

May 9, 2024

Brian Diebolt
57445 Twentynine Palms Highway, #304
Yucca Valley, CA 92284

**RE: PRE-APPLICATION, PA 01-24
CHURCH AND COFFEE SHOP WITH DRIVE-THRU**

Mr. Diebolt

Thank you for submitting a Pre-Application for a project to be located 57155 Twentynine Palms Highway (APN 0595-371-15). Below is a summary of the Town's understanding of the project description:

- The project includes tenant improvements within the existing building, approximately 10,945 square-feet in area.
- Proposed tenant improvements are described as follows:
 - Convert 2,617 square-feet of existing space to a main assembly area with non-fixed seating areas.
 - Convert 1,470 square-feet of existing space to a coffee house with seating areas and drive-thru.
 - Conversion of other existing spaces to ancillary uses to the main assembly area, including nursery, nursing mothers' room, entry/foyers, restrooms, children's ministries, Sunday school classrooms, administration, janitorial, and youth activities room.
- Proposed uses are described as follows:
 - Coffee Shop with drive-thru and indoor seating area.
 - Church Services and ancillary uses listed above.
- Proposed on-site improvements are described as follows:
 - Restriping of existing parking areas to accommodate additional required standard parking spaces and ADA accessible parking spaces.

Planning
(760) 369-6575
Public Works
(760) 369-6579
Building and Safety
(760) 365-0099
Code Compliance
(760) 369-6575
Engineering
(760) 369-6575
Animal Control
(760) 365-1807
Animal Shelter
(760) 365-3111
FAX (760) 228-0084



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

Based on the above project understanding, the following processes are anticipated for land use review:

1. The General Plan designation for the property Mixed Use. Please see the Land Use Chapter of the Town's General Plan for more information, linked below for your convenience.
<https://www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update>
2. The property is in the Commercial, Mixed-Use (C-MU) zoning district. See Chapter 9.09 of the Town's Development Code for permitted uses and permit requirements in commercial zoning districts, linked below for your convenience. The primary uses proposed are identified as *Fast food (with drive-through, delivery)* and *Churches, religious assembly, and other public assembly*, and require a Conditional Use Permit for approval.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-14867
3. If a Variance from Town of Yucca Valley Development Code standards is necessary, the application is linked below for your convenience.
<https://www.yucca-valley.org/home/showpublisheddocument/7766/638405880014030000>
4. The Town implements a deposit system with 100% cost recovery for all land development applications.
5. Application materials shall be prepared in accordance with the Conditional Use Permit (CUP) submittal checklist, to include site plan, elevations, preliminary landscape plans, preliminary grading plans, photometric plan, and preliminary street improvement plans (if required based upon the attached Ordinance for off-site improvements). Please see a link to the Conditional Use Permit and Environmental Assessment Application, linked below for your convenience.
<https://www.yucca-valley.org/home/showpublisheddocument/7181/638109522663370000>
6. The project is subject to CEQA. The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent. Please note that the level of CEQA review has not yet been determined based on the preliminary project details provided to staff.
7. In the case that off-site improvements are required, the project may require an incidental take permit through the California Department of Fish and Wildlife (CDFW) for Western Joshua Trees and any other biologically sensitive species on or adjacent to the project site that may be affected.
8. Off-site improvements may be required based upon the attached Ordinance No. 311, when total vehicle trips are estimated to increase a minimum of 200 vehicle trips per day compared to the trip generation from prior site use.

9. Please see Town of Yucca Valley Development Code, Chapter 9.33 Parking and Loading Regulations for information on required parking and parking standards based on the uses proposed, linked below for your convenience.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15974
10. Please see Town of Yucca Valley Development Code, Chapter, 9.14, Section 9.14.030 for drive-through establishment requirements, linked below for your convenience.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15112
11. Based upon the conceptual site plan provided to staff, portions of the project design do not conform to all standards within the Town of Yucca Valley Development Code, including required drive-thru stacking per Section 9.14.030 (F)(1)&(2), required internal circulation and maneuvering space Section 9.33.070 (K) for those parking spaces that create turning movements which conflict with driveway ingress and egress, and requirements that parking is accommodated off-street per Chapter 9.33. Links to the chapters and sections where those standards can be reviewed are linked above for your convenience.
12. The following studies are anticipated to be required at project submittal. Additional studies may be required based on actual scope of the proposed project:
 - a. Traffic Impact Analysis Memo
 - b. Air Quality and Greenhouse Gas Analysis
 - c. Noise Impact Analysis
 - d. Arborist Report – Addressing the Western Joshua Tree

Please contact the County of San Bernardino Environmental Health and Fire District for their applications, requirements, and fees.

Thank you for your interest in the Town of Yucca Valley. Should you have any questions please feel free to contact staff at your convenience.

Best regards,



Jared Jerome
Associate Planner



Pre-Application

Date received	4.3.2024
By	M
Fee	\$535.00
Case #	#####

PA 01-24

General Information

APPLICANT Lighthouse Christian Center Phone 760-360-2466

Mailing Address P.O. Box 144 Email CRAIG@JTLIGHTHOUSE.COM

City JOSHUA TREE State CA Zip 92252

REPRESENTATIVE BRIAN DIEBOLT / DESIGN CONCEPTS Phone 760-365-8742

Mailing Address 57445 29 Palms Hwy #304 Email design-online@verizon.net

City YUCCA VALLEY State CA Zip 92284

PROPERTY OWNER CRAIG BURTON + NORA MAUGHAN Phone 651-261-5994

Mailing Address 4484 Bonita Ave Email PMCBURTON@GMAIL.COM

City YUCCA VALLEY State CA Zip 92284

Project Information

Project Address 57155 29 Palms Hwy Yucca Valley

Assessor Parcel Number(s) 0595-371-15

Project Location S-E CORNER OF 29 Palms Hwy + Dumosa Ave

Project Description: SEE ATTACHED

Please attach any additional information that is pertinent to the application.

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signature: Nora Maughan
Name: Nora Maughan
Date: 4/3/2024

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

BRIAN DIEBOLT

to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: Nora Maughan
Name: Nora Maughan
Date: 04/03/2024

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of the letter, staff may stop processing of the application and/or not schedule the project for action by the Planning Commission or Town Council.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual time spent processing this application will be paid to the Town of Yucca Valley

Deposit Paid: \$ 535.00

Applicant's Signature Brian Diebolt

Applicants Name Brian Diebolt
(Please print)

Date: 4-3-24

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Dr
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Fees

The fee for processing a pre-application must be paid to the Town at the time the application is filed. In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project may not cover the total cost of processing this application and additional deposits may be required. A deposit of \$535 is required for the pre-application

Submittal Requirements

- ✓ 1) **PROJECT DESCRIPTION LETTER:** This will provide details on the existing conditions of the property and details regarding the proposed use and any proposed structures.
- ✓ 2) **SITE PLAN (Three copies):** This will show the parcel of land with all proposed buildings, walls, drive aisles, parking, landscape areas, sidewalks, streets, and any other proposed structure or object, drawn to scale. The plan should show easements, contour lines, flood areas, trees, surrounding land uses and existing structures.
- ~~3) **ELEVATIONS (Three copies):** This is a drawing of the external features of a proposed structure which includes all architectural features and types of materials proposed for finishing. Typically, this will include north, south, east, and west facing views of each building. This should be colored to represent the selected materials of the siding and roofing as displayed on the materials board.~~ — N/A @ THIS TIME
- ✓ 4) **FLOOR PLANS (Three copies):** This is a drawing of the interior layout of buildings, showing all walls, doors, windows, counters and similar structures. When applicable, seating areas, number of seats and aisles, shall be clearly labeled.
- ~~5) **SUBDIVISION MAPS (Three copies):** This drawing will show boundary of the area to be divided, streets, lot lines, easements both existing and proposed, and drawn to scale. The drawing shall indicate acreage and proposed lot sizes.~~ N/A
- ✓ 6) One set of 8 ½ X 11 and 11x17 reduction of all plans
- 7) One electronic copy of all materials provided



Design Concepts

Drafting & Design Service
57445 29 Palms Hwy., Suite 304
Yucca Valley, CA 92284

Phone (760)365-8742

Fax (760)365-8743

E-Mail: design.online@verizon.net

March 25, 2024

Town of Yucca Valley
Community Development Department
58928 Business Center Drive
Yucca Valley, CA 92284

RE: Project Description for Previous Bank of America Building

**57155 29 PALMS HWY
YUCCA VALLEY, CA 92284-2931
APN: 0595-371-15-0000
Lot Area: 60,000 SF, 1.37 ac.
Total Square Footage: 10,945 Sq. Ft.**

This proposal is for Tenant Improvements to remodel the current Bank into a Church. The attached floor plan shows a main assembly area without fixed seats at 2617 sf. Surrounding areas will be ancillary uses to the main gathering room and consist of a Nursery, Nursing Mothers Room, Entry/Foyers, Restrooms, Childrens Ministries, Sunday School Classrooms, Administration, Janitorial and Youth Activities room (upstairs).

An additional area will be a Coffee House utilizing the area shown and the current Drive-Thru. The Coffee house will be open Monday -Saturday and closed on Sunday when main church activities will take place. Coffee house area will be approx. 1470 sf. (87 parking spaces will provide more than adequate parking for this use)

Parking Analysis:

Main Assembly Room = 2617 SF
 $2617 \text{ SF} / 30 = 88$ parking spaces required (largest use by footage)

The attached site plan will be re-worked and re-striped to offer better 2-way circulation and to use the space more efficiently. New on-site parking plan will provide 87 parking spaces including seven spaces of "Employee or Staff" parking stacked in the drive-thru lane on Sundays only. Coffee House operation will be closed to the public on Sundays. Approximately 15 street spaces are also available on the outer highway for overflow if needed. The proposed use is also served by a public bus stop on the same corner as the current building.

Our intention with this submittal is to determine Town requirements to secure proper approvals and the permitting process to move forward with working drawings beyond these preliminary designs and studies. Please provide the necessary steps and approvals necessary for us to move forward with construction and occupancy.

Hours of operation as follows:

Church:
2 staff
Monday - Saturday 9am-5pm
Sundays 7am-9pm (main service day)
Wednesday 6pm-9pm (Bible study with smaller crowd)

Coffee shop:

4 staff

Monday - Saturday 6am-9pm

Sunday – Closed

The coffee shop operations and fully attended church operations will not overlap at any time.

Thank you for your time and consideration.

