



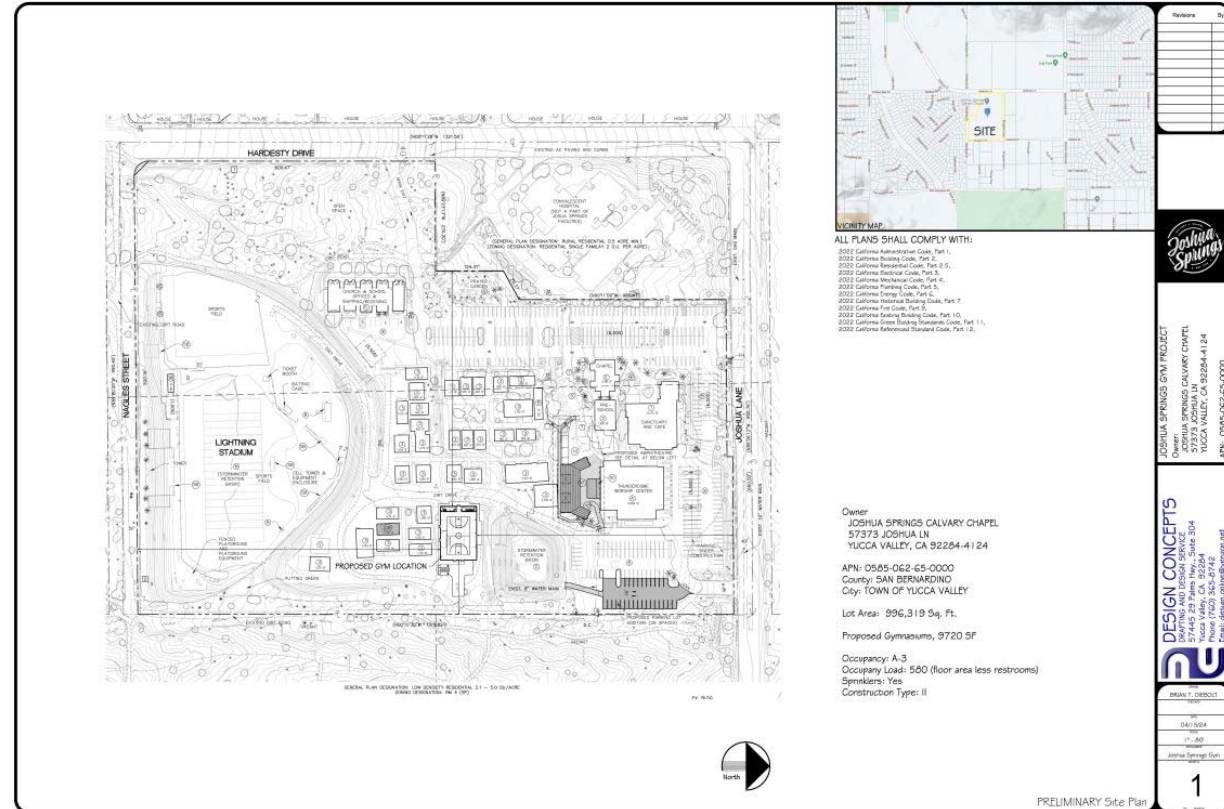
November 2024 Land Development Update Report



Conditional Use Permit Amendment 05-95: Joshua Springs Gymnasium

Location: 57373 Joshua Lane.

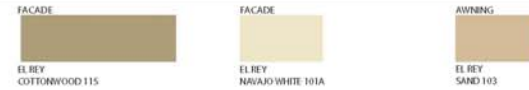
APN 0585-062-65.



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. Completeness review provided to applicant on November 21, 2024.



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





Conditional Use Permit 01-23: Starbucks West

Location: 57037
Twentynine Palms Highway.

APN 0595-371-21.

