



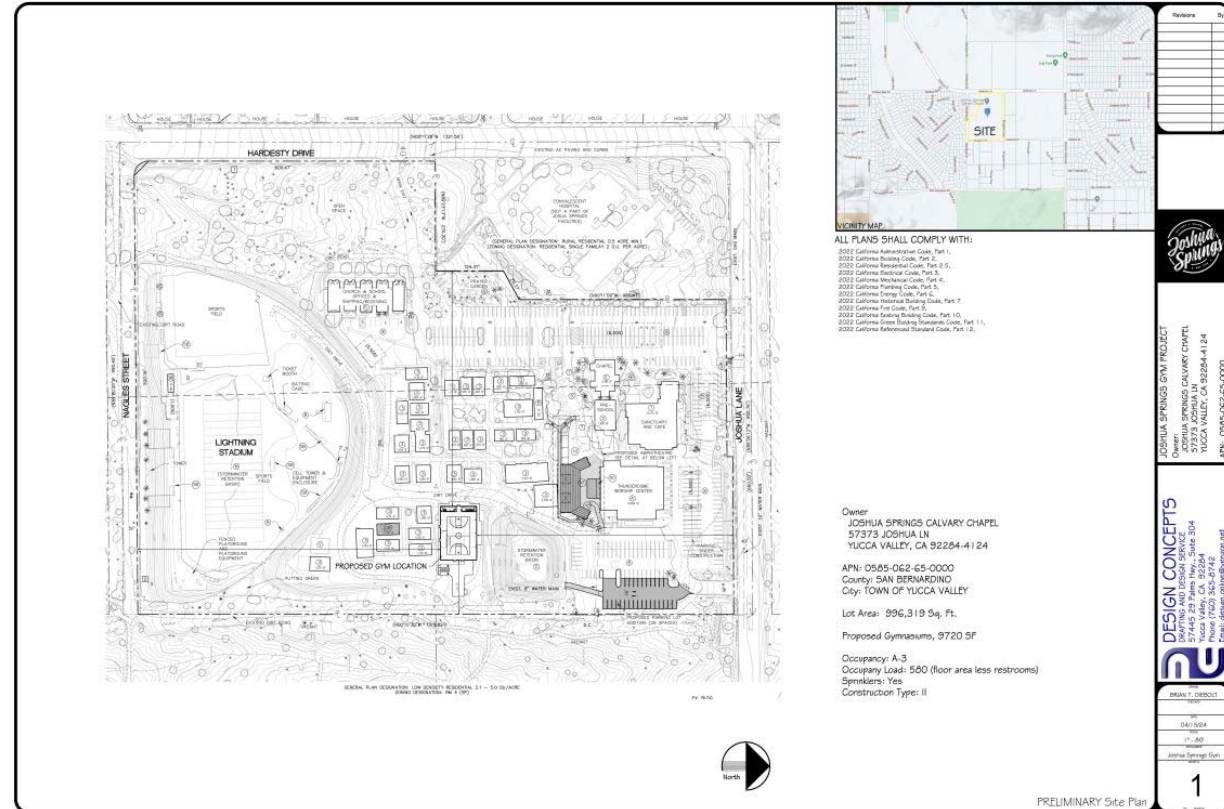
# October 2024 Land Development Update Report



# Conditional Use Permit Amendment 05-95: Joshua Springs Gymnasium

**Location:** 57373 Joshua Lane.

**APN** 0585-062-65.

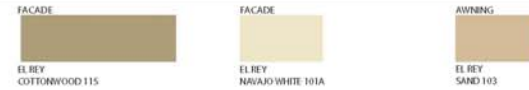


**Project Description:** Construction of a new 9,720 square foot gymnasium for Joshua Springs Calvary Chapel. The proposed project is designed to accommodate existing students and is not anticipated to add increase usage of the project site. The application is currently under staff completeness review.





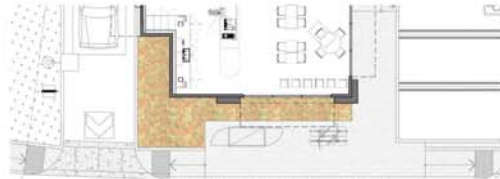
# Conditional Use Permit 01-20: Domino's & Jersey Mike's







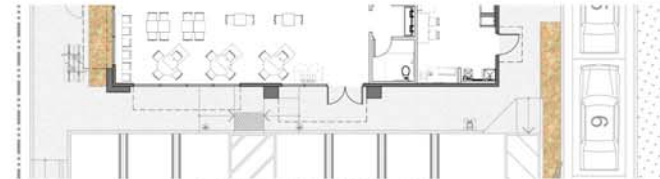
# Conditional Use Permit 01-23: Starbucks West



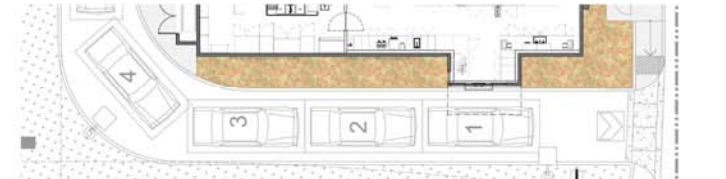
2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