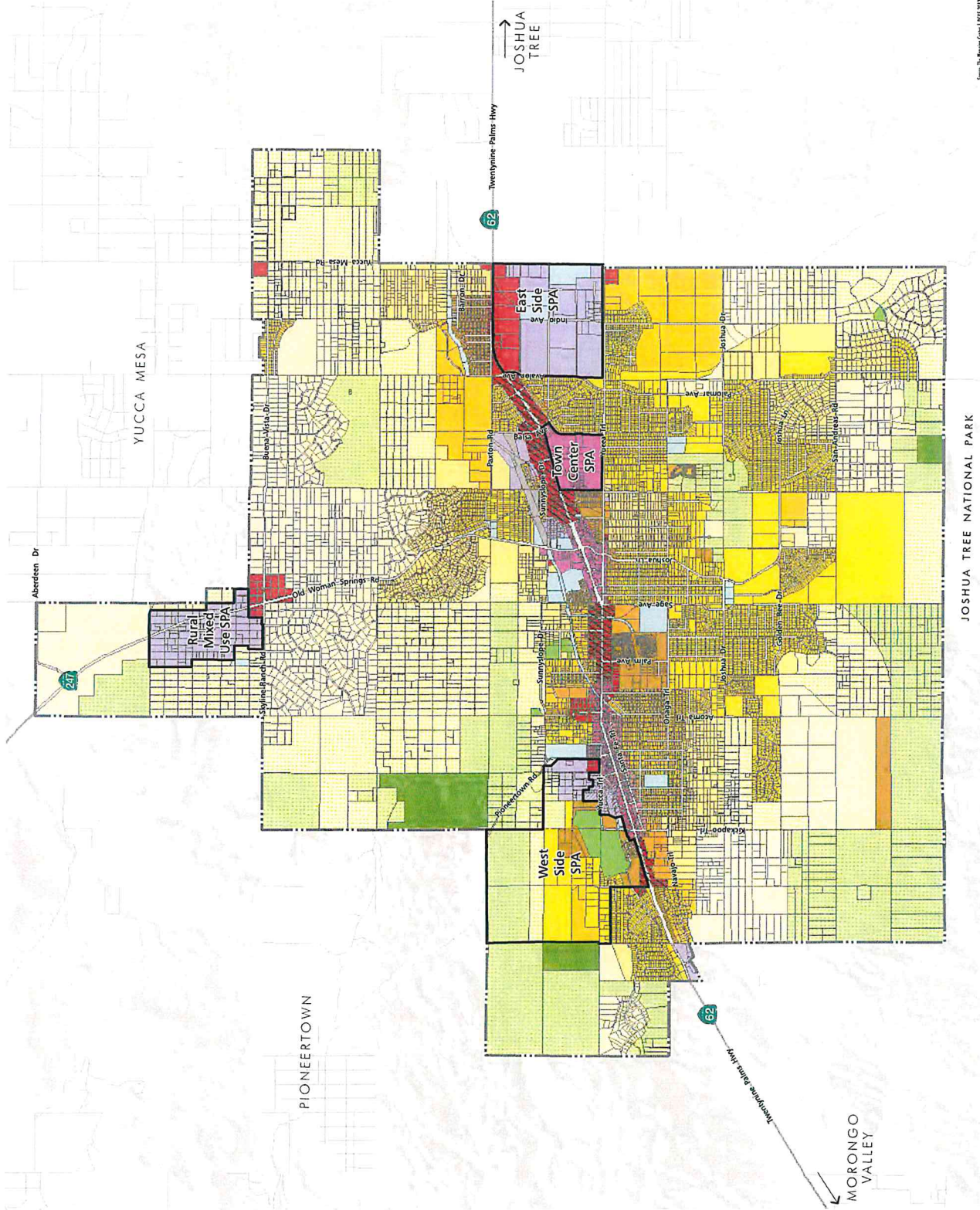
A handwritten signature in blue ink that reads "B-T-D" with a stylized flourish at the end.

Brian T Diebolt
Design Concepts

Figure LU-1

GENERAL PLAN LAND USE

- GENERAL PLAN DESIGNATION**
- Hillside Residential (HR) 20 ac min
 - Rural Living (RL-10) 10 ac min
 - Rural Living (RL-5) 5 ac min
 - Rural Residential (RR-2.5) 2.5 ac min
 - Rural Residential (RR-1) 1 ac min
 - Rural Residential (RR-0.5) 0.5 ac min
 - Low Density Residential (LDR) 2.1-5.0 du/ac
 - Medium Density Residential (MDR) 5.1-8.0 du/ac
 - Medium High Density Res. (MHDR) 8.1-14.0 du/ac
 - Commercial (C)
 - Mixed Use (MU)
 - Industrial (I)
 - Open Space - Conservation (OSQ)
 - Open Space - Recreation (OSR)
 - Public/Quasi-Public (PQP)
 - Airport (A)
- Old Town Specific Plan**
- Old Town Industrial/Commercial (OTIQ)
 - Old Town Mixed Use (OTMU)
 - Old Town Commercial/Residential (OTCR)
 - Old Town Highway Commercial (OTHC)
- Special Policy Areas and Overlays**
- Corridor Residential Overlay
 - SPA - Special Policy Area
 - Town Limits



The Town's positioning as the gateway to the Joshua Tree National Park provides the town with ongoing access to potential commercial growth as a result of its ongoing exposure to the tourism and visitor travel industry. Responsible economic development creates tax revenues for the Town and provides a variety of jobs to maintain quality of life. Many of the Town's nonresidential land use opportunities reside along SR-62 (Twentynine Palms Highway) and are included in mixed use or special policy areas, which are addressed in more detail in Section 2.4, *Special Policy Areas*. The one exception is the industrial and commercial node at the intersection of Skyline Ranch Road and SR-247 (Old Woman Springs Road).

Mixed Use

The Mixed Use designation in Yucca Valley provides flexibility for a variety of commercial and residential uses to be developed on one site in a vertical or horizontal configuration. These areas allow greater variety of land uses, which in turn provides more development options in different markets. Mixed use developments are often centers of activity and can be vibrant places to live, work and shop.

The Mixed Use land use designation is strategically located in two areas along SR-62 where infill development and reinvestment should be encouraged. Creating two mixed use nodes will vary the development pattern, distinguish different areas along the corridor from one another, and help make Yucca Valley's primary thoroughfare a more inviting and interesting place to stop and shop.

The future mixed use environment in the Town Center Mall area (Mixed Use–Town Center) is envisioned to be an employment-generating retail hub with integrated public spaces and residential projects. Uses in this area are assumed to build out at a 60 percent retail, 20 percent office (0.50 FAR), and 20 percent residential (18 du/ac) mix.

The character of the mixed use environment in the Town Hall area (Mixed Use–Civic Center) is envisioned to be a civic, office, retail, and residential activity center and assumes an 80 percent retail and 20 percent office mix (0.50 FAR). This area could include office, senior housing, housing, public facility, and retail uses.

OFFICIAL ZONING DISTRICT MAP

LEGEND

- R-HR HILLSIDE RESERVE (1 du / 20 ac.)
- R-L RURAL LIVING (1 du / 1, 2.5, 5, 10, 20 ac.)
- R-S RESIDENTIAL, SINGLE FAMILY (0-2, 0-3, 0-5 du / ac.)
- R-M RESIDENTIAL, MULTI-FAMILY (1-10, 0-14 du / ac.)
- C-MU MIXED USE COMMERCIAL (Varies)
- C-N NEIGHBORHOOD COMMERCIAL
- C-G GENERAL COMMERCIAL
- C-C COMMUNITY COMMERCIAL
- C-O OFFICE COMMERCIAL
- I INDUSTRIAL
- P/QP PUBLIC/QUASIPUBLIC (SEE SYMBOLS)
- O-S OPEN SPACE (SEE SYMBOLS)
- (SP) SPECIFIC PLAN
- OLD TOWN LAND USE
- OTHG OLD TOWN HIGHWAY COMMERCIAL
- OTI/C OLD TOWN INDUSTRIAL/COMMERCIAL
- OTMU OLD TOWN MIXED USE
- OTC/R OLD TOWN COMMERCIAL/RESIDENTIAL

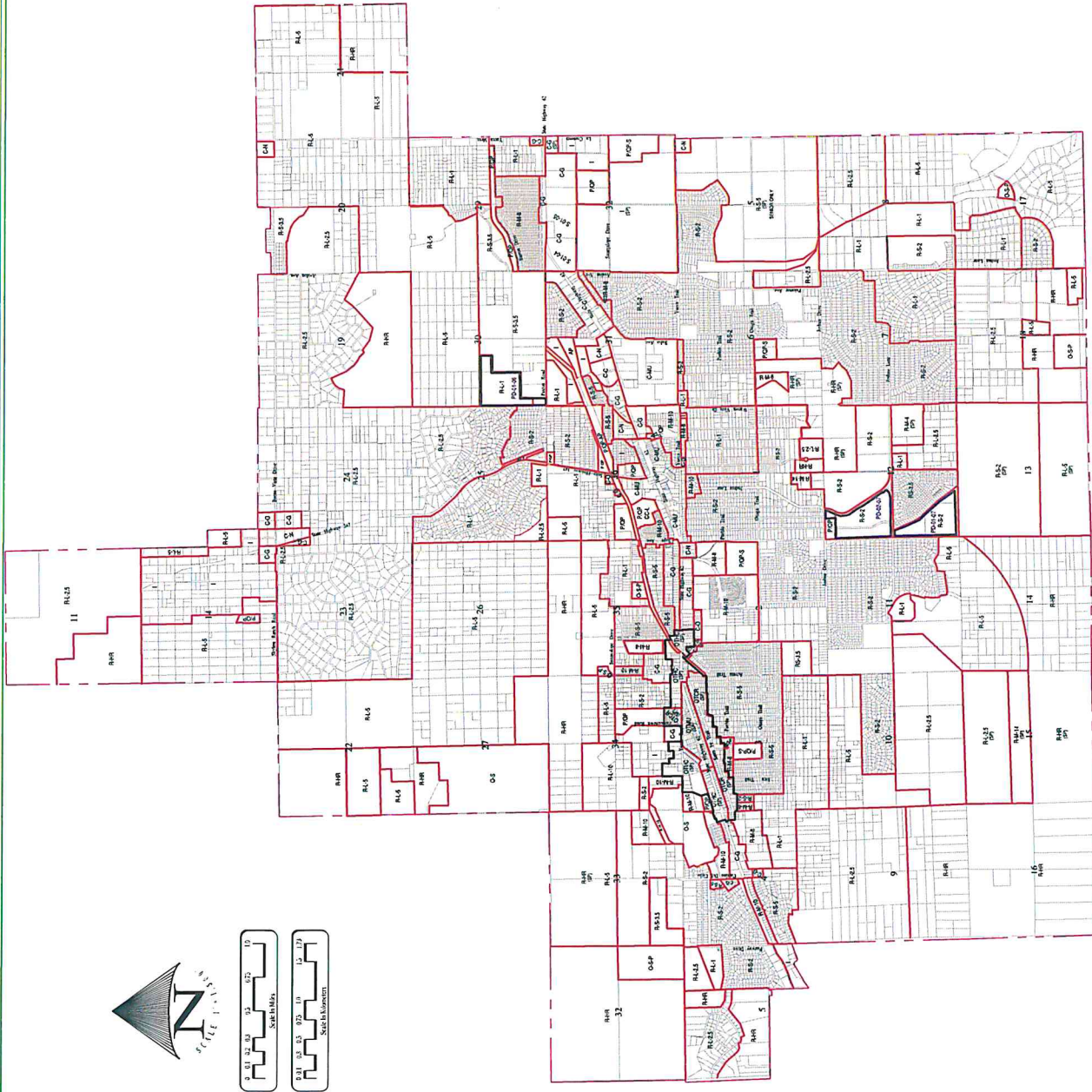
SYMBOLS

- PUBLIC/QUASIPUBLIC
- AP AIRPORT
- CC CIVIC CENTER
- FS FIRE STATION
- PS POLICE STATION
- H HOSPITAL
- S SCHOOL
- L LIBRARY
- U-S5 UTILITY SUBSTATION
- PW FLOODWAY
- OPEN SPACE
- P PARK
- LAND USE PLANS
- SP SPECIFIC PLAN
- PD PLAN DEVELOPMENT



Town of YUCCA VALLEY

TOWN COUNCIL MEETING
DECEMBER 16, 2014



CHAPTER 9.09

COMMERCIAL DISTRICTS

SECTION:

9.09.010: Purpose

9.09.020: Permitted Uses And Permit Requirements

9.09.030: Development Standards

9.09.040: Projections And Encroachments Into Required Setback Areas

9.09.050: Native Landscape Documentation Package

9.09.010: PURPOSE:

This chapter lists the land uses that may be allowed within the commercial zoning districts listed in section 9.05.030 of this article 2, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Properties located within the Mixed Use Commercial (C-MU) Zoning District are subject to the regulations and development standards of the General Commercial (C-G) Zoning District until such time as mixed use commercial (C-MU) regulations and development standards are adopted by the Council. (Ord. 253, 12-16-2014)

9.09.020: PERMITTED USES AND PERMIT REQUIREMENTS:

Table 2-15 of this section identifies the uses of land allowed by this Development Code in each commercial zoning district established by chapter 9.05, "Zoning Districts And Zoning Map", of this article 2.