GENERAL NOTES:

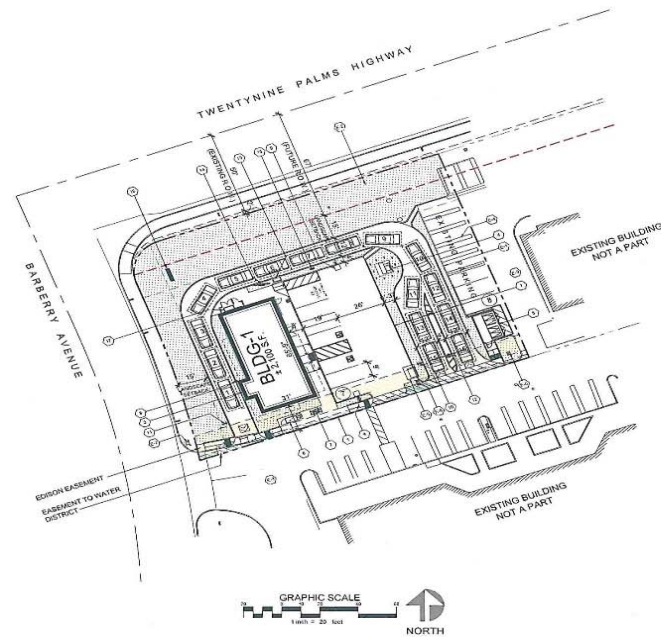
1. THERE ARE NO NATIVE PLANTS ON THIS PROPERTY SINCE THIS IS AN UNRESERVED KNOWLEDGE OF AND CONSTITUTE THE FRONT LANDSCAPED AREA TO SATISFY LOCAL LANDSCAPE REQUIREMENTS.
2. A. A PROVISIONAL EASEMENT IS NOT REQUIRED FOR THE SAME REASON THAT A. OUTSIDE PLANT MATERIALS SHALL BE USED.
3. B. CONSTRUCTION EASEMENT IS NOT REQUIRED SINCE THE PROPOSED CONSTRUCTION SHALL BE PROTECTED BY A FENCE AND SHALL BE PROTECTED BY A FENCE.
4. THE SITE IS CLASSIFIED AS ZONE X PER PERMITS MAP 059537121.01.

LEGAL DESCRIPTION:

PARCEL MAP NO. 100, 101 AND 102, THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 100, 101 AND 102, PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

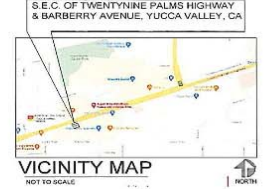
EASEMENT NOTES:

1. EASEMENT FOR 10% VEHICULAR ACCESS PURSUANT PER PARCEL MAP NO. 100, 101 AND 102.
2. EASEMENT TO NEAREST COUNTY WATER DISTRICT FOR 10% VEHICULAR ACCESS PURSUANT PER PARCEL MAP NO. 100, 101 AND 102.
3. EASEMENT TO NEAREST CALIFORNIA REGIONAL COURTYARD FOR PUBLIC UTILITIES PURSUANT PER PARCEL MAP NO. 100, 101 AND 102.



KEYNOTES	
① EXISTING CURB CUTTER	⑩ MAIN ENTRANCE
② EXISTING DRIVEWAY	⑪ SIDE ENTRANCE
③ EXISTING SIDEWALK	⑫ SIDE WALK
④ EXISTING DRIVEWAY	⑬ SIDEWALK
⑤ EXISTING DRIVEWAY	⑭ SIDEWALK
⑥ EXISTING DRIVEWAY	⑮ SIDEWALK
⑦ EXISTING DRIVEWAY	⑯ SIDEWALK
⑧ EXISTING DRIVEWAY	⑰ SIDEWALK
⑨ EXISTING DRIVEWAY	⑱ SIDEWALK

