

RESOLUTION NO. P-17-019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF THE ZONE CHANGE PORTION OF CASE NO. PLN17-00006, A ZONE CHANGE FROM R-1 SINGLE-FAMILY RESIDENTIAL TO PUD PLANNED UNIT DEVELOPMENT ON 17.18 VACANT ACRES WITH A NEGATIVE DECLARATION ON PROPERTY LOCATED EAST OF CANTINA STREET AND THE CROSSROADS SHOPPING CENTER AND NORTH OF PALMDALE ROAD

WHEREAS, an application has been received from Dorothy Fullenwider, regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

PARCEL NO. 1 AND PARCEL NO. 2 OF PARCEL MAP NO. 2960, AS PER PLAT RECORDED IN BOOK 27 OF PARCEL MAPS, PAGE 5, RECORDS OF SAID COUNTY,
PARCEL NO. 1 AND PARCEL NO. 2 OF PARCEL MAP NO. 2961, AS PER PLAT RECORDED IN BOOK 27 OF PARCEL MAPS, PAGE 6, RECORDS OF SAID COUNTY,
PARCEL NO. 1 AND PARCEL NO. 2 OF PARCEL MAP NO. 2962, AS PER PLAT RECORDED IN BOOK 27 OF PARCEL MAPS, PAGE 7, RECORDS OF SAID COUNTY; and

WHEREAS, a public hearing was held on the 14th day of June, 2017, pursuant to Title 7, Division I, Chapter 3 of the Government Code of the State of California, to hear arguments for and against the issue; and

WHEREAS, the Planning Commission finds that, pursuant to Title 16, Chapter 3, Article 10 of the Victorville Municipal Code the proposed location is adequate in size to accommodate the proposed Zone Change to PUD Planned Unit Development as the sites meet the minimum size requirements of the Development Code of ten gross acres or larger; and

WHEREAS, the Planning Commission finds that the proposed Zone Change should have no adverse affect upon abutting property as the Zone Change will be consistent with surrounding commercial zoning and reduce potential land use conflicts; and

WHEREAS, the Planning Commission finds that the proposed Zone Change is consistent with the General Plan as the area is commercially zoned on two sides and the site is not viable for single-family residential uses, and

WHEREAS, the Planning Commission finds that the purpose of the Zone Change is to accommodate the desire of all six property owners to develop or sell the land as commercial rather than residential; and

WHEREAS, the Planning Commission finds that the loss of 17.18 acres of potential housing will not impact the City's ability to provide for housing as set forth within the Housing Element of the City of Victorville General Plan; and

WHEREAS, the Planning Commission finds that a Planned Unit Development Designation zoning designation will ensure that the properties are developed consistently and with planned circulation and ingress/egress; and

WHEREAS, in accordance with the Section 15074 of the California Environmental Quality Act (CEQA), the Planning Commission finds that the proposal will not have a negative effect on the environment as demonstrated within the proposed negative declaration and supporting initial study; and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, pursuant to Title 7, Division I, Chapter 4, Article 2 of the of the Government Code of the State of California, that it recommends to the City Council that the Zone Change portion of Case No. PLN17-00006 be approved in accordance with the following Planned Unit Development standards:

PUD17-00001**PLANNED UNIT DEVELOPMENT (PUD) STANDARDS**

1. The initial Site Plan for any development within this PUD shall establish the overall architectural design, general site layout, general circulation and access for the entire PUD, subject to Planning Commission review. This initial Site Plan shall therefore become a part of the governing PUD standards.
2. The exact siting of each individual building and parking lot layout shall be in accordance with the Site Plan submitted with each building. However, the location and design shall generally follow the initial Site Plan approval for the overall PUD. Additionally, no building shall obstruct an adjacent building from the front right-of-way.
3. Any project which is developed within the subject PUD shall be consistent with the commercial design guidelines as set forth in Sec. 16-3.10.060 of the Victorville Development Code.
4. Any proposed use within the subject PUD shall be consistent with the C-1 Neighborhood Service uses permitted, conditional, accessory and temporary permitted within the Land Use Table 7-1 of the Victorville Development Code.
5. The minimum size for a commercial suite within this PUD shall be 1,100 square feet unless otherwise approved by the Planning Commission.
6. Reciprocal access and shared driveways shall be required for all parcels within the subject PUD.
7. Each development and/or each parcel must contain its own requisite parking according to the Victorville Development Code Off-Street Parking Table 21-1. Reciprocal parking between parcels/developments/owners is optional and strictly determined by the property owners, but in no way shall affect the minimum required parking.

8. Shared amenities, loading, trash enclosure areas and other shared structures or uses are encouraged between parcels/developments and may be approved by the planning Commission. Lot Mergers are encouraged but not required.
9. A sign program shall be required for the PUD and shall be submitted with the initial Site Plan for development of this PUD.

PASSED, APPROVED AND ADOPTED this 14th day of June, 2017.

ROB KURTH, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

ATTEST:

CHRIS BORCHERT, SECRETARY
PLANNING COMMISSION