pedestrian access to neighboring districts and on-site amenities for residents. Interconnectivity among developments is encouraged to fulfill pedestrian access requirements. |

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

CC-R: Civic Commons
CVM: Civic Mixed

Professional Districts

CBC: Civic Business Center
OC: Office Campus

Commercial Districts

AP: Auto Park
CC-1: Community Commercial
CC-2: Civic Commercial

Government Districts

GC: Government Center
RR: Regional Resource

Use Legend:

P: Permitted Use

C: Conditional Use Permit Required

-: Not Permitted

| Type | Use | Residential | | Professional | | Commercial | | | Government | |
|------------|-----------------------------|-------------|-----|--------------|----|------------|------|-----------------------|------------|----|
| | | CC-R | CVM | CBC | OC | AP | CC-1 | CC-2 | GC | RR |
| COMMERCIAL | 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 | - | - | - | - |
| | Vehicle sales – used | - | - | - | - | - | C | <u>C</u> ¹ | - | - |
| | 9) ENTERTAINMENT RECREATION | | | | | | | | | |
| | Indoor | - | P | - | C | - | P | P | - | - |
| | Outdoor | - | - | - | - | - | - | C | - | - |
| | 10) FOOD & BEVERAGE | | | | | | | | | |
| | Bakery / cafe | - | P | P | P | - | P | P | - | - |
| | Catering establishment | - | P | - | - | - | P | - | - | - |
| | Convenience store | - | C | C | C | - | P | P | - | - |
| | Grocery store | - | C | - | - | - | C | P | - | - |
| | Restaurant | - | P | C | C | - | P | P | - | - |

¹ Used vehicle sales within the CC-2 designation shall have a minimum lot size of 4.5 acres.

1.4.2 Amendments to Chapter 6, *Urban Design*

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

| Table 7.2 | | | | | |
|---|---|---------------------------------|-------------------------|--|--------------------------------------|
| PROFESSIONAL/COMMERCIAL DEVELOPMENT STANDARDS | | | | | |
| Commercial Zoning Districts | CBC Civic Business Center | OC Office Campus | AP Auto Park | CC-1 Community Commercial | CC-2 Civic Commercial |
| Site Requirements ⁽¹⁾ | | | | | |
| Maximum FAR | 2.0 | 3.0 | .7 | .5 | .75 |
| Minimum Net Lot Area | 10,000 sq ft | 1 Acre | 20,000 sq ft | 10,000 sq ft | 15,000 sq ft <u>6</u> |
| Off-Street Parking | Off-street Parking standards shall be provided pursuant to the Article 21 of Title 16 of the Victorville Municipal Code, unless expressly modified by this Specific Plan. | | | | |
| Minimum Landscaping | Landscaping shall be provided pursuant to Article 24 of Title 16 of the Victorville Municipal Code, unless expressly modified by the Specific Plan. | | | | |
| Minimum Site Dimensions (in FT) ⁽¹⁾ | | | | | |
| Minimum Lot Width | 75 | 100 | 100 | 75 | 75 |
| Minimum Lot Depth | N/A | N/A | N/A | N/A | N/A |
| Building Requirements (in FT) ⁽²⁾ | | | | | |
| Front Yard Setback | 10 | 10 | 10 | 10 | 10 |
| Minimum Front Yard Build to Line (if abutting paseo) | 20 | N/A | N/A | 20 | N/A |
| Side and Rear Yard Setback | | | | | |
| - Street side | 10 | 10 | 10 | 10 | 10 |
| - Street side abutting paseo | None | N/A | N/A | None | N/A |
| - Interior side and rear | None | None | None | None | None |
| - From alley or street | 10 | 10 | 10 | 10 | 10 |
| - Mall corridor | None | N/A | N/A | N/A | N/A |
| Minimum Mall Corridor Build to Line | 10 | N/A | N/A | N/A | N/A |
| Setback from Residential District | N/A | N/A | N/A | 30 ⁽³⁾ | N/A |
| Maximum Building Height | 120 ⁽⁴⁾ | 95 ⁽⁴⁾ | 95 ⁽⁴⁾ | 45 ⁽⁴⁾ | 95 ⁽⁴⁾ |
| Wall and Fence Standards (Subject to Section 16-3.10.030 VMC) | | | | | |
| Max. Fence/Wall Height (in FT) | | | | | |
| - Front and Street Side Yard | 4 | | | | |
| - Rear and Side Yards | 8 | | | | |
| - Yards abutting a paseo or the mall corridor | Walls and Fences Prohibited ⁽⁵⁾ | | | | |
| 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. | | | | | |

| Table 7.2 | | | | | |
|---|--|---------------------------------|-------------------------|--|--------------------------------------|
| PROFESSIONAL/COMMERCIAL DEVELOPMENT STANDARDS | | | | | |
| Commercial Zoning Districts | CBC Civic Business Center | OC Office Campus | AP Auto Park | CC-1 Community Commercial | CC-2 Civic Commercial |
| <p>(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.</p> <p>(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.</p> <p>(4) Unless otherwise approved by the Planning Commission.</p> <p>(5) The Zoning Administrator or Planning Commission may approve a fence or wall abutting a paseo not to exceed four feet in height based upon evidence of unique circumstances. The circumstances may include:</p> <ul style="list-style-type: none"> (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. <p>(6) Minimum lot area for used vehicle sales shall be 4.5 acres.</p> | | | | | |

1.5 DEVELOPMENT REGULATIONS AND DESIGN GUIDELINES

Land uses implemented pursuant to this SPA shall comply with all applicable development regulations and design guidelines set forth within Section 6, *Urban Design*, of the Civic Center Community Sustainability Specific Plan (as amended herein).