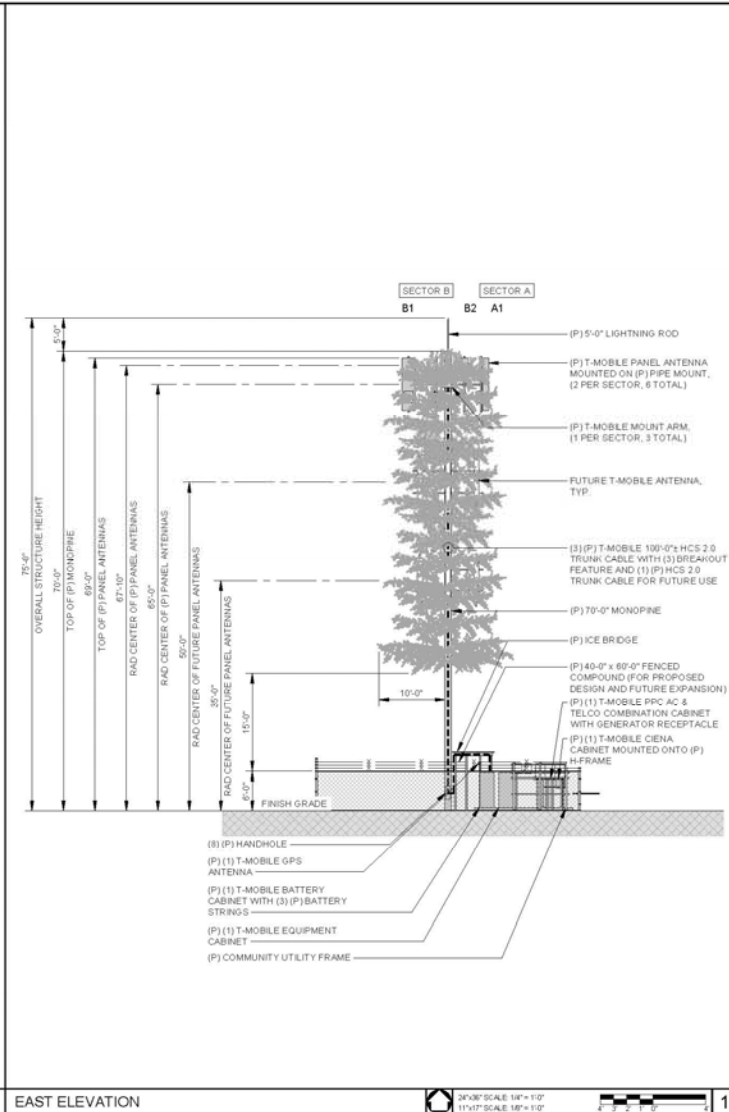
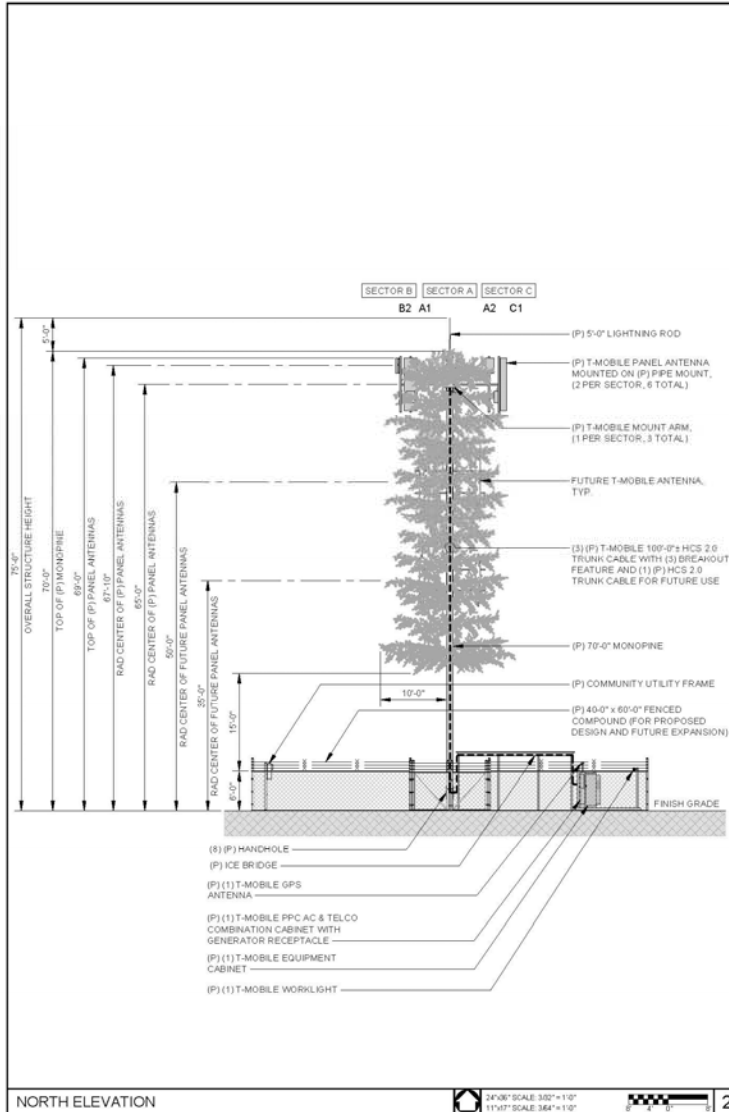
FINISH KEYNOTES	
1	CEMENT PLASTER FRESH SAND/7% TACHEL BY ORECA PLASTER
2	CONCRETE PAINTED
3	ALUMINUM STONE/STONE FRESH GARD BROWN BY ARCADIA GLASS CLEAR FLAT GLASS
4	METAL FINISH FRESH PAINTED STEEL
5	STANDING SEAM METAL ROOF FRESH PAINTED
6	STONE MOWER TYPE BOWDOEN BLUFFSTONE BY EL DORADO STONE
7	CORTINA JOINT FRESH PAINTED
8	ROOF TILE TYPE CANTERBURY COLOR (MC 140) SANTA BARBARA BLEND BY SABLE ROOFING
9	METAL WALL LATTICE TYPE PAINTED METAL
10	WALL FINISH TYPE BRAY SERIES, BYWOL LED, 1/2" COLOR: #1 BLACK BY LUMBER
PAINT COLORS	
1	PAINT COLOR: SWAIN WORLDLY GRAY BY SHERWIN WILLIAMS
2	PAINT COLOR: SWAIN ANCHORAGE BY SHERWIN WILLIAMS
3	PAINT COLOR: SWAIN FERRUGIN BLACK BY SHERWIN WILLIAMS
<small>NOTE: MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE REFERENCED FOR DESIGN INTENT ONLY AND MAY BE SUBSTITUTED BY AN EQUIVALENT ALTERNATE.</small>	







# Conditional Use Permit 03-23: Vertical Bridge Monopine



US-CA-5466 / IE95414  
 YUCCA VALLEY  
 56750 MOUNTAIN VIEW TRAIL  
 YUCCA VALLEY, CA 92284

REV	DATE	DESCRIPTION	BY
A	04/27/23	90% ZD	DT
0	05/24/23	100% ZD	SY

CHECKED BY: P.P.