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the "Notes And Other Regulations" column and in subsection 9.06.030B, "Permit Requirements", of this article 2.

Pursuant to subsection 9.06.030A3, "Similar And Compatible Use May Be Allowed", of this article 2, the Director may determine that a proposed use is permitted, providing that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan.

The following land uses shall be permitted, pursuant to the conditions stipulated:

A. Accessory uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.

B. Commercial land uses proposed to operate from existing structures shall be permitted by right in the following cases:

1. The structure has historically been utilized in a fashion similar to the proposed use.
2. There are no structural off street, on site improvements or lack thereof which pose an immediate threat to the health, safety or general welfare of the Town.
3. There are no additions or alterations to the square footage of the existing structure. (Ord. 253, 12-16-2014)

TABLE 2-15

PERMITTED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS

Zoning districts:		
C-C: Community commercial	C-O: Office commercial	C-N: Neighborhood commercial
C-G: General commercial	C-MU: Mixed use commercial	

Permit required:		
CUP: Conditional use permit	PD: Planned development review	SUP: Special use permit
HOP: Home occupation permit	S: Specific plan	TSEP: Temporary special event permit
NP: Not allowed	SPL: Special license permit	TUP: Temporary use permit
P: Permitted	SPR: Site plan and design review	

Type Of Use	Permit Required By Zoning District					Notes And Other Regulations
	C-C	C-G	C-O	C-MU	C-N	
Residential:						
Mixed use development	NP	S	NP	SPR	NP	
Single-family dwelling unit	NP	NP	NP	NP	NP	
Single room occupancy housing	NP	CUP	NP	CUP	CUP	
Care uses:						
Child daycare center	NP	CUP	NP	CUP	CUP	See section 9.14.020, "Child Daycare Centers", of this article 2
Childcare (small family)	NP	CUP	NP	SPR	CUP	Single-family residences located in the commercial land use districts are subject to the standards specified in section 9.08.040 of this article 2
Childcare (large family)	NP	CUP	NP	CUP	CUP	
Home occupation	HOP	HOP	HOP	HOP	HOP	Permitted for single-family residences located in the commercial land use districts pursuant to chapter 9.50, "Home Occupation Permits", of this title
Homeless shelter	NP	NP	NP	NP	NP	Including transitional and supportive uses
Social care, congregate care, convalescent care facilities	NP	CUP	NP	CUP	CUP	Including, but not limited to, elderly care and sober living facilities
Agriculture, animal related, and open space uses:						
Animal care facility (with exterior kennel, pens and runs)	CUP	CUP	NP	NP	CUP	Including, but not limited to, animal hospitals, veterinarian,

	Animal care facility (without exterior kennel, pens and runs)	SPR	SPR	SPR	SPR	SPR	pet stores, and grooming
	Community gardens	SPR	SPR	SPR	SPR	SPR	
	Equestrian facility	CUP	CUP	NP	NP	CUP	
	Feed and tack	CUP	CUP	NP	NP	CUP	
	Horticulture/agriculture	SPR	SPR	NP	NP	SPR	Including, but not limited to, crop production, orchards, and vineyards
	Kennels (over 15 animals)	NP	NP	NP	NP	SUP	
	Livestock operations	NP	NP	NP	NP	NP	
	Natural resources development	NP	NP	NP	NP	NP	
	Nature preserve	SPR	SPR	SPR	SPR	SPR	
	Nursery/garden supply (with outdoor display)	SPR	SPR	SPR	CUP	CUP	
	Nursery/garden supply (without outdoor display)	SPR	SPR	SPR	SPR	SPR	
Retail commercial uses:							
	Adult oriented business	NP	CUP	NP	NP	NP	See chapter 9.52, "Adult Oriented Business", of this title
	Antique/secondhand stores	SPR	SPR	NP	SPR	SPR	
	Appliance sales and home goods (no repair)	SPR	SPR	SPR	SPR	NP	
	Auto and vehicle sales and rentals and parts sales	CUP	CUP	NP	CUP	CUP	
	Boat and recreational vehicle sales	CUP	CUP	NP	CUP	CUP	
	Building and landscape materials sales (indoor)	SPR	SPR	SPR	CUP	CUP	
	Building and landscape materials sales (outdoor)	CUP	CUP	NP	CUP	NP	
	Construction and heavy equipment sales and rentals	NP	CUP	NP	NP	NP	
	Convenience store	CUP	CUP	CUP	CUP	CUP	
	Farmers' market/arts and crafts events	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
	Fuel/propane dealer	NP	NP	NP	NP	NP	See section 9.14.040, "Gas Or Other Fueling Stations", of this article 2
	Grocery, supermarket, specialty food store, drugstore	SPR	SPR	SPR	SPR	SPR	
	Manufactured home sales	NP	NP	NP	NP	NP	
	Pawnshop	SPR	SPR	NP	NP	NP	

	Retail store (less than 80,000 square feet)	SPR	SPR	SPR	SPR	SPR	
	Retail store (80,000 or greater square feet)	SPR	SPR	CUP	CUP	CUP	
	Seasonal holiday sales facilities	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
	Shopping center (neighborhood, community, or regional)	CUP	CUP	CUP	CUP	CUP	
	Swap meet, outdoor market, auction yard (permanent)	NP	CUP	NP	NP	NP	See section 9.14.080, "Swap Meets", of this article 2
	Warehouse retail	CUP	SPR	CUP	NP	CUP	
Business, financial, and professional:							
	ATM	P	P	P	P	P	
	Financial institution and related service	SPR	SPR	SPR	SPR	SPR	
	Laboratory	SPR	SPR	SPR	SPR	SPR	
	Office (business, professional, corporate, medical)	SPR	SPR	SPR	SPR	SPR	
Eating and drinking establishments:							
	Bakery (retail), coffee shop and similar uses	SPR	SPR	SPR	SPR	SPR	Including, but not limited to, ice cream shops, frozen yogurt shops, and candy/sweet shops
	Bakery (wholesale)	SPR	SPR	SPR	CUP	NP	
	Bar, lounge, nightclub, tavern, and pool hall	CUP	CUP	CUP	CUP	CUP	
	Catering service	SPR	SPR	SPR	SPR	SPR	
	Fast food (with drive-through, delivery)	CUP	CUP	CUP	CUP	CUP	See section 9.14.030, "Drive- Up/Drive-Through Establishments", of this article 2
	Fast food (without drive-through, delivery)	CUP	SPR	SPR	SPR	CUP	
	Full service restaurant	SPR	SPR	SPR	SPR	SPR	
Commercial service uses:							
	Ambulance service	SPR	SPR	SPR	NP	NP	
	Appliance sales, service, repair, and rental	SPR	SPR	SPR	SPR	SPR	
	Automobile gas station	SPR	SPR	SPR	CUP	CUP	See section 9.14.040, "Gas Or Other Fueling Stations", of this article 2

Automobile service/repair (major repair/body work)	NP	CUP	NP	NP	NP	
Automobile service/repair (minor repair and maintenance)	CUP	SPR	CUP	CUP	CUP	
Automobile washing (car wash)	CUP	CUP	CUP	CUP	CUP	
Automobile washing (car wash) (fundraising, temporary)	P	P	P	P	P	
Barber, beauty shop, and other similar personal service uses	SPR	SPR	SPR	SPR	SPR	
Equipment sales, service, repair, and rental	CUP	CUP	CUP	NP	CUP	
Fitness center (less than 2,000 square feet)	SPR	SPR	SPR	SPR	SPR	
Fitness center (more than 2,000 square feet)	CUP	CUP	CUP	NP	CUP	
Fortune telling and related service	SPR	SPR	SPR	CUP	SPR	
Funeral service (excluding crematorium)	NP	SPR	CUP	NP	NP	
Funeral service (including crematorium)	NP	CUP	CUP	NP	NP	
Laundry and dry cleaning	SPR	SPR	SPR	SPR	SPR	
Locksmith	SPR	SPR	SPR	SPR	SPR	
Maintenance and repair (major)	NP	CUP	NP	NP	NP	
Maintenance and repair (minor)	SPR	SPR	CUP	CUP	CUP	
Massage establishment	SPL	SPL	SPL	SPL	SPL	See title 5, chapter 5.10, "Massage Services And Establishments", of this code
Printing and duplication services	SPR	SPR	SPR	SPR	SPR	
Studio (dance, music, martial arts, artists)	SPR	SPR	SPR	SPR/ CUP	SPR	Less than 2,000 square feet (SPR for C-MU) More than 2,000 square feet (CUP for C-MU)
Tattoo and piercing	SPR	SPR	SPR	SPR	SPR	
Commercial recreation:						
Amusement arcade or park	NP	CUP	NP	NP	NP	
Campgrounds	NP	NP	NP	NP	NP	
Carnivals/circuses/festivals/fairs	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
Concerts, open air theaters, outdoor entertainment events	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title