SITE DATA	
ADDRESS	57037 TWENTYNINE PALMS HIGHWAY
APN	0595-371-21
LEGAL	T. B. D.
DESCRIPTION	C-281 MIXED USE COMMERCIAL
EXST. LAND USE	PARKING
GENERAL PLAN	COMMERCIAL
SITE AREA	GROSS AREA: 0.55 ACRES (23,906 S.F.)
	NET AREA: 0.30 ACRES (12,167 S.F.)
BUILDING AREA	2,100 S.F.
AREA	
LOT COVERAGE	9.7%
PARKING PROVIDED	2 ACCESSIBLE STALLS
	1 EV ACCESSIBLE STALLS
	17 STANDARD
	19 TOTAL
LANDSCAPE AREA	5,877 S.F.
LANDSCAPE AREA	27% (15% REG.)
LANDSCAPE %	



AVANT REAL ESTATE
4459 AYERS AVE., VERNON, California, 90055

57037 TWENTYNINE PALMS HIGHWAY
Yucca, California 92284

#	Check item	Date
1	1st SUBMITTAL	02.21.2023
2		

SITE PLAN
01.15.2023 220515TMA
SP-08

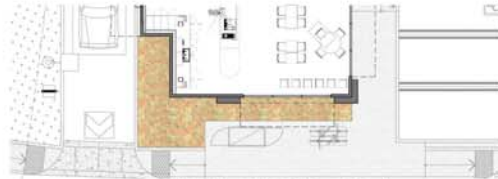
CONCEPTUAL SUBJECT TO CHANGE



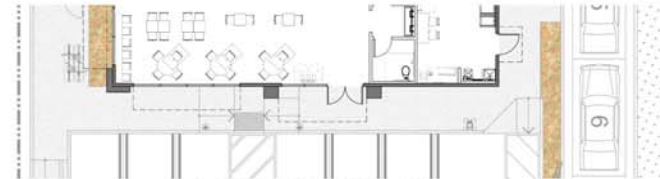
Project Description: Construction of a new 1,200 square foot drive-through coffee shop. The project has been approved by the Planning Commission and the property owner can pull building permits at their discretion. Applicant has indicated that they may pull permits within 30 – 60 days.



Conditional Use Permit 01-23: Starbucks West



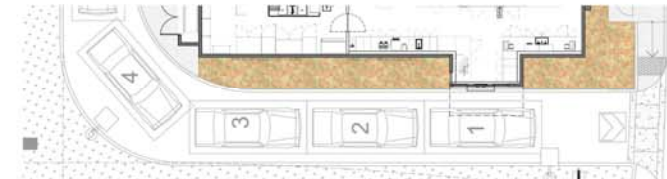
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