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT

ELEVATIONS

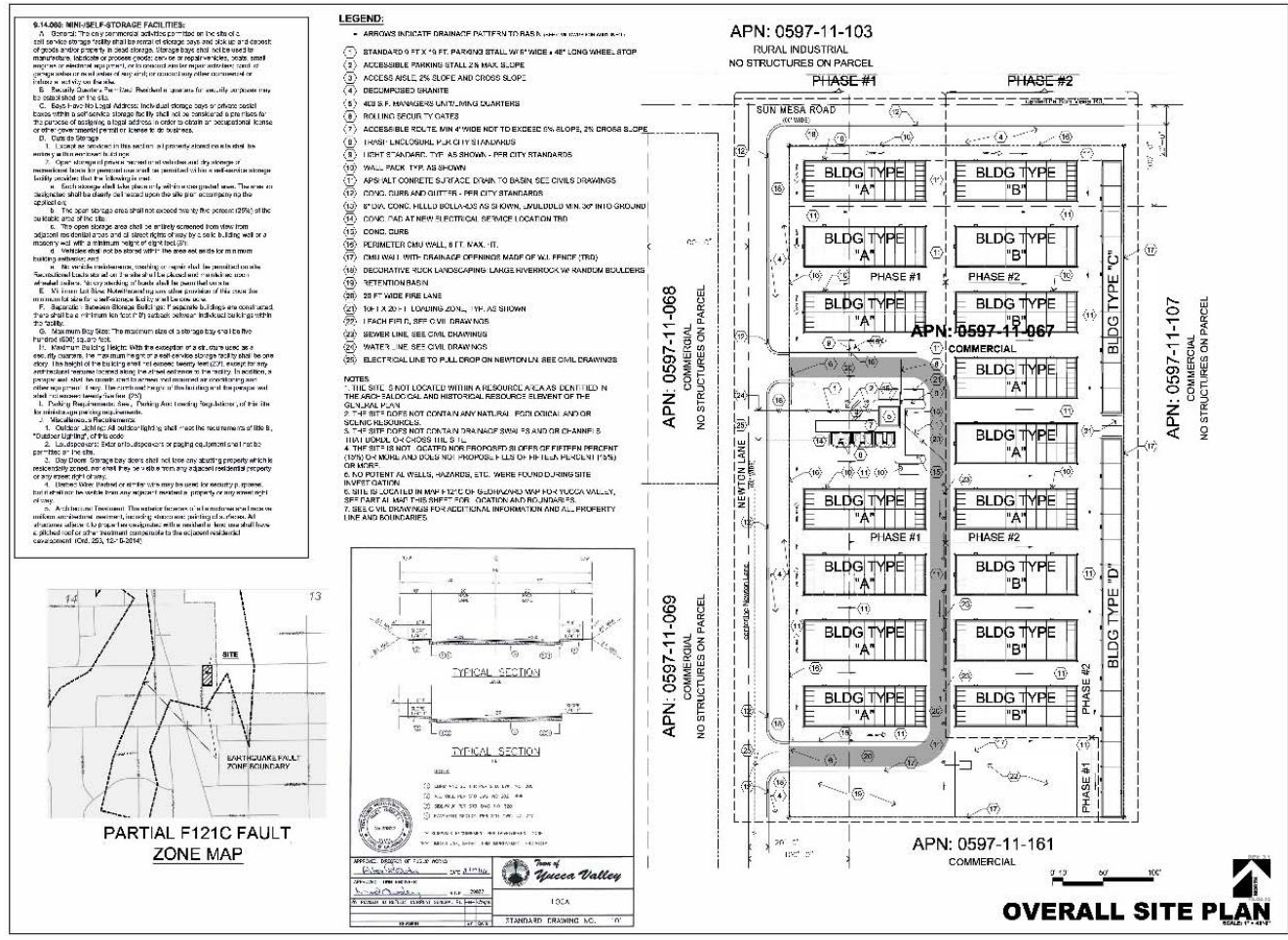
A-5



# Conditional Use Permit 04-23: Sun Mesa Mini-Storage

**Location: 4815  
Newton Lane.**

**APN 0597-111-67.**



DRP Enterprises

ROB BILLINGS  
SUN MESA ROAD  
YUCCA VALLEY, CA

PROPOSED  
MINI STORAGE  
S.E. CORNER  
NEWTON LANE AND SUN  
MESA ROAD

SCALE  
1" = 40'-0"

T-1.0

**Project Description:** Construct new 89,700 square foot mini-storage facility with office manager unit, including street improvements, block wall, lighting, and landscaping. Environmental studies are being prepared by the applicant. CEQA review begins when special studies have been submitted.



# Conditional Use Permit 04-23: Sun Mesa Mini-Storage

**BLDG TYPE "B" SIDE ELEVATION**

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL.

**BLDG TYPE "C" AND "D" END ELEVATION**

**BLDG TYPE "C" AND "D" SIDE ELEVATION**

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL.

**BLDG TYPE "A" END ELEVATION**

**BLDG TYPE "A" SIDE ELEVATION**

**BLDG TYPE "B" END ELEVATION**

NOTES:

1. ALL METAL TO BE 26 GA. UNLESS NOTED OTHERWISE
2. ALL ROOF AND WALL PANELS TO BE 80% PSI GALVANIZED STEEL (GALVALUME+ OR BETTER)
3. ALL DOOR HANDLES TO BE 15" FROM GROUND MIN. AND 48" FROM GROUND MAX.
4. GUTTERS AND DOWNSPOUTS INTEGRAL WITH METAL ROOF OVERHANGS AND EAVES WITH COLOR: EMPIRE SIG 200 KOKO BROWN
5. BOLLARDS TO BE YELLOW REFLECTIVE PAINT AND OR WITH REFLECTED STRIPES.
6. PROVIDE 4" HT. WAINSCOT AT UNITS VISIBLE FROM STREET. COLOR: EMPIRE SIG 200 CHARCOAL GRAY.
7. ALL COLORS TO BE EMPIRE SIGNATURE 200 STANDARD COLORS.

**PROPOSED COLORS:**

- MAIN BUILDING SIDING SADDLE TAN
- WAINSCOTING CHARCOAL GRAY
- ROLL-UP/OFC DOORS POLAR WHITE
- TRIM, GUTTERS, FASCIA KOKO BROWN