	Game arcade, internet cafe, and similar businesses	CUP	CUP	NP	CUP	CUP	
	Golf course	SPR	SPR	SPR	SPR	CUP	
	Hookah lounge	NP	CUP	NP	NP	CUP	
	Parks/recreation facilities	SPR	SPR	SPR	SPR	SPR	
	Private clubs and lodges	CUP	SPR	CUP	NP	CUP	
	Recreation and entertainment (commercial indoor and outdoor)	CUP	CUP	CUP	CUP	CUP	
	Recreational vehicle park	NP	NP	NP	NP	NP	See subsection 9.08.060B, "Recreational Vehicle Parks", of this article 2
Industry, manufacturing and processing, wholesaling:							
	Construction/contractor storage yard	NP	CUP	NP	NP	NP	
	Hazardous waste operations	NP	NP	NP	NP	NP	See section 9.34.110, "Hazardous Materials", of this title
	Manufacturing operations	NP	NP	NP	NP	NP	
	Motor vehicle storage/impound facility	NP	NP	NP	NP	NP	
	Recycling facility (processing facility)	NP	NP	NP	NP	NP	See section 9.14.070, "Recycling Facilities", of this article 2
	Recycling facility (small collection facility)	SUP	SUP	SUP	SUP	SUP	
	Research and development	SPR	SPR	SPR	CUP	SPR	
	Salvage facility	NP	NP	NP	NP	NP	
	Storage - ministorage (personal storage)	NP	NP	NP	NP	NP	See section 9.14.060, "Mini-/Self- Storage Facilities", of this article 2
	Storage (outdoor vehicles storage)	NP	NP	NP	NP	NP	
	Wholesaling and distribution	NP	NP	NP	NP	NP	
Transportation, communications, and infrastructure:							
	Communication facility	CUP	CUP	NP	NP	CUP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
	Parking lot	SPR	SPR	SPR	SPR	SPR	See chapter 9.33, "Parking And Loading

							Regulations", of this title. Accessory or incidental to the primary use of the same property
	Public/government facilities	SPR	SPR	SPR	CUP	CUP	
	Public safety uses (permanent)	SPR	SPR	SPR	SPR	SPR	
	Solar energy systems (accessory)	P	P	P	P	P	See chapter 9.42, "Accessory Solar Energy Systems", of this title
	Solar energy systems (utility grade/primary use)	NP	NP	NP	NP	NP	See chapter 9.46 of this title
	Transmission utility lines, pipelines, and control stations	CUP	CUP	CUP	CUP	CUP	
	Utilities (major)	CUP	CUP	CUP	CUP	CUP	
	Wind energy system (accessory)	SPR	SPR	SPR	SPR	SPR	See chapter 9.43, "Accessory Wind Energy Systems", of this title
	Wind energy system (utility grade/primary use)	NP	NP	NP	NP	NP	See chapter 9.46 of this title
	Wireless telecommunication facilities	CUP	CUP	CUP	CUP	CUP	Pursuant to chapter 9.44 of this title
Other uses:							
	Cemeteries, including pet cemeteries	NP	CUP	NP	NP	NP	
	Churches, religious assembly, and other public assembly	CUP	CUP	CUP	CUP	CUP	
	Conference centers and group camps	CUP	CUP	CUP	NP	NP	
	Correctional institution	NP	NP	NP	NP	NP	
	Emergency facilities (temporary)	TUP	TUP	TUP	TUP	TUP	See chapter 9.39, "Temporary Uses And Structures", of this title
	Hospitals/medical/rehabilitation centers/clinics	CUP	CUP	CUP	CUP	CUP	
	Hotels and motels	SPR	SPR	CUP	SPR	CUP	
	Marijuana dispensaries, marijuana cultivation, marijuana deliveries, additional prohibited marijuana	NP	NP	NP	NP	NP	Pursuant to chapter 9.53 of this title
	Museum, library, art gallery, outdoor exhibit	SPR	SPR	SPR	SPR	SPR	
	Schools (private, vocational, charter, and other)	CUP	CUP	CUP	CUP	CUP	
	Temporary special events	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special

							Events", of this title
	Temporary structures and uses	TUP	TUP	TUP	TUP	TUP	See chapter 9.39, "Temporary Uses And Structures", of this title

(Ord. 253, 12-16-2014; amd. Ord. 268, 7-18-2017; Ord. 297, - -)

9.09.030: DEVELOPMENT STANDARDS:

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in table 2-16 of this section, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in article 3, "Development Standards", of this title.

TABLE 2-16

COMMERCIAL ZONING DISTRICTS DEVELOPMENT STANDARDS

Development Feature	Requirements By Zoning District ¹				
	C-C	C-G	C-O	C-MU	C-N
Development Feature	Requirements By Zoning District ¹				
	C-C	C-G	C-O	C-MU	C-N
Minimum lot size ²	See map suffix ³				
	1 acre ⁴	5 acres ⁴	1 acre ⁴	1 acre ⁴	1 acre ⁴
Minimum lot dimensions (W: width, D: depth)	W: 120 ft. D: 120 ft.	W: 120 ft. D: 120 ft.	W: 120 ft. D: 120 ft.	W: 120 ft. D: 120 ft.	W: 120 ft. D: 120 ft.
Maximum lot dimensions (width to depth)	1:3	1:3	1:3	1:3	1:3
Setbacks:	Minimum setbacks required unless different setbacks are delineated on final map, parcel map, composite development plan, or are allowed pursuant to section XX.XXX				
Front	15 ft.	15 ft.	15 ft.	15 ft.	25 ft.
Side ⁵	10 ft.	0 ft.	10 ft.	0 ft.	10 ft.
Rear ⁶	10 ft.	0 ft.	10 ft.	0 ft.	10 ft.
Street side	15 ft.	15 ft.	15 ft.	15 ft.	25 ft.
Maximum floor area ratio (FAR)	Maximum allowed floor area ratio (FAR): floor area/lot area				
	0.50	0.50	1.0	0.50	0.50
Dwelling units/acre	NP	NP	NP	Up to 40 with specific plan	NP
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces				
	60%	60%	60%	60%	40%
Height limit	40 ft.	40 ft.	40 ft.	40 ft.	35 ft.
Minimum district size	5 acres	5 acres	5 acres	5 acres	5 acres
Other applicable standards	See article 3, "Development Standards", of this title, including the following standards:				

• Dedications and infrastructure improvement standards - chapter 9.30 of this title
• Landscaping and native plant protection - section 9.09.050 of this chapter
• Performance standards - chapter 9.34 of this title relating to avoiding adverse impact to adjoining properties relating to fire, explosive, or other hazards; noise or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness; electrical or other disturbance
• Property maintenance standards - chapter 9.35 of this title
• Signs - chapter 9.36 of this title
• Solar energy systems - chapter 9.46 of this title
• Wind energy systems - chapter 9.46 of this title
• Wireless communications facilities - chapter 9.44 of this title

Notes:

1. All projects shall comply with the commercial design guidelines.
2. Minimum lot size can be less if the subdivision application is filed concurrently with the specific plan, site plan and design review, or conditional use permit application.
3. Map suffix: The number placed after the zoning district initial is the allowable dwelling units (du) per 1 acre.
4. The above referenced acreages that are equal to 1 acre or more refers to gross acreage (total acreage including streets/infrastructure), less than 1 acre refers to net acreage (acreage not including streets/infrastructure).
5. Side yards are only required if necessary for emergency access. If adjacent property is not commercial or industrial, a side yard shall be required along that side of the property.
6. A rear yard is required only when the adjacent property is not designated commercial or industrial.
7. Residential development may occur within the Mixed Use Zone without the requirement for simultaneous commercial development.

(Ord. 253, 12-16-2014; amd. Ord. 297, - -)

9.09.040: PROJECTIONS AND ENCROACHMENTS INTO REQUIRED SETBACK AREAS:

A. General Provisions: All required yards shall be open and unobstructed from finished grade or from such other specified level at which the yard is required, to the sky, except for structures allowed in yards or courts by table 2-17 of this section.

Nothing in this section is intended to prevent the construction of any allowed primary or accessory structure within the building envelope which is the lot area not included in any required yard.

B. Clear Areas:

1. The projections listed in table 2-17 of this section may not, in any event, encroach on or into the following:
 - a. The clear sight triangle (section 9.31.020 of this title) required at street and alley intersections.
 - b. Within three feet (3') of any lot line, dividing lots not in common ownership, except as noted in table 2-17, "Projections Into Yards And Courts", of this section.

TABLE 2-17

PROJECTIONS INTO YARDS AND COURTS

Facilities	Front And Street Side Yards	Interior Side Yards And Courts	Rear Yard
Facilities	Front And Street Side Yards	Interior Side Yards And Courts	Rear Yard
Evaporative coolers, air condition compressors, and similar	4' when screened from view	2'	4'

equipment			
Propane tanks sited per California fire code and fire hazard design standards specified by subsection 9.34.060B1 of this title	If allowed by fire regulations and screened	If allowed by fire regulations and screened	4'
Cantilevered or supported decks; and cantilevered bay windows provided the total width of bay windows on any 1 story does not exceed 50% of the length of the wall containing them	4'	3'	4'
Roofed stairways, landings, corridors and fire escapes that are enclosed	5'	3'	10'
Garages, carports, sheds, and other detached, enclosed accessory building which occupy no more than 25% of the yard	Not allowed	Not allowed	Allowed
Unroofed parking and loading areas	See parking regulations (chapter 9.33 of this title)	Allowed	Allowed
Covered, underground, or partially excavated structures, such as garages, fallout shelters, wine cellars, basement and public utility or telephone/cable television vaults	Allowed, provided that the facilities do not extend more than 30" above the adjoining average finished grade level		
Fences, screening, safety guardrails, walls, and dense hedges along property lines	4' maximum height	10' maximum height	10' maximum height
Fence heights in excess of these standards may be allowed by an approved conditional use permit or variance or when required by the town for reasons of health, safety, and welfare of the general public			
Signs	Allowed, subject to sign design standards		

(Ord. 253, 12-16-2014)

9.09.050: NATIVE LANDSCAPE DOCUMENTATION PACKAGE:

A. General Provisions: Commercial development projects shall be allowed to transplant on and off site and to remove all regulated desert native plants from their native locations within the property boundaries, pursuant to the following development standards and requirements. Regulated desert native plants for all commercial land development projects, include the following:

REGULATED DESERT NATIVE PLANTS

Botanical Name	Common Name
Yucca schidigera	Mojave yucca
Nolina parryi	Parry's nolina
Juniperus californica	California juniper
Yucca whipplei	Our Lord's candle
Pinus monophylla	Pinon pine

Pursuant to section 80117 of the state Food And Agricultural Code, the clearing or removal of native plants from a canal, lateral ditch, survey line, building site, or road or other right of way by the landowner or his agent, if the native plants are not to be transported from the land or offered for sale, are not subject to state regulations. For plants regulated by the state to be transplanted off site, the town shall issue permits for their relocation in accordance with this section.

B. Submission: A native landscaping documentation package shall be submitted to the division at the time of filing land use applications for development of commercial projects. Land use applications for commercial projects may include, but are not limited to, specific plans, conditional use permit, site plan and development review applications, land use compliance applications, parcel and tract map applications, grading permit applications, building permit applications, and any other applications necessary for town authorization of land disturbing or development activity. The native landscaping documentation package may be combined with landscaping and water conservation requirements (chapter 9.32 of this title).

C. Information: The native landscaping documentation package shall contain the following information:

1. The botanical and common name of the regulated desert native plant.
2. The precise location of each regulated desert native plant.
3. The trunk or stem diameter of each regulated desert native plant.
4. The height of each regulated desert native plant.
5. The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.
6. The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc. The plans for the regulated desert native plant survey shall be no smaller than twenty four inches by thirty six inches (24" x 36") unless otherwise approved by the director.