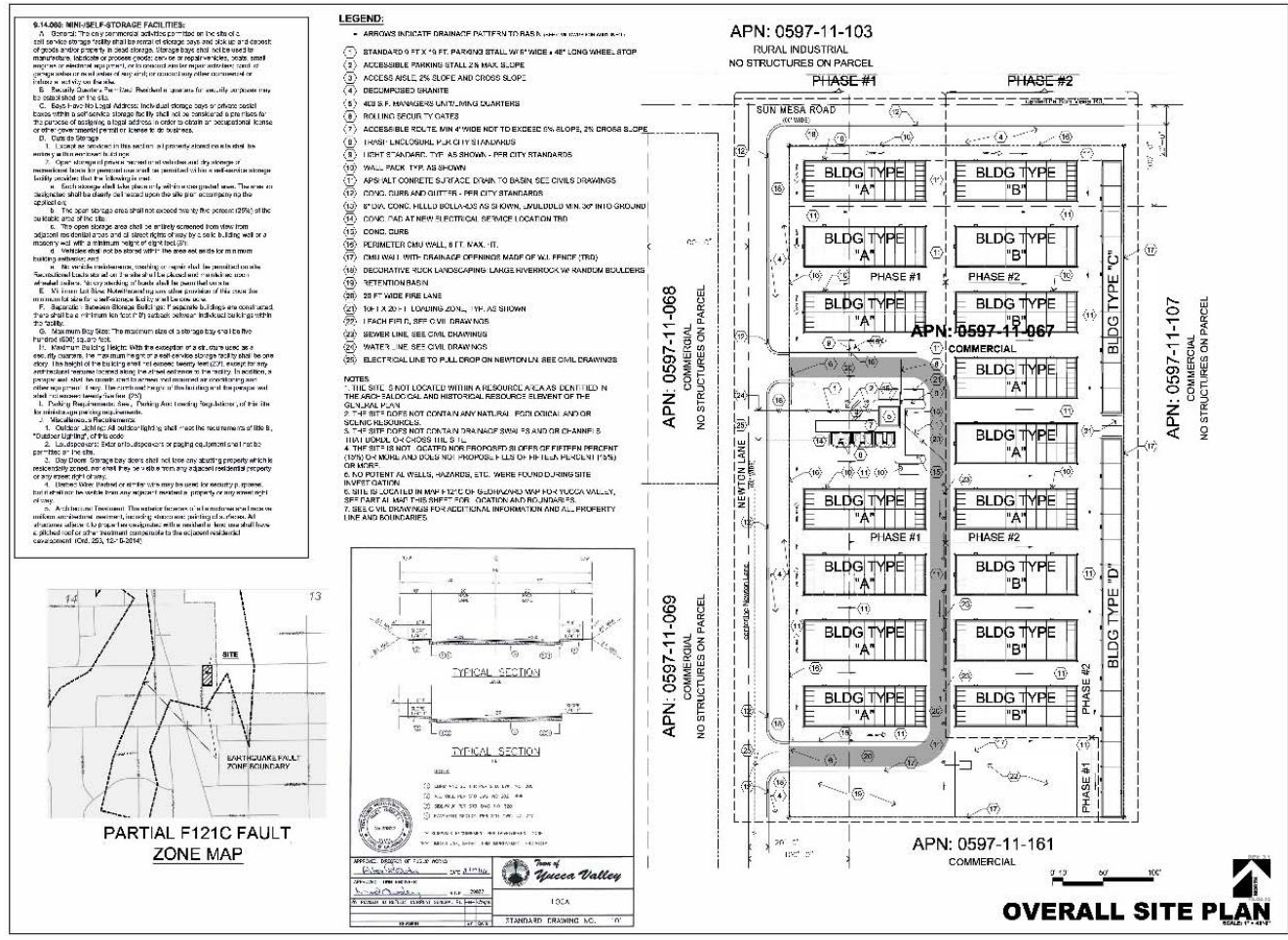
FINISH KEYNOTES	
1	CEMENT PLASTER FRESH SAND/7% TACHEL BY ORECA PLASTER
2	CONCRETE PAINTED
3	ALUMINUM STONE/STONE FRESH GARD BROWN BY ARCADIA GLASS CLEAR FLAT GLASS
4	METAL FINISH FRESH PAINTED STEEL
5	STANDING SEAM METAL ROOF FRESH PAINTED
6	STONE MOWER TYPE BOWDO BLUFFSTONE BY EL DORADO STONE
7	CORTINA 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 LUMINA
PAINT COLORS	
1	PAINT COLOR: SWAIN'S WORLDLY GRAY BY SHERWIN-WILLIAMS
2	PAINT COLOR: SWAIN'S ANCHORAGE BY SHERWIN-WILLIAMS
3	PAINT COLOR: SWAIN'S FERRUGIN BLACK BY SHERWIN-WILLIAMS
NOTE: MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE REFERENCED FOR DESIGN INTENT ONLY AND MAY BE SUBSTITUTED BY AN EQUIVALENT ALTERNATE.	



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

BLDG TYPE "A" 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.