Project Designer: **ROB BILLINGS**  
SUN MESA ROAD  
YUCCA VALLEY, CA

Project: **PROPOSED MINI STORAGE**  
S.E. CORNER  
NEWTON LANE AND SUN MESA ROAD

**SCALE**  
3/16" = 1'-0"

## T-4.0





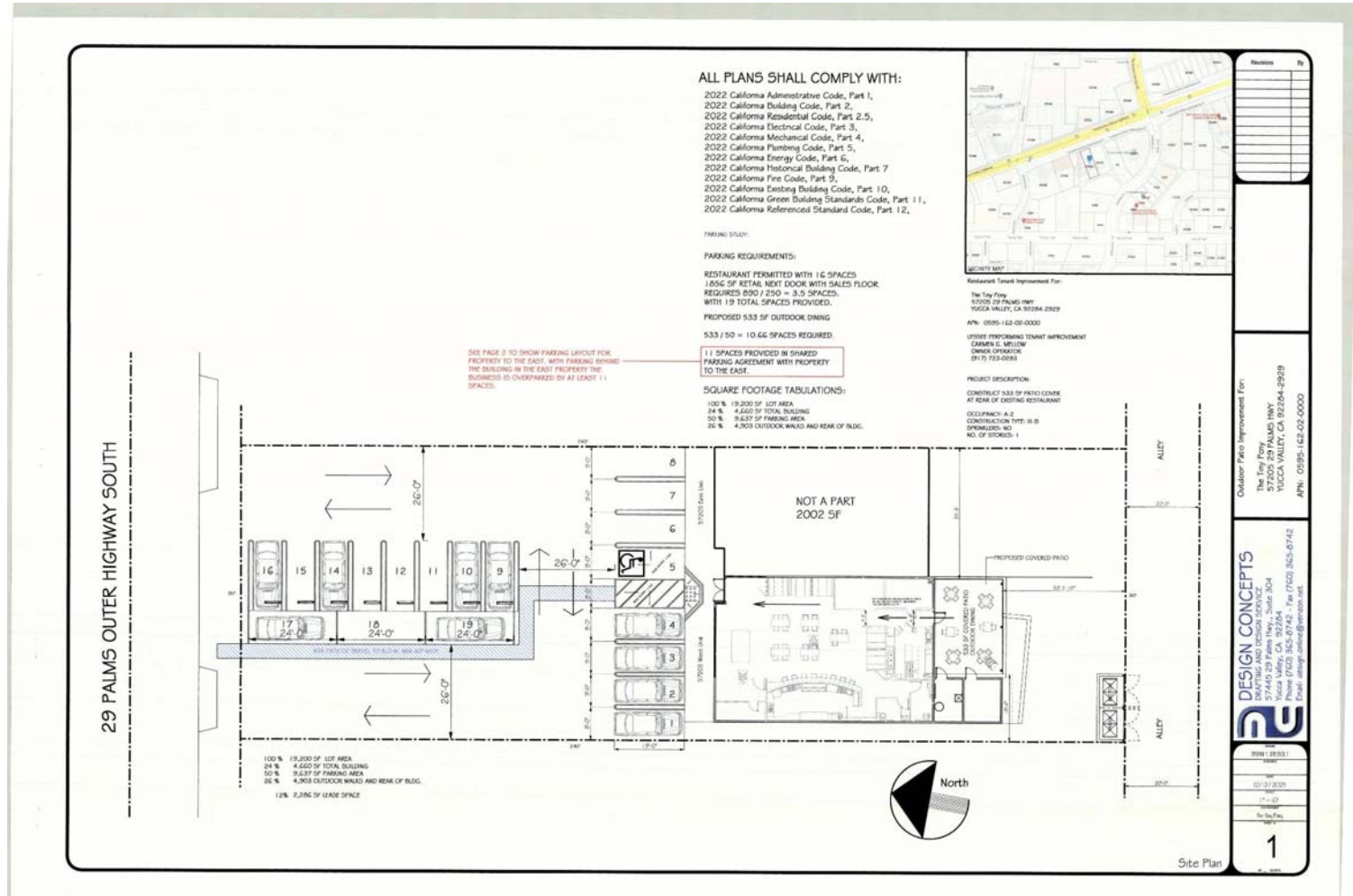




# Land Use Compliance Review 01-24: The Tiny Pony Outdoor Patio

**Location:** 57205 Twentynine Palms Highway, Yucca Valley, CA 92284.

APN 0595-162-02.



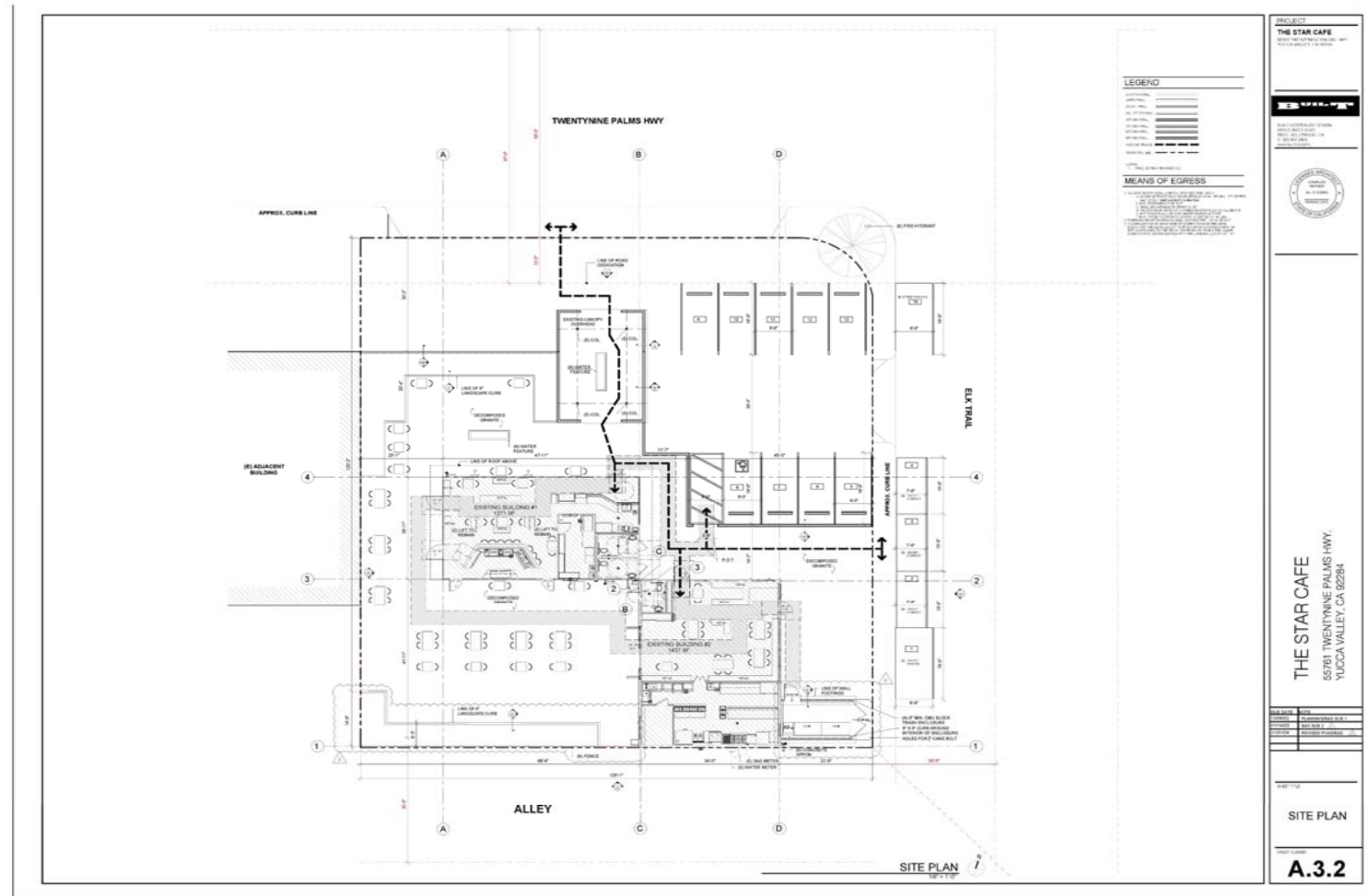
**Project Description:** The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project has been approved by the Planning Commission. The project is current going through Engineering and Building & Safety review.



## Site Plan Review 02-23: The Star Cafe

**Location:** 55761  
Twentynine Palms  
Highway.

**APN:** 0586-341-13.



**Project Description:** Change of use from automotive repair to café/restaurant/retail. On-site food preparation and alcohol sales. The project also includes approximately 17 outdoor dining tables with landscaping and water features. The project has been approved by the Planning Commission and all Town departments. The property owner can pull building permits at their discretion.