D. Transplanting Off Site And On Site: All regulated desert native plants identified in the native landscaping documentation package as likely to survive transplanting shall be made available for adoption or shall be transplanted on site as part of the project's landscaping plan. All native plant permit applications shall illustrate maximum utilization of regulated desert native plants in the project's landscaping plan. It is strongly encouraged that all *Yucca brevifolia* (Joshua trees) identified for adoption and transplantation be relocated through the uses of an adequately sized tree spade.

E. Adoption: Those regulated desert native plants identified in the native landscaping documentation package as likely to survive transplanting procedures, and which are not incorporated into a project's landscaping plan, shall be available for adoption.

1. Any regulated desert native plant that is part of a commercial development project, which are determined likely to survive transplanting procedures and not incorporated into a project's landscaping plan shall be made available for adoption. The project shall provide a minimum thirty (30) day noticing period and thirty (30) day adoption period. The adoption period may be less than thirty (30) days if all available regulated desert native plants have been adopted.

2. A native landscape permit may include nonregulated desert native plants at the remover's discretion.

3. In the adoption of regulated desert native plants first priority shall be within the town of Yucca Valley and the second priority is Morongo Basin.

4. It is strongly recommended by native plant experts that native plants be moved only once to ensure survivability.

5. Prior to the adoption a thirty (30) day signage period is required which may commence with submittal of the regulated desert native plant permit. All projects required by this title to offer native plants for adoption shall at a minimum install the required on site signage on the property notifying the general public pursuant to the following:

a. A minimum of one sign shall be displayed. The sign may be incorporated into a subdivision sign or other permitted sign. The minimum size of the sign shall be not less than twenty four inches (24") in height by thirty six inches (36") in width. Signs shall be no larger than thirty two (32) square feet in area.

b. Signage shall be displayed perpendicular to roadways.

- c. Where multiple signs are proposed, signs shall be displayed on separate roadways, where possible.
 - d. Signs shall, at a minimum, display the following:
 - (1) A heading and statement indicating that regulated desert native plants are available for adoption.
 - (2) The name of the individual or entity removing the regulated desert native plants.
 - (3) A phone number where the individual or entity removing the regulated desert native plants may be contacted.
 - (4) A statement indicating that the individual or entity removing the regulated desert native plants is the primary contact, and that the town of Yucca Valley may be contacted for more information on the regulated desert native plants available for adoption and for contacting the individual or entity removing the regulated desert native plants.
 - (5) The phone number for the town of Yucca Valley's community development department.
 - e. Signs required by this section are in addition to the subdivision signage allowed by this development code.
 - f. The sign may be installed in conjunction with the native landscape documentation package submittal.
- F. Adoption, Transplanting And Maintenance Of Regulated Desert Native Plants: All regulated desert native plants made available for adoption shall be transplanted and/or stockpiled and maintained until transplanted in accordance with the following standards:
- 1. Written permission must be obtained from and signed by the owner of the property on which the plants are to be located. A copy of the document granting such permission shall be submitted to the director prior to issuance of the permit.
 - 2. Approval of transplanting must take into consideration the plant's original and transplanted physical orientation, prevailing wind direction, soil type of the original and transplanted locations, and other related attributes which may affect the successful transplantation of the native plants in question.
 - 3. Native plants that are proposed to be removed shall be transplanted or stockpiled for future transplanting wherever possible. In the instance of stockpiling for future transplanting the permittee shall have submitted and received approval of a native plant maintenance plan. The maintenance plan shall include the following:
 - a. The proposed schedule of watering.
 - b. The proposed location of stockpiled plants.
 - c. How the plants will be supported.
 - d. The method of trap fencing to be used.
- G. Removal: Those regulated desert native plants not incorporated into a project's landscaping plan and not adopted during the thirty (30) day adoption period are allowed to be removed. In addition plants determined to be unlikely to survive transplantation may be removed. (Ord. 253, 12-16-2014; amd. Ord. 291, 1-19-2021)

9.14.030: DRIVE-UP/DRIVE-THROUGH ESTABLISHMENTS:

A. Purpose: This section provides locational and operational guidelines for retail trade or service uses providing drive-through and drive-up facilities to ensure that the facilities are designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, pedestrian safety, traffic, and unsightliness.

B. Applicability: The provisions in this section shall apply to drive-through and drive-up facilities as defined in article 7, "Definitions", of this title and where allowed in compliance with this article 2 and the following Town guidelines.

C. Inwardly Focused: Drive-through aisles should be inwardly focused within the site and located away from adjoining streets and any adjoining residential properties, wherever feasible.

D. Pedestrian Walkways: Pedestrian walkways (including ADA access areas) should not intersect the drive-through access aisles, but where they do they shall have clear visibility and be emphasized by enhanced paving or markings.

E. No Reduction In Off Street Parking: The provision of drive-through and drive-up service facilities shall not justify a reduction in the number of required off street parking spaces.

F. Accommodation Of Waiting Vehicles:

1. Drive-through access aisles should provide sufficient space before the menu board to accommodate at least five (5) waiting vehicles and at least five (5) waiting vehicles between the menu board and the drive-up service window.

2. Drive-through lanes shall be designed separately from drive-through access aisles and shall avoid the blocking of parking stalls or pedestrian access.

G. Menu And Preview Boards: Menu and preview boards may only be installed in compliance with all of the following requirements:

1. As practical, visibility of outdoor menu and preview boards should be minimized from any adjoining street(s). Additional landscape areas or shrub plantings may be required to provide proper screening.

2. Any proposed carhop and/or walk-up menu boards shall not exceed twelve (12) square feet in area and shall be located in areas generally defined through the required conditional use permit process in compliance with chapter 9.63 of this title.

H. Noise: Amplification equipment (e.g., speakers at menu boards, piped music, etc.) shall be located so as not to adversely impact adjoining uses and shall be operated in compliance with sections 9.34.080, "Noise", and 9.34.090, "Vibration", of this title.

I. Prevention Of Headlight Glare: Each drive-through aisle should be appropriately screened with a combination of landscaping, low walls, and/or berms maintained at a minimum height of three feet (3') to prevent headlight glare from impacting adjacent streets, adjoining properties, and parking lots.

J. Wall Required When Adjoining Residential Uses: A minimum six foot (6') high solid decorative masonry wall shall be constructed on each property line that adjoins a parcel zoned for and/or developed with a residential use. The design of the wall and the proposed construction materials shall be subject to review and approval through the site plan review process. A minimum five foot (5') deep landscaping strip shall be provided between the wall and any driveway. (Ord. 253, 12-16-2014)

CHAPTER 9.33

PARKING AND LOADING REGULATIONS

SECTION:

9.33.010: Purpose And Intent

9.33.020: Basic Requirements For Off Street Parking And Loading

9.33.030: Off Street Loading Spaces Requirements

9.33.040: Off Street Parking Spaces Requirements

9.33.050: Parking Spaces For People With Physical Disabilities

9.33.060: Bicycle Parking

9.33.070: Parking Area Design Standards

9.33.080: Location And Design Of Off Street Loading Spaces

9.33.090: Parking Area Plan Required

9.33.100: Standards For Truck Parking

9.33.110: Parking Design Guidelines

9.33.010: PURPOSE AND INTENT:

A. Ensure that off street parking and loading facilities are provided for new land uses, and for major alterations and enlargements of existing uses in proportion to the need for such facility created by each use.

B. Ensure that off street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public health, safety, and welfare, and where appropriate, insulate surrounding land uses from the adverse impacts of parking facilities and ingress/egress.

C. To ensure improved health, safety, and welfare for the motoring public through controlling areas to and from public roadways. (Ord. 254, 12-16-2014)

9.33.020: BASIC REQUIREMENTS FOR OFF STREET PARKING AND LOADING:

A. Facilities Required: Off street parking and loading facilities are required based on the following:

1. New Construction: For all new construction, off street parking, loading, ingress and egress shall be provided in accordance with this chapter.

2. Expansion Of Existing Structures: For any expansion/addition to an existing building that creates the need for additional parking facilities, parking shall be provided for the existing structure and the expansion area in accordance with this chapter.

3. Change In Use Of An Existing Structure With Existing Parking: Parking shall be provided in accordance with this chapter for any change in use that results in the requirement for an increase in the number of parking spaces:

a. No additional parking will be required where the total number of spaces required for the change in use is less than ten percent (10%) of the number of spaces required and existing for the use prior to such change. A change in occupancy is not a change of use unless the new occupant is considered a different land use classification than the former occupant.

4. Change In Use When No Paved Parking Exists: Where a change in use requires additional parking on a site where there is no existing paved parking, fifty percent (50%) of the required number of parking spaces shall be improved in accordance with this chapter.

B. Nonconforming Parking Or Loading: No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off street parking or loading facilities required by this chapter, provided that facilities being used for off street parking and loading as of the date of adoption of this chapter is not being reduced.

C. Spaces Required For Multiple Uses: In the case of mixed occupancies for all new development, the total requirements for off street parking shall be the sum of the requirements for the various uses computed separately. Development projects with uses having different peak hours may be eligible for a reduction in parking up to a maximum of twenty percent (20%).

D. Location And Ownership: Parking required to serve a residential use shall be on the same site as the use served, except that subject to approval of the director, parking for interim housing may be located on a different site under the same or different ownership provided it is adjacent to the use served. Parking required to serve a nonresidential use shall be on the same site as the use served or different site under same or different ownership with an approved parking agreement. Any required landscape setback shall not be used to meet off street parking requirements.

E. Common Loading Facilities: The off street loading facilities required by this chapter may be satisfied by the permanent allocation of the prescribed number of spaces for each use in a common truck loading facility, provided that the total number of spaces shall not be less than the sum of the individual requirements.

F. Computation Of Spaces Required: If, in the application of the requirements of this chapter, a fractional number is obtained, the number shall be rounded up or down to the nearest whole number.

G. Mixed Use Developments: For planned mixed use developments which consist of retail, office, and theater or hotel, or other similar combination of uses parking may be reduced by a maximum of twenty percent (20%) provided documentation is provided which demonstrates sufficient parking is being provided. Reduced parking would not be considered for development consisting of only retail and office. (Ord. 254, 12-16-2014)

9.33.030: OFF STREET LOADING SPACES REQUIREMENTS:

A. The required number of loading spaces shall be provided in accordance with table 3-4, "Required Loading Spaces", of this section.

B. References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, halls, and lobby area, but shall exclude area for stairs or elevators.

TABLE 3-4

REQUIRED LOADING SPACES

Gross Floor Area		Loading Spaces Required
Gross Floor Area		Loading Spaces Required
General commercial and institutional uses:		
	Less than 5,000 square feet	None required
	5,000 to 20,000 square feet	1 loading space
	Each additional 20,000 square feet	1 additional loading space
Professional office uses:		
	Less than 10,000 square feet	None required
	10,000 to 99,999 square feet	1 loading space
	Each additional 100,000 square feet	1 additional loading space
Manufacturing, wholesale, warehousing, and other industrial uses:		
	Less than 20,000 square feet	1 loading space
	Each additional 20,000 square feet	1 additional loading space

C. Loading spaces shall not be allocated or located in required parking areas or within minimum driveway aisles. (Ord. 254, 12-16-2014)

9.33.040: OFF STREET PARKING SPACES REQUIREMENTS:

A. Residential Parking Space Requirements: The required number of parking spaces for residential uses is provided in table 3-5, "Residential Parking Space Requirements", of this section.

TABLE 3-5

RESIDENTIAL PARKING SPACE REQUIREMENTS

Use	Parking Spaces Required
Use	Parking Spaces Required
Daycare home, large	1 space per 6 children, maximum enrollment based on maximum occupancy load
Duplex dwelling unit	1 space per dwelling unit within a garage or carport
Interim housing	1 space per sleeping room plus 1 per 100 square feet used for assembly purposes or for common sleeping areas
Mobilehome park	2 spaces per unit, 1 covered; tandem parking is permitted, plus 1 space per 8 units which must be designed for guest parking
Multi-family	1.5 spaces for each unit containing 1 bedroom; 2 spaces for each unit containing 2 or more bedrooms. At least 1 of the spaces required for each unit shall be within a garage or carport
Residential related:	
Boarding house	1 space per sleeping room or 1 space per bed, whichever is greater
Senior housing	1 space per unit within a carport or garage
Bed and breakfast	1 space per room available for rent in addition to that required for the primary residence
Residential care	1 space per 3 licensed beds
Second dwelling unit	1 per second unit; a minimum of 2 spaces covered per site (in association with primary unit)
Single-family dwelling unit	2 spaces within a garage or carport

B. Commercial Parking Space Requirements: The required number of parking spaces for commercial uses is provided in table 3-6, "Commercial Parking Space Requirements", of this section.

TABLE 3-6

COMMERCIAL PARKING SPACE REQUIREMENTS

Use	Parking Spaces Required
Use	Parking Spaces Required
Commercial retail and services:	
Ambulance service	1 space per 500 square feet plus 1 space per ambulance

	Animal service:	
	Animal boarding	1 space per 400 square feet
	Animal grooming	1 space per 400 square feet
	Animal hospital	1 space per 400 square feet
	Auto rental	1 space per 300 square feet of lot area, plus 1 per rental vehicle
	Auto repair and service	6 spaces plus 3 spaces per bay
	Auto storage	1 space per 5,000 square feet of lot area, plus a minimum of 2 spaces outside any perimeter fence or secure area
	Automobile sales, boat sales, mobilehome sales and other similar uses	1 space per 2,000 square feet of open area devoted to display or sales; provided that where such areas exceed 10,000 square feet, only 1 space needed to provide for each 5,000 square feet above the first 10,000 square feet contained in such area
	Bingo parlors	1 space per 2 seats
	Car wash:	
	Full service	1 space per 200 square feet of sales, office, or waiting area; plus a 5 space stacking lane per washing station
	Self-service	1 space per stall, plus 2 space stacking lane in front of each stall
	Catering services	1 space per 400 square feet
	Communications facility	1 space per 500 square feet
	Daycare center	1 space per each employee or teacher, and 1 space for each 5 children that the facility is designed to accommodate
	Fitness center	1 space per 200 square feet of gross floor area
	Funeral and interment services	1 space per 50 square feet of seating area
	Furniture store, appliance store, home improvement	1 space per 300 square feet
	Hotel/motel	1 space per guestroom, plus 1 space per 3 employees on largest shift, plus, 1 space per 50 square feet of banquet seating area, plus parking for other uses and facilities as required by this schedule
	Lumberyards and plant nurseries (nonwarehouse retail facilities)	1 space per 300 square feet of interior space plus 1 space per 1,000 square feet of outdoor or open area used for display or service
	Maintenance and repair (no autos)	1 space per 400 square feet
	Restaurants (fast food with drive-through)	1 space per 50 square feet of seating area (including outdoor dining), plus a stacking area to accommodate a minimum of 10 cars for drive-through service independent of any on site parking, parking maneuvering areas, and

		trafficways. The drive-through lanes shall be protected and/or defined by a curbed landscape strip not less than 3 feet wide or the driveway shall be segregated so as to not interfere with pedestrian or vehicle traffic and parking as approved by the commission
	Restaurants (including cafes, nightclubs, bars, taverns and other similar establishments)	1 space per 50 square feet of seating area (including outdoor dining)
	Restaurants (takeout service - no seating)	1 space per 250 square feet
	Retail sales	1 space per 250 square feet
	Shopping centers	1 space per 250 square feet
	Studio (art, dance, martial arts, music)	1 space per employee, plus 1 space per 2 students at maximum capacity based on occupancy of the building per California building code
	Swap meet	1 space per 1,000 square feet of lot area
	Theaters, movie, or live performance	1 space per 4 fixed seats for up to 800 seats, plus 1 per 8 fixed seats for seats in excess of 800 seats
Commercial recreation:		
	Bowling alleys	5 spaces per alley, 2 per pool/billiard table, plus 1 per 250 square feet of public assembly and retail areas
	Driving range	3 spaces plus 1 space per tee
	Golf course	4 spaces per hole, plus as required for any accessory use
	Gymnasium	1 space per 600 square feet of floor area plus 1 per employee
	Miniature golf	3 spaces per hole, plus as required for any accessory use
	Pool/billiards hall	2 spaces per pool/billiard table, plus 1 space per 250 square feet of public assembly area
	Skating rink (ice or roller)	1 per 5 fixed seats, or 1 per 35 square feet of seating area if there are no fixed seats; plus 1 per 250 square feet of additional public assembly area and retail sales (excluding rink area)
	Tennis/racquetball courts	2 per court, plus as required for any accessory uses
	Video arcade, internet cafe	1 space per 200 square feet or 1 space per computer terminal, whichever is greater
Offices:		
	General office	1 space per 250 square feet, minimum of 4 spaces

Medical and dental	1 space per 200 square feet, minimum of 4 spaces
--------------------	--

C. Industrial Parking Space Requirements: The required number of parking spaces for industrial uses is provided in table 3-7, "Industrial Parking Space Requirements", of this section.

TABLE 3-7

INDUSTRIAL PARKING SPACE REQUIREMENTS

Use	Parking Spaces Required
Use	Parking Spaces Required
General manufacturing and industrial uses	1 per 350 square feet of industrial use plus 1 per 350 square feet of office use plus 1 per vehicle operated in conjunction with the business
Hazardous waste facility	1 space for each 4,000 square feet of outdoor storage of material or 1 space for 250 square feet of office space or 1 space for each 500 square feet of indoor storage, whichever is greater
Ministorage/public storage	6 spaces plus 2 for caretaker, when meeting fire department drive aisle width requirements
Recycling facility (large and small collection facilities)	1 space for each 4,000 square feet of outdoor storage of material or 1 space for 250 square feet of office space or 1 space for each 500 square feet of indoor storage, whichever is greater
Research and development	1 per 500 square feet
Salvage and wrecking yard	1 per 5,000 square feet of lot area, plus 1 per 300 square feet for office and sales area
Warehousing	1 per 1,000 square feet plus 1 per 250 square feet for auxiliary office and sales uses

D. Public Facilities Parking Space Requirements: The required number of parking spaces for public facility uses is provided in table 3-8 of this section.

TABLE 3-8

PUBLIC FACILITIES PARKING SPACE REQUIREMENTS

Use	Parking Spaces Required
Use	Parking Spaces Required
Airports/heliports	As specified by conditional use permit (chapter 9.63 of this title)
Convalescent facilities, congregate care, assisted living facility	1 space per 4 licensed beds plus 1 per employee on largest shift plus 1 per staff doctor
Cultural institutions/museums	1 space per 300 square feet
Hospitals	1 space per patient bed
Park facilities	5 spaces per acre

Places of assembly	1 space for every 4 permanent seats in principal assembly area or room. Where no permanent seats are provided, 1 space for every 30 square feet of floor area in principal assembly room. 24 linear inches of bench or pew shall be considered a fixed seat
Retirement or rest homes	1 space per 3 beds plus 1 per employee on largest shift
Schools (public/private):	
Nursery/preschool	1 space per staff member, plus 1 space per 10 children
K to 8th grades	2 spaces per classroom
9th to 12th grades	7 spaces per classroom
Community college	10 spaces per classroom
University	10 spaces per classroom, plus 1 space per faculty member and employee on the largest shift
Vocational, trade, or technical schools	1 space per 1.3 faculty, support staff, students during largest attendance period

(Ord. 254, 12-16-2014)

9.33.050: PARKING SPACES FOR PEOPLE WITH PHYSICAL DISABILITIES:

A. Compliance: All parking facilities shall comply with the requirements of the California administrative code (title 24) and with the sign requirements of the California Vehicle Code section 22511.7. One space shall be provided for each dwelling unit designated for individuals with physical disabilities. Parking for individuals with physical disabilities shall be provided for all other projects on the basis of total parking provided on site as shown in table 3-9, "Required Number Of Parking Spaces For People With Physical Disabilities", of this section.

TABLE 3-9

REQUIRED NUMBER OF PARKING SPACES
FOR PEOPLE WITH PHYSICAL DISABILITIES

Number Of Required Parking Spaces	Required Disabled Parking Spaces
Number Of Required Parking Spaces	Required Disabled Parking Spaces
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
Over 500	Add 1 space per each additional 200 spaces

B. Disabled Parking Lot Dimensions: Table 3-10, "Disabled Parking Space Dimensions", of this section identifies the dimensions for disabled parking areas.

C. Access Aisles: One in every eight (8) required accessible spaces, but not less than one, shall be served by an access aisle ninety six inches (96") wide minimum and shall be designed as "Van Accessible". See table 3-10 of this section for van accessible spaces parking dimensions.

TABLE 3-10

DISABLED PARKING SPACE DIMENSIONS

Disabled Parking Space	Parking Area	Loading Area/ Access Aisle	Total	Depth
Each parking space	9'	5'	14'	19'
2 adjoining parking spaces	9' for each space (2 spaces)	5' (shared)	23'	19'
Van accessible spaces	9'	8' (passenger side)	17'	19'

(Ord. 254, 12-16-2014)

9.33.060: BICYCLE PARKING:

Bicycle racks may be required for all commercial, industrial, public, and semipublic projects. Bicycle parking would be in addition to automobile parking spaces pursuant to chapter 9.41, "Trip Reduction Requirements", of this article 3. (Ord. 254, 12-16-2014)

9.33.070: PARKING AREA DESIGN STANDARDS:

A. Parking Space Dimensions: Each off street parking stall shall consist of minimum dimensions identified in table 3-11, "Parking Spaces Dimensions", of this section, including standard spaces and compact spaces.

TABLE 3-11

PARKING SPACES DIMENSIONS

Parking Space	Width	Depth	Number Of Required Spaces	Other Requirements
Standard parking space	9 ft.	19 ft.	See tables 3-4 to 3-9 of this chapter	n/a
Compact space	7 ¹ / ₂ ft.	15 ft.	In parking lots which exceed 10 spaces' capacity and serve nonresidential uses, 25% of the required spaces may be allocated for compact parking	All compact spaces shall be clearly marked and be posted with signs stating "Compact Cars Only"

B. Wheel Stops: Any parking adjacent to any building or structure, wall, or fence shall have wheel stops not less than six inches (6") in height and a distance not less than three feet (3') from said building or structure, wall, or fence.