## Site Plan Review 02-23: The Star Cafe







# Site Plan Review 03-23: Nice Dream Ices



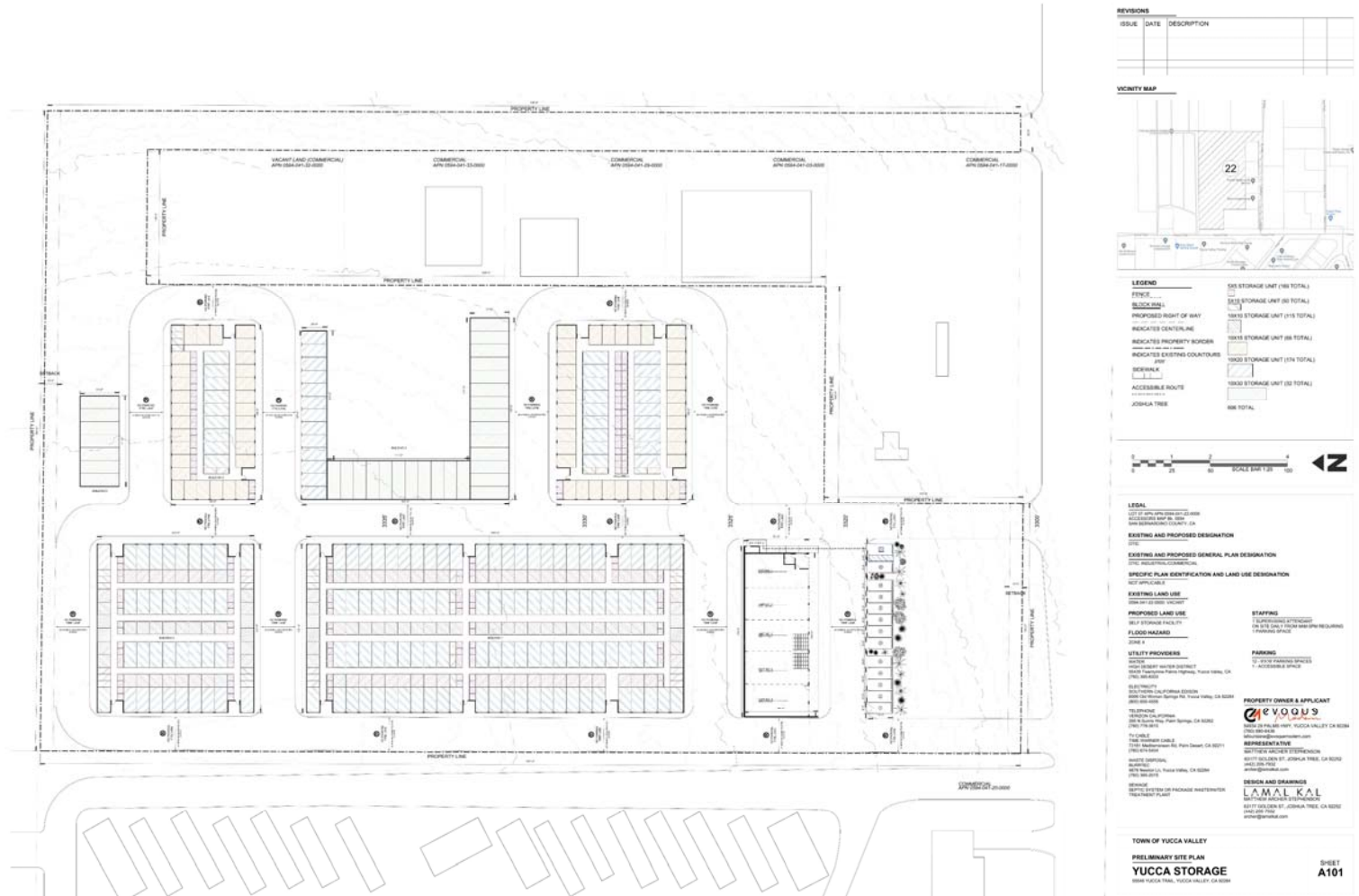




# Site Plan Review 01-24: 55546 Yucca Trail Mini-Storage Facility

**Location:** 55546 Yucca Trail, Yucca Valley, CA 92284.

**APN:** 0594-041-22.



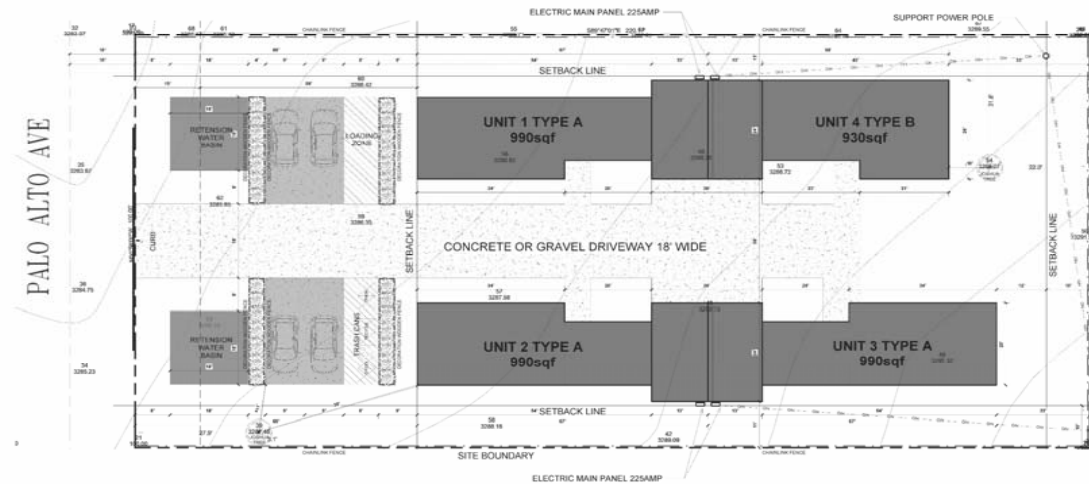
**Project Description:** Construction of a 606 unit self-storage facility with an additional 5 warehouse storage buildings with landscaping and off-site road and sidewalk improvements. Applicant is preparing environmental studies and updating plans.



# Site Plan Review 02-24: 7251 Palo Alto 4-Plex

**Location:** 7251 Palo Alto Avenue, Yucca Valley, CA 92284.

**APN:** 0595-282-03.



PLANT DISPOSAL	WATER BASIN	LEGEND	
1. EXISTING ADDRESS # TO REMAIN UNTOUCHED BUT WILL CONFORM W/ THE FOLLOWING CODES: 2. BUILDING SHALL HAVE ADDRESS #S PLACED IN A POSITION THAT IS PLAINLY VISIBLE & ACCESSIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 3. #S SHALL CONTRAST THE BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS & BE A MIN. OD 4" HIGH W/ A MIN. STROKE OD 1/2" - 3/16" (1 CHAR).	NEW COVERED BUILDINGS: 5,136 SQ.FT. FORMULA: $VA \times SCFA$ V=5.136 V=5.08	--- STREET CENTERLINES	○ JOSHUA TREE
<b>LAND NOTES</b> NO MORE THAN 6 YARDS OF DIRT WILL BE MOVED. AREAS WILL BE DRIVE WAY LEVELING AREA FOR NEW HOUSE AND AREA FOR NEW GARAGE. DIRT OF WATER BASIN WILL BE REUSED ON LAND OR REMOVED.	WATER BASIN: $2 \times (19' \times 18') \times 3' = 1216 \text{ SQ. FT.}$	--- PROPERTY LINE	○ SUPPORT POWER POLE
	<b>EROSION CONTROL</b> SEE ATTACHED 11X17 EROSION CONTROL SHEET. DIBED BY #S 5.5.7	--- SETBACK	
		--- OVERHEAD POWER LINES	
		--- EASEMENT LINES	
		--- CURB	
		--- CHAIN LINK FENCE	
		--- DECORATION WOODEN FENCE	