C. Striping: Individual parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the parking facility, with the two (2) lines being located an equal nine inches (9")

on either side of the stall sidelines.

D. Minimum Aisle Widths:

1. One-Way Traffic: One-way access drives leading to aisles within a parking area shall be a minimum width of twelve feet (12'), and within the aisles as shown in table 3-12, "One-Way Traffic Standards", of this section.

TABLE 3-12

ONE-WAY TRAFFIC STANDARDS

Parking Stall Angle (Degrees)	Minimum Aisle (Feet)
Parallel	12
1 to 45	14
46 to 60	17
61 to 90	26

2. Two-Way Traffic: The aisles and the two-way access drives leading to aisles within a parking area shall be a minimum width of twenty six feet (26').

3. Fire Department Requirements: Drive aisle widths shall comply with all fire department requirements, which may result in modifications to the standards listed in table 3-12 of this section.

E. Paving: All off street parking and loading areas for commercial and industrial development and outdoor vehicle sales areas, including driveways, aisles, turning and maneuvering areas and parking spaces shall be paved with not less than two and one-half inches ($2\frac{1}{2}$ ") of asphalt concrete or an equivalent surfacing and shall be graded and drained so as to dispose of all surface water, and shall be maintained in good repair.

F. Lighting/Security: All parking areas shall be well lit with sufficient lighting to illuminate all areas for security and safety and shall comply with the provisions of title 8, chapter 8.70, "Outdoor Lighting", of this code.

G. Buffering: All street frontage parking shall have a three foot (3') high wall, solid hedge or landscape berm or a combination thereof or an alternate buffer may be used subject to approval of the director, to buffer off street parking, loading areas, and outdoor sales display areas. The buffer shall be measured from the grade of the parking, loading, outdoor sales area and in the case of hedges, shall be situated at the rear of the landscape setback. This subsection shall not apply to single-family residence or a two-unit duplex.

H. Landscaping Required For More Than Twenty Spaces: Where more than twenty (20) parking spaces are required in a commercial, office, or multi-family zone, the parking area shall be landscaped a minimum five percent (5%) of the net off street parking area.

I. Shade Trees: Drought tolerant, desert compatible shade trees and other landscape material shall be included in the parking lot design in order to reduce the visual effects of large asphalt areas and to assist in improving the appearance of the property from street frontage.

J. Maintenance: Parking area shall be maintained at all times in a clean, neat, and orderly condition.

K. Accessibility: All spaces in a parking facility, except single-family and multi-family dwellings with up to two (2) dwellings, shall be accessible and all circulation shall be internal without reentering a public right of way unless it is determined by the director to be physically impossible to provide for such access. However, an alley may be used as maneuvering space for access to off street parking. Off street parking shall generally be located so as to be more convenient and accessible than on street parking with respect to entrances of buildings and pedestrian circulation on the site served.

L. Nonresidential Abutting Residential: Nonresidential parking, loading, or sales areas which abut residential land use districts, shall be separated by a solid fence or wall six feet (6') in height, measured from finish grade of parking lot. However, such fence or wall shall be reduced to a maximum four feet (4') in height within the

required front or street side yard. Where no front or street side yard is required, such wall or fencing shall be four feet (4') high within ten feet (10') of the right of way.

M. Driveways: In single-family residential land use districts where the parcel abuts a paved street or road, the driveway shall be surfaced with a minimum of two inches (2") of road mixed surfacing, except for single-family residential uses on lots of eighteen thousand (18,000) square feet or larger, in which case the driveway shall be dustproof with materials which may include slag, gravel, or similar materials. (Ord. 254, 12-16-2014)

9.33.080: LOCATION AND DESIGN OF OFF STREET LOADING SPACES:

A. Each loading space shall not be less than ten feet (10') in width, twenty feet (20') in length.

B. Required loading spaces shall not be within a building, but shall be on the site of the use served or on an adjoining site. On a site adjoining an alley, a required loading space shall be accessible from the alley unless an alternative access is approved by the director. A required loading space shall be accessible without backing a truck across property lines unless the director determines that provision of turnaround space is feasible and approves alternative access. An occupied loading space shall not prevent access to a required off street parking space. A loading area shall not be located in a required landscape setback.

C. Except in the industrial district, a loading facility which serves a project(s) in excess of fifty thousand (50,000) square feet that is visible from any public rights of way shall be screened from view. (Ord. 254, 12-16-2014)

9.33.090: PARKING AREA PLAN REQUIRED:

Prior to the construction of an off street parking area for a nonresidential use or a multi-family dwelling with four (4) or more units, a plan shall be submitted to the planning division for the purpose of indicating compliance with the provisions of this chapter. This plan shall include:

A. The location and placement of required landscaped areas, including a computation of the required area;

B. A planting plan including a list of plants by name and size keyed to their location on the parking area;

C. Location and description of fencing and architectural screen walls;

D. Layout and method of irrigation of landscaped areas;

E. Location and placement of parking stalls, including bumpers, striping and circulation, and directional signs, and all dimensions to permit comparison with approved parking standards;

F. Placement and illumination data of parking area lights, including photometric study; and

G. Method of drainage. (Ord. 254, 12-16-2014)

9.33.100: STANDARDS FOR TRUCK PARKING:

Excluding pickup trucks and sport utility vehicles, it shall be unlawful for any commercial vehicle having an unladen vehicle weight (as defined under the California Vehicle Code) of ten thousand (10,000) pounds or more to be parked in a residential land use district except for tow trucks which comply with the following requirements:

A. Tow Truck Operator: A tow truck operator may apply for a commercial vehicle parking permit subject to the following standards:

1. The tow truck must be registered to a permanent tow truck business located within a commercial or industrial land use district.

2. The tow truck shall be used for emergency calls only between the hours of five o'clock (5:00) P.M. and eight o'clock (8:00) A.M. and on weekends and legal holidays. No parking shall occur at the residence between eight o'clock (8:00) A.M. and five o'clock (5:00) P.M., except on weekends and legal holidays.

3. Trucks shall not be parked within the required front yard setback of the district in which it is located and must be parked a minimum of fifteen feet (15') from any side or rear property line. (Ord. 254, 12-16-2014)

9.33.110: PARKING DESIGN GUIDELINES:

A. Purpose: The following design guidelines are intended as reference to assist the designer in understanding the town's goals and objectives for parking and loading design. These guidelines complement

the mandatory parking and loading regulations contained in this chapter by providing good examples of potential design solutions and by providing design interpretations of various regulations.

The design guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

B. General Design Principles: A well designed parking facility depends on a variety of desirable elements, including:

1. Ease and convenience to all users;
2. The best utilization of available space;
3. Ease of access;
4. Good internal circulation;
5. Easy parking maneuvers;
6. Public transit;
7. Safety; and
8. Aesthetics.

C. Access:

1. Locate driveways with left turn movements with special attention to spacing driveways relative to the nearest point of street traffic control, especially a signal. Left turn movements are relatively hazardous.
2. Locate driveways with right turn entry movements with special attention to their location relative to street traffic control. Such movements which may impede through traffic shall be minimized.
3. Driveway design should be directly related to the layout of the parking area, amount of stacking distance (e.g., drive-in service facilities), type of loading facility, circulation pattern, building placement, and relation to the design of the public street, traffic control devices, traffic volumes and placement of other driveways.
4. Driveway "throat" distance should be sufficient to minimize any effect on traffic movements on adjacent streets.
5. Avoid locating entry and exit points where vehicles entering or leaving the site would conflict with large numbers of pedestrians.
6. The access points should be limited to minimize the number of potential conflict points with public streets.
7. Driveway distance should be sufficient to prevent vehicles from backing into the public street.
8. Access roads and aisles for parking should be kept at the maximum distance possible from residential units.

D. Parking Lot Layout:

1. When possible, segregate employee parking from customer parking. Employees will generally walk farther from parking to their work destinations than shoppers will walk from parking to stores.
2. Larger parking lots should be broken into smaller modules to reduce the size and visual impact of expansive parking areas or should be designed with additional shade trees/landscaping and other material to assist in minimizing the visual effect of large parking facilities.
3. Minimize the number of continuous parking spaces without interruption.
4. Consolidated parking lots for multiple uses are encouraged where practical.
5. Parking should be designed so that backing and turning movements associated with parking layout will not obstruct or conflict with traffic, either on or off site.

6. Parking lots shall be designed with adequate room to allow vehicles to turn around within the parking lot and enter an adjoining street in a forward direction.

7. Parking shall be provided with curbs, wheel stops or other barriers to prevent vehicles from extending beyond the perimeter of the parking lot and to prevent vehicles from contacting a wall, a fence or a sidewalk.

8. Access aisles should be designed to allow the user to walk directly toward, rather than parallel to, the building front.

9. End islands should be used to enhance the functional and aesthetic qualities of a parking lot in the following ways:

- a. Delineating on site circulation roadways;
- b. Ensuring adequate sight distance at the intersections of the parking aisles and driveways;
- c. Defining the area and geometry of intersections of parking aisles and driveways;
- d. Protecting the vehicles at the end of a parking bay; and
- e. Providing aesthetic enhancement of the site design.

E. Parking Stalls:

1. In apartment parking lots, parking stalls should be located to protect the privacy of residents by providing buffers, e.g., fences, walls or landscaping, from the effects of engine noise, automobile headlights and vehicle emissions.

2. Apartment parking stalls should generally be located no farther than one hundred fifty feet (150') from the entrance to each dwelling unit to avoid cars from parking on the street and to provide convenient access for unit residents.

3. Whenever possible all parking stalls should be aligned with the same orientation. Having one section at right angles to another tends to create confusion and can produce accident prone intersections.

F. Loading:

1. Loading and unloading facilities should be located on site and not within public right of way. There shall be no backing of vehicles onto the public right of way from loading areas.

2. Loading areas should be screened from entrances and other highly visible areas of the site. Adequate turnaround and backing areas shall be provided without disruption of circulation or parking facilities.

G. Lighting:

1. All parking lot and loading facility lighting shall be shielded in accordance with title 8, chapter 8.70, "Outdoor Lighting", of this code so that substantially all the directly emitted light falls within the property line.

2. No illumination is to be designed or used which produces direct, or reflected light that interferes with the safe movement of motor vehicles on public streets including:

- a. Any light fixture not designed for street illumination that produces light that could interfere with the operation of a motor vehicle;
- b. Any light that may be confused with or construed as a traffic control device; or
- c. Any animated, flashing, or changing intensity lights, except for temporary holiday displays.

H. Pedestrian:

1. A system of interior pedestrian paths or sidewalks integrated with the parking lot should link the different parts of the development with one another and with transit stops.

2. Provide clearly discernible pedestrian walkways where there is adequate vehicular sight distance. The use of textured or colored pavement and signage should be used.

I. Transit:

1. Large scale commercial developments and employment centers should provide transit access as near as possible to the main entrance to the facility.

2. Transit stops should be designed as an integrated component of the site and feature pedestrian amenities and shelter. Secured transit information centers or kiosks with bus routes and schedule information should be provided if feasible.

3. Nonresidential development should orient the front or main entrance to the facility toward major streets with transit facilities.

4. Where parking areas separate the front or main entrance of the building from the transit facility, a separate pedestrian walkway or sidewalk may be required.

J. Bicycles:

1. Bicycle parking facilities should be located outside of a vehicular or pedestrian way and be protected and separated from motor vehicle traffic and parking lots by either a five foot (5') separation distance or a curb or other physical barrier.

2. Bicycle parking facilities should be made out of a durable and strong material, be permanently anchored to the ground and be designed so as to allow bikes to be locked to it.

3. Bicycle parking facilities should be sufficiently illuminated.

K. Landscaping Requirements For Parking Areas:

1. Precast and other masonry planters may be used to provide for some buffering for existing parking areas. Landscaping should be used to enhance the safety of parking lots by guiding the circulation of cars and people and by ensuring that the driver's vision is unobstructed.

2. Use of landscaping to control access to parking lots, to make traffic diverters prominent and to direct the flow of traffic within the lot.

3. Parking lots should be screened from surrounding public streets, sidewalks, parks and other public properties. Berms, walls, fences, plants, planters or similar means should be used to create the parking lot screen.

4. Whenever structures such as walls or fences are used to create a screen, plants should be located on the sides of the structure which can be seen from surrounding streets, sidewalks, parks and other public properties.

5. All areas within the perimeter of parking lots not used for parking, loading, circulation, transit or pedestrian facilities should be landscaped to minimize the feeling of expansive hard surfaced areas and to improve the parking lot appearance. Landscape design shall provide for adequate plant aeration and traffic safety.

6. Plant materials should be placed on islands, entry drives, pedestrian walls and along end islands which separate parking from drive aisles. Xeriscape landscaping shall be used.

7. Two feet (2') at the end of landscape islands should be left unplanted. The use of cobbles, patterned concrete, or brick pavers should be considered in these end areas.

8. Protect the root zones of trees at maturity by retaining a planted area encompassing the drip line. (Ord. 254, 12-16-2014)

ORDINANCE NO. 311

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING SECTION 9.63.020 OF THE YUCCA VALLEY DEVELOPMENT CODE RELATED TO CHANGE OF USE FOR CONDITIONAL USE PERMITS AND 9.68.020 FOR SITE PLAN REVIEW AND CHANGE OF USE

The Yucca Valley Town Council does hereby ordain:

SECTION 1: The Yucca Valley Development is amended to read as follows.

9.63.020- Applicability

- A. All new construction which is listed in the use classification charts for the underlying land use districts that require a Conditional Use Permit Review.
- B. Expansions which exceed the thresholds of Table 4.2 and are permitted subject to a Conditional Use Permit Review as specified in the use classification charts for the underlying land use district shall require a Conditional Use Permit.

TABLE 4.2 CONDITIONAL USE PERMIT EXPANSION THRESHOLDS

SQUARE FOOTAGE OF EXISTING BUILDING	MAXIMUM SQUARE FOOTAGE	MAXIMUM PERCENTAGE
up to 5,000	1250 sq ft	50%
5,001 - 10,000	2000 sq ft	50%
10,001 +	2500 sq ft	50%

- C. **Change in use of an existing structure**
- D. Projects which fall within the thresholds of the Conditional Use Permit shall comply with the General Plan, the Development Code and applicable Town Ordinances and regulations, including but not limited to:
 - 1. Half (1/2) width street improvements (curb, gutter, sidewalk, streetlights, median islands and pavement) on all streets fronting the project, pursuant to the Yucca Valley General Plan Circulation Element. For projects that are a change in use of an existing structure, half-width street improvements are only required when total vehicle trips are estimated to increase a minimum of 200 vehicle trips per day compared to the trip generation from prior site use.

2. Onsite water retention of incremental increase
 3. Dedication of easements for drainage facilities, streets, trails, aviation easements as required by this code and any adopted plans
 4. Improvements to drainage facilities except as defined by the parameters of the Council policies regarding drainage facilities
 5. Assessment Districts formation (including Landscape and Lighting, Street and Drainage, Community Facility District, and Public Safety)
 6. Utility Undergrounding, pursuant to adopted standards
 7. Landscaping and Landscaping Plan regulations (greater than 500 square feet of landscape area requires approval by Hi Desert Water District)
 8. Commercial Design Guidelines
 9. Outdoor Lighting regulations
 10. Parking and screening requirements
 11. Sign regulations
 12. All other Development Code regulations
 13. California Environmental Quality Act (CEQA) and any required mitigation measures
- E. Expansions which fall within the thresholds specified in Table 4.2 shall be processed as a Land Use Compliance Review, pursuant to Chapter 9.66.

9.68.020 Applicability

The provisions of this Article apply to:

- A. All new construction which is listed in the use classification charts for the underlying land use districts that require a Site Plan and Design Review.
- B. Expansions which exceed the thresholds of Table 4.5 and are permitted subject to a Site Plan and Design Review as specified in the use classification charts for the underlying land use district shall require a Site Plan and Design Review.

TABLE 4.5 SITE PLAN AND DESIGN REVIEW EXPANSION THRESHOLDS

SQUARE FOOTAGE OF EXISTING BUILDING	MAXIMUM SQUARE FOOTAGE	MAXIMUM PERCENTAGE
up to 5,000	1250 sq ft	50%
5,001 - 10,000	2000 sq ft	50%
10,001 +	2500 sq ft	50%

- C. Change in use of an existing building
- D. Projects which fall within the thresholds of the Site Plan and Design Review shall comply with the General Plan, the Development Code and applicable Town Ordinances and regulations, including but not limited to:
 - 1. Half ($1/2$) width street improvements (curb, gutter, sidewalk, streetlights, median islands and pavement) on all streets fronting the project, pursuant to the Yucca Valley General Plan Circulation Element. For projects that are a change in use of an existing structure, half-width street improvements are only required when total vehicle trips are estimated to increase a minimum of 200 vehicle trips per day compared to the trip generation from prior site use.
 - 2. Onsite water retention of the incremental increase
 - 3. Dedication of easements for drainage facilities, streets, trails, aviation easements as required by this code and any adopted plans.
 - 4. Improvements to drainage facilities except as defined by the parameters of the

Council policies regarding drainage facilities.

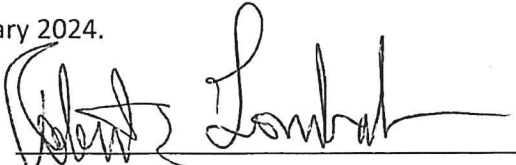
5. Assessment Districts Formation (including Landscape and Lighting, Street and Drainage Community Facilities District and Public Safety)
 6. Utility Undergrounding, pursuant to adopted standards
 7. Landscaping and Landscaping Plan regulations (greater than 500 square feet of landscape area require approval by Hi Desert Water District)
 8. Commercial Design Guidelines
 9. Outdoor Lighting regulations
 10. Parking and screening requirements
 11. Sign regulations
 12. All other Development Code regulations
- E. Expansions which fall within the thresholds specified in Table 4.5 shall be processed as a Land Use Compliance Review, pursuant to Chapter 9.66.

Section 2. Severability: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The Town Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

Section 3. Certification; Publication: The Town Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the Town of Yucca Valley, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the Town Clerk in accordance with Government Code § 36933.

Section 4. Effective Date: This Ordinance shall become effective thirty (30) days from its adoption.

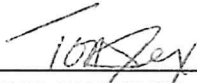
APPROVED AND ADOPTED this 20th day of February 2024.


MAYOR

ATTEST:


TOWN CLERK

APPROVED AS TO FORM:


TOWN ATTORNEY

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

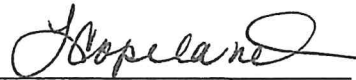
I, Lesley R. Copeland, Town Clerk of the Town of Yucca Valley, California hereby certify that the foregoing Ordinance No. 311 as duly and regularly introduced at a meeting of the Town Council on the 6th day of February 2024 and that thereafter the said ordinance was duly and regularly adopted at a meeting of the Town Council on the 20th day of February 2024 by the following vote, to wit:

Ayes: Council Members Abel, Denison, Drozd, Schooler and Mayor Lombardo

Noes: None

Absent: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Yucca Valley, California, this 20th day of February 2024.



Town Clerk of the Town of
Yucca Valley



Town of Yucca Valley
Traffic Scope Approval Form

To be Completed by applicant consultant and approved by Public Works prior to start of study.

Project _____
Name: Project _____
Address: Project _____
Description: _____
Developer's Name: _____
Developer's Address: _____
Telephone No _____ Email address: _____

Trip Generation Rates from ITE Latest Edition

Land Use (1) _____
Development Sq Ft _____
ITE Land Use Code _____
Daily Trips _____
AM Peak Hour Trips
Inbound _____
Outbound _____
Total _____
PM Peak Hour Trips
Inbound _____
Outbound _____
Total _____

Land Use (2) _____
Development Sq Ft _____
ITE Land Use Code _____
Daily Trips _____
AM Peak Hour Trips
Inbound _____
Outbound _____
Total _____
PM Peak Hour Trips
Inbound _____
Outbound _____
Total _____

(Use Additional Sheet(s), if Necessary)

Pass-by Trips (%), if applicable: _____ %
Land Use (1) _____
ITE Land Use Code _____
Daily Trips _____
AM Peak Hour Trips
Inbound _____
Outbound _____
Total _____
PM Peak Hour Trips
Inbound _____
Outbound _____
Total _____

Land Use (2) _____
ITE Land Use Code _____
Daily Trips _____
AM Peak Hour Trips
Inbound _____
Outbound _____
Total _____
PM Peak Hour Trips
Inbound _____
Outbound _____
Total _____

Project Opening Year: _____

Build-out Year: _____

- Study Intersections: 1 _____
2 _____
3 _____
4 _____
5 _____

- 6 _____
7 _____
8 _____
9 _____
10 _____

(Use Additional Sheet(s) and Maps to show project Boundaries & Attach memo for project Description)



Town of Yucca Valley
Traffic Scope Approval Form

To be Completed by applicant consultant and approved by Public Works prior to start of study.

Study Roadway Segments: 1 _____ 2 _____
3 _____ 4 _____
5 _____ 6 _____

Proposed Development Use: Residential Commercial Mixed-Use Other

Software Methodology: Synchro HCS

Additional Issues to be considered: Traffic Calming Measures Queuing Analysis

Bike/Ped Accommodations Merge Analysis Gap Analysis

Actuation/Coordination Safety Analysis Sight Distance Analysis

Is the project screened from VMT assessment? Yes No

VMT Screening Justification _____

Ambient Growth Rate: _____%

Trip Distribution: East _____% West _____% North _____% South _____%

Consultant Preparer's Name: _____

Address: _____

Telephone No. _____ PE / TE License # _____

Email Address: _____

Signature: _____ Date: _____

Approved By (Public Works Department)

Signature: _____ Date: _____

Name: _____ Title: _____