TOMASZ WISNIEWSKI  
 5323 Nalley St  
 Yucca Valley CA 92284  
 Phone: 923302092

7250 PALO ALTO AVE PROJECT  
 APN:0595-282-03-0000, YUCCA VALLEY, CA 92284  
 SOUTHWEST EL SOL INVESTMENT LLC,

NEW CONSTRUCTION  
 SITE PLANS  
 DRAWING NO.  
**2**  
 SCALE: 1" = 10'

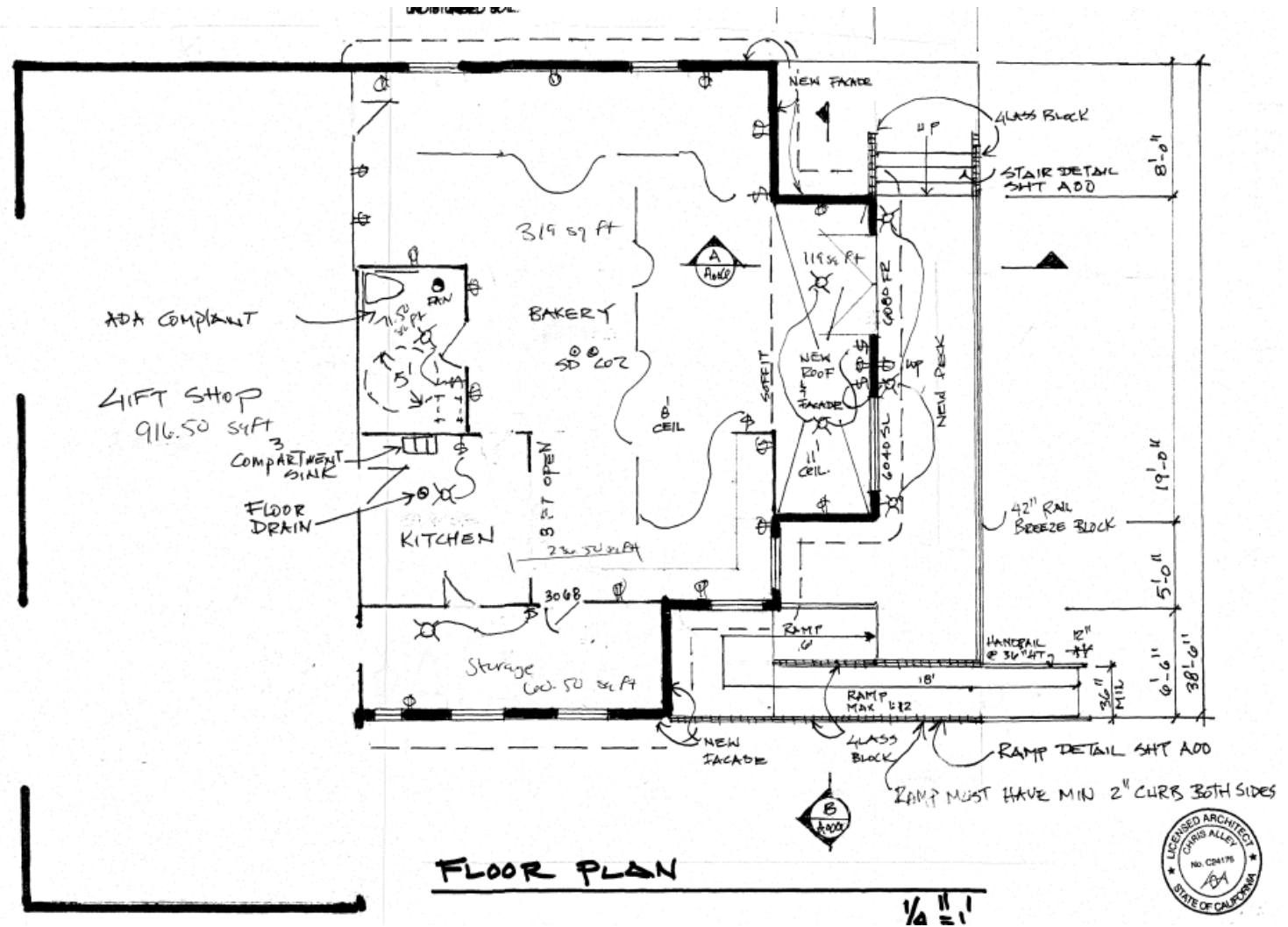
**Project Description:** Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of November 12<sup>th</sup>.



## Site Plan Review 03-24: 7344 Wamego Trail

**Location:** 7344  
Wamego Trail, Yucca  
Valley, CA 92284.

**APN:** 0586-331-03



**Project Description:** Proposed conversion of property from business office to gift shop, bakery, and coffee bar. The proposed project is scheduled for Planning Commission review December 10, 2024.







## Informal Project Review Applications: Development Review Committee and Pre-Application

In addition to formal land use applications, such as Conditional Use Permit (CUP), Land Use Compliance Review (LUCR), and Site Plan Review (SPR), the Town also provides free informal review via a Development Review Committee (DRC) application and low cost informal review via a Pre-Application (PA).



## Development Review Committee (DRC): Sample Project List

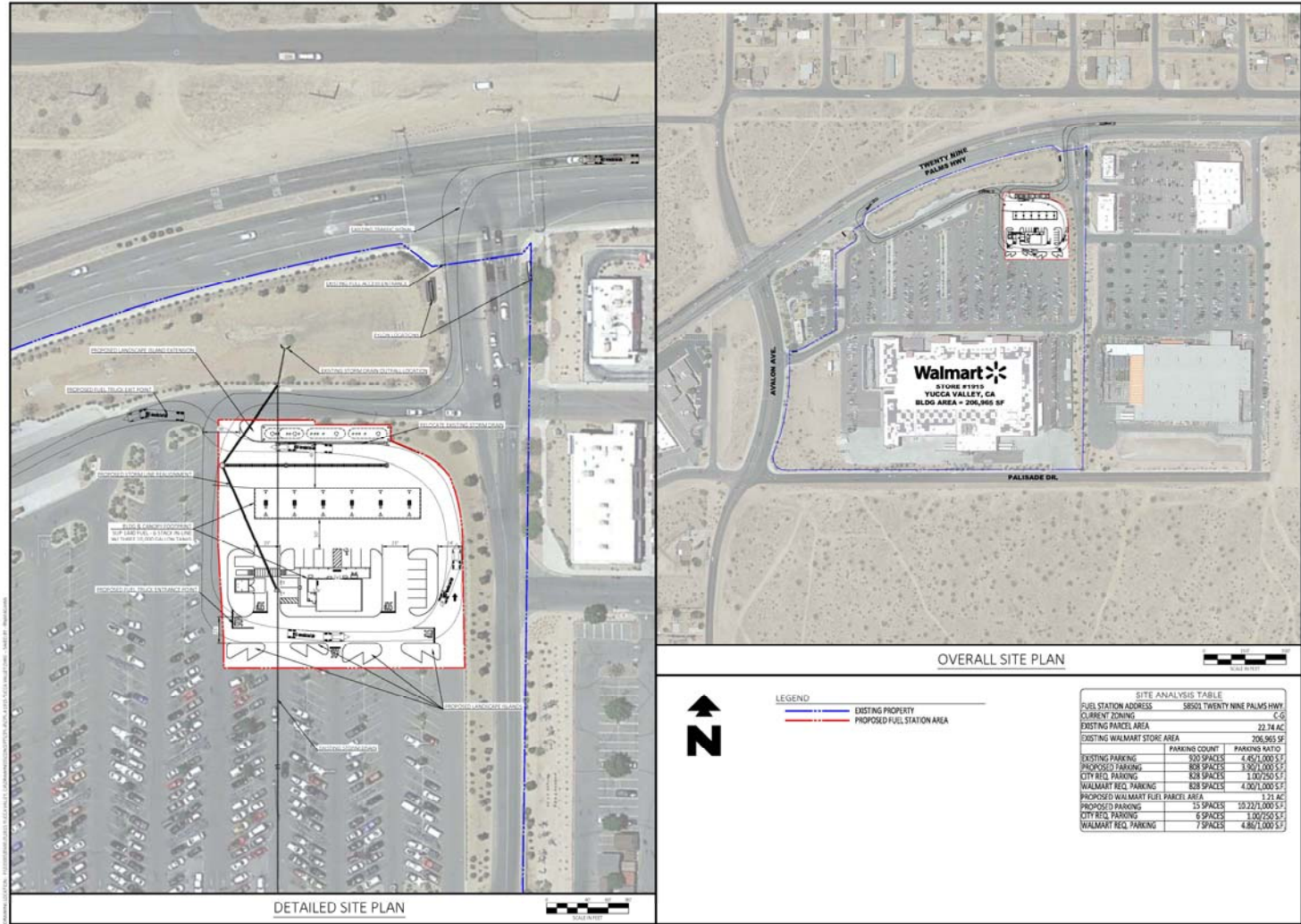
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue



# Development Review Committee (DRC): Super Walmart Fueling Station

**Location:** 58501 Twentynine Palms Highway.

**APN:** 0601-201-54.



**Kimley»Horn**  
INCORPORATED  
 1000 N. GARDEN AVENUE, SUITE 200, DENVER, CO 80202  
 PHONE: 303.733.1100

**Walmart**  
 CONCEPTUAL SITE PLAN  
 58501 TWENTYNINE PALMS HWY.  
 YUCCA VALLEY, CALIFORNIA

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

APPROVED BY (NAME):  
 PROJECT MANAGER:  
 DESIGNER:  
 DATE:  
 SCALE:  
 SHEET NO. 06-10

DATE: 11/11/2014  
 TIME: 10:00 AM  
 CONCEPTUAL  
 SITE PLAN

CP-5.4

**Project Description:** Construction of a fueling station with 6 fuel dispensers and a 1,440 square foot convenience store.

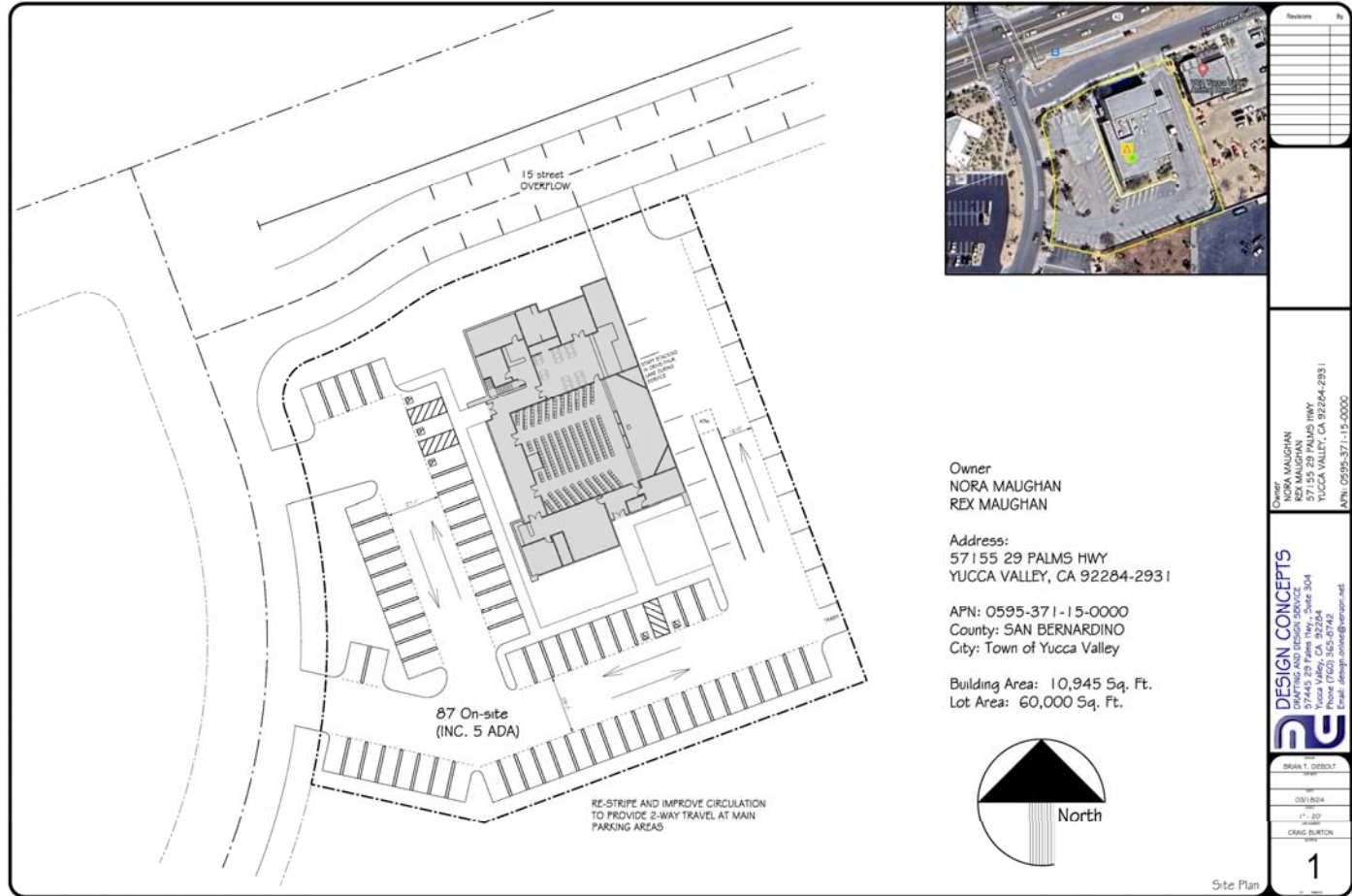




# Pre-Application 01-24: Lighthouse Christian Center

**Location:** 57155  
Twentynine Palms  
Highway.

**APN:** 0595-371-15.



**Project Description:** Conversion of the existing Bank of America structure to a Church. The project includes a nursery, children’s ministries, classrooms, and a 1,470 square foot coffee shop with drive-thru.



## Pre-Application 02-24: Yucca Trail Mobile Home Park

**Location:** Northeast corner of Yucca Trail/Kickapoo Trail and Benecia Trail in Old Town.

APN: 0586-081-13.



**Project Description:** 100-110 Mobile Home/Recreational Vehicle spaces with a 5,000 square foot club house including an office, recreation room, gym, library, laundry facilities, and pool and jacuzzi.



# Pre-Application 03-24: Dutch Bros Coffee Shop

## Location:

Southwest corner of Balsa Avenue at Twentynine Palms Highway (Between Walgreens and Big 5).

APN: 0601-416-05.



SITE DATA	
<b>ZONING</b>	
PROPOSED USE	DRIVE THRU / COFFEE
EXISTING ZONING	COMMERCIAL
JURISDICTION	TOWN OF YUCCA VALLEY
APN	0601-416-05
ADJACENT ZONING	COMMERCIAL
<b>SITE DATA</b>	
SITE AREA	(1.01 AC) ± 43,000 S.F.
<b>BUILDING DATA</b>	
BUILDING 1 (Drive Thru Coffee)	± 980 S.F.
<b>PARKING REQUIRED</b>	
980 SF @ 180	180 STALLS
<b>PARKING PROVIDED</b>	
STANDARD	15 STALLS
ADA	2 STALLS
EV STALL	1 STALL
PARKING PROVIDED	18 STALLS
PARKING RATIO PROVIDED:	18.3 per 1,000 S.F.



5th STREET DEVELOPMENT

S.W.C. of 29 Palms Hwy & Balsa Avenue  
Yucca Valley, California 92284

PROPOSED SITE PLAN  
DATE: 04.18.2024  
**SP-01**



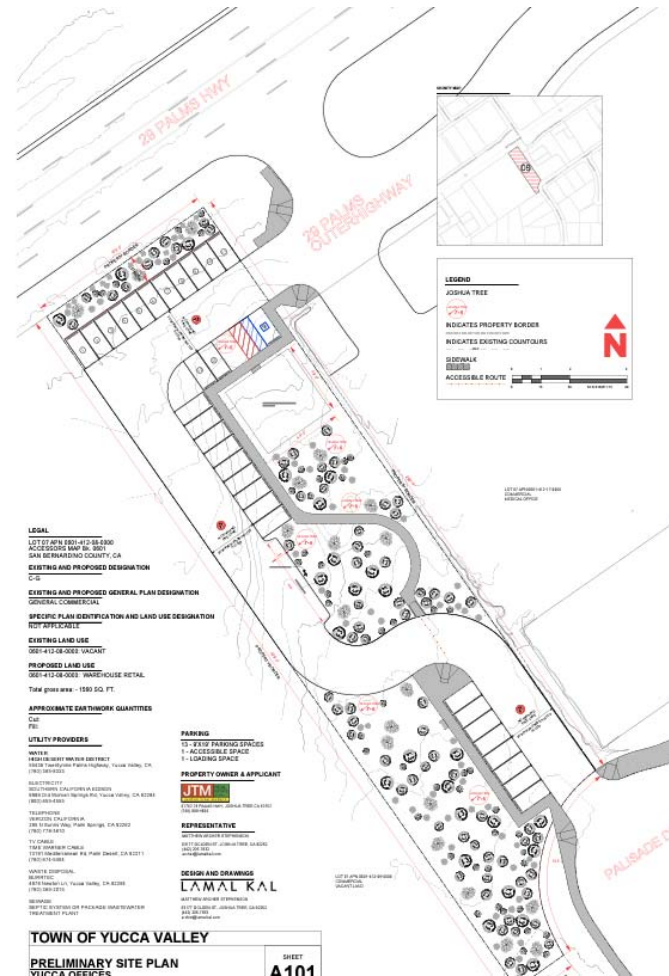
**Project Description:** 980 square foot freestanding coffee shop with drive thru with access being provided through adjacent parcels.





# Pre-Application 05-24: Huynh Commercial Retail

**Location:**  
**Southwest corner**  
**of Hanford and**  
**Twentynine Palms**  
**Highway**  
**APN: 0601-412-08.**

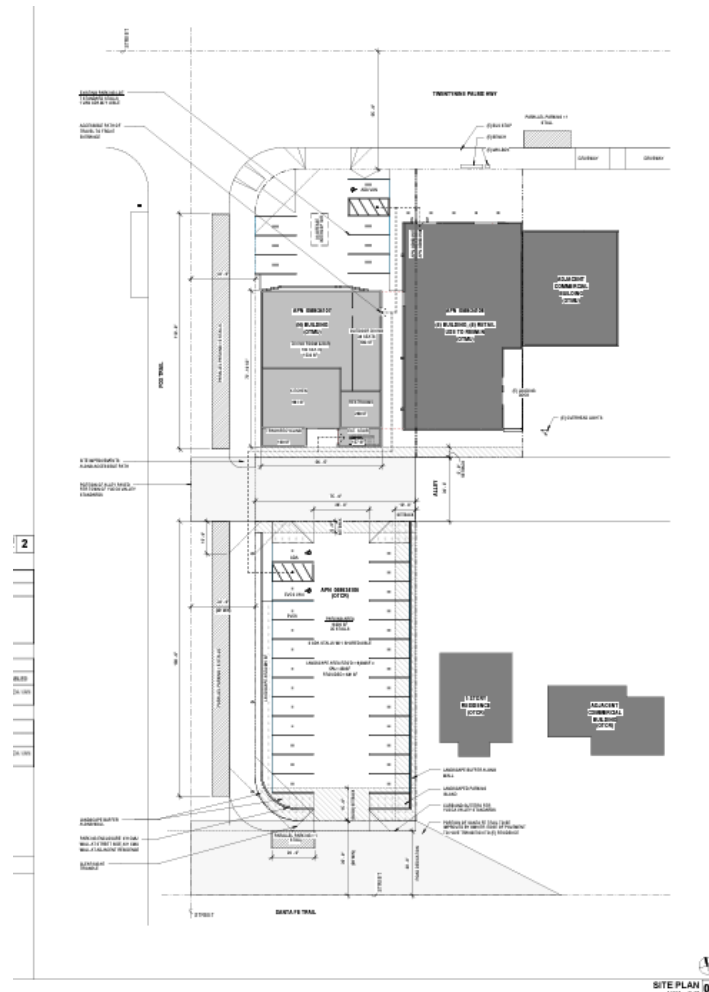


**Project Description:** Pre-application for a 1,560 SF retail unit, including sale of home goods, furniture, and lighting.



## Pre-Application 06-24: Mojave Flea Expansion – Restaurant and Apartment

**Location:** Southeast corner of Fox Trail and Twentynine Palms Highway  
APN: 0586-341-06, 07, and 08



**Project Description:** Pre-application for a new mixed-use building including ground floor restaurant and a 2<sup>nd</sup> floor apartment.