BLDG TYPE "A" SIDE ELEVATION

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

BLDG TYPE "B" END ELEVATION

PROPOSED COLORS:

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

DRZ Enterprise

PROJECT OWNER:
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

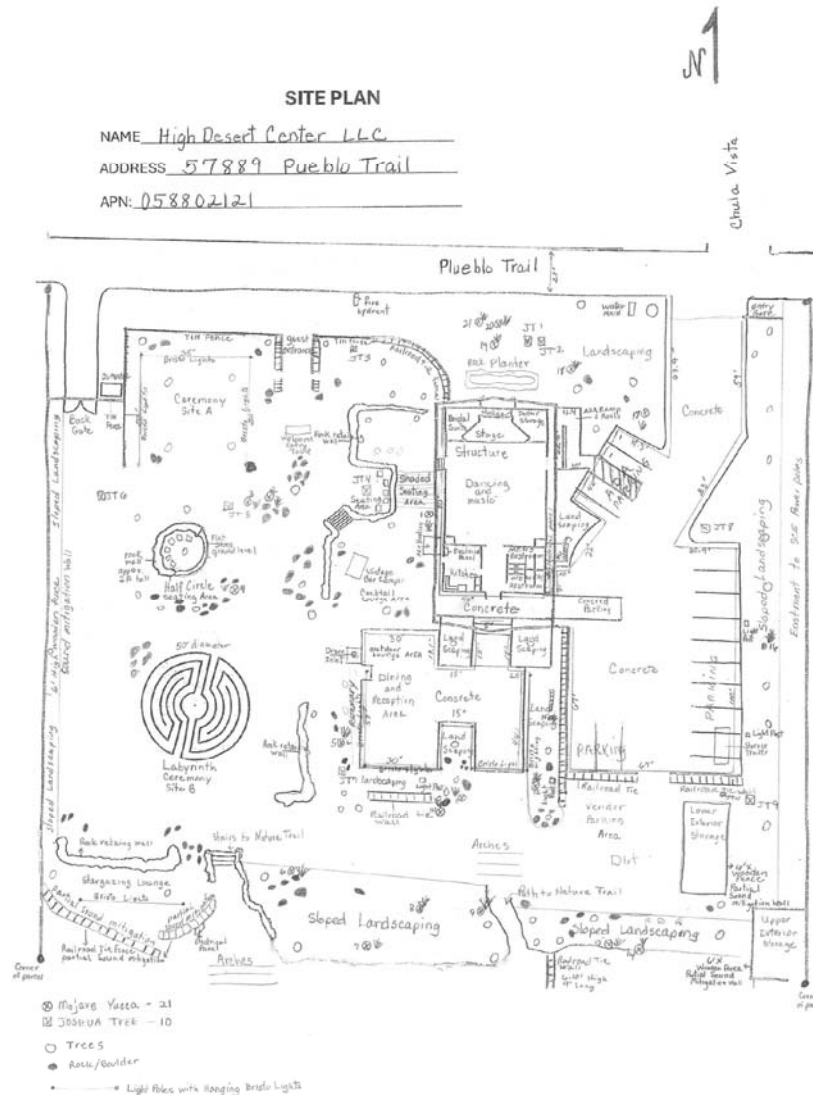


Conditional Use Permit 01-24: Tumbleweed Sanctuary

Location: 57889 Pueblo Trail.

APN 0588-016-01, 0588-021-28,
0588-021-21, 0588-021-29.

Project Description: Single-family special event center located in a former church facility. Includes off-site parking lot, walking trail, and outdoor ceremony facilities. Environmental studies are being prepared by the applicant. CEQA review begins when special studies have been submitted.



Not to Scale



Land Use Compliance Review 01-23: La Casa Del Tequila



REVISIONS
PLAN PREPARED: AUG. 18, 2023
PLAN CHECK:
BY: M. TELLEZ

M80 DESIGN LLC.
7835 CHURCH STREET - YUCCA VALLEY, CA 92284
PHONE: 951-460-3102

PROJECT ADDRESS: 55501 29 PALMS HWY. - YUCCA VALLEY, CA. 92284

SHEET NAME: RENDERINGS & PAINT / FINISH LAYOUT

THIS IS A COMMERCIAL REMODEL & ADDITION FOR:

LA CASA DEL TEQUILA
55501 29 PALMS HWY. - YUCCA VALLEY, CA. 92284
E-MAIL: YWESTRINE@GMAIL.COM
PHONE: 951-460-3102

DRAWN BY: M. TELLEZ

DATE: INDICATED

SCALE: INDICATED

SHEET NO. **A-3**

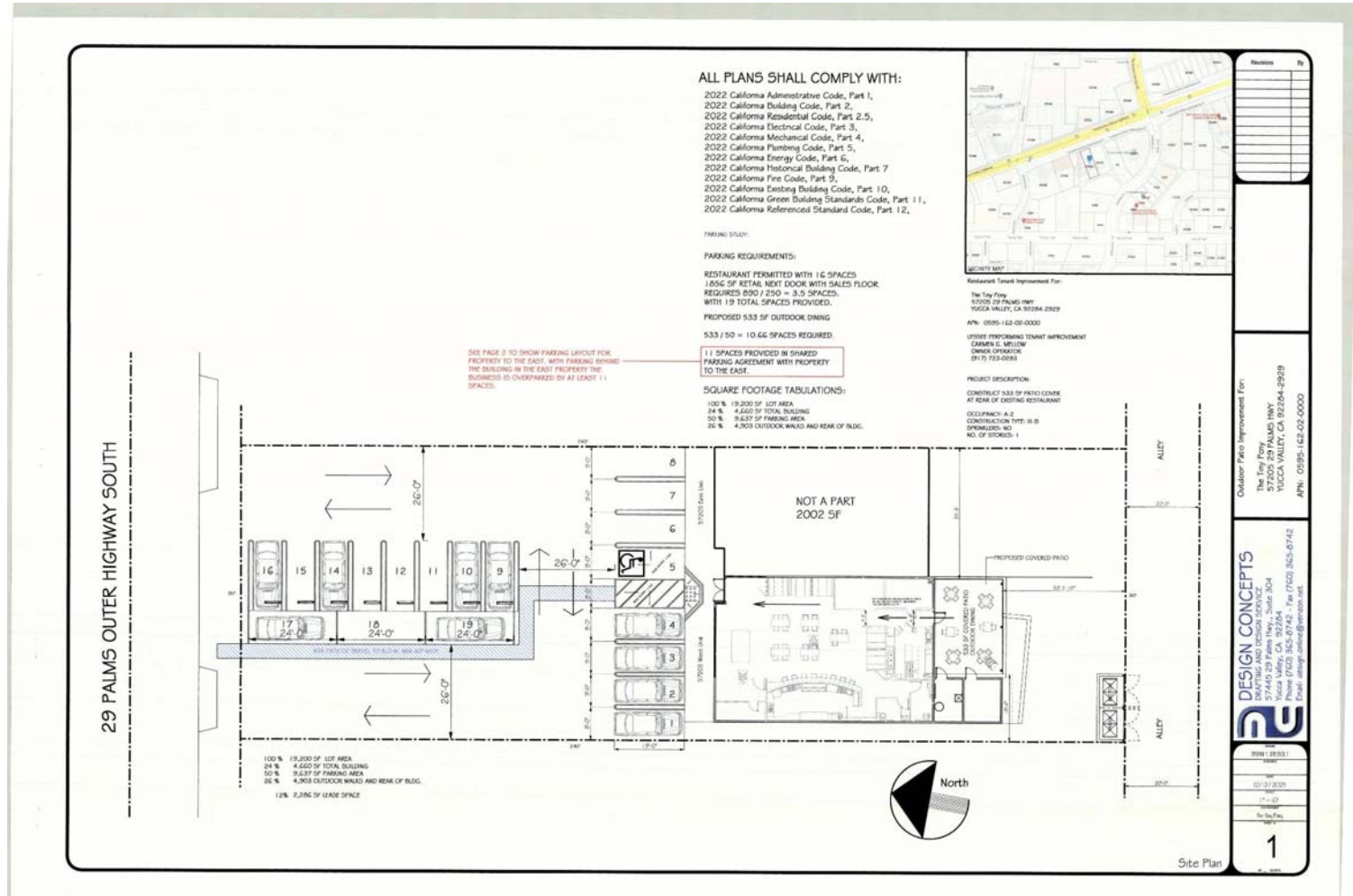
OF SHEETS



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

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

APN 0595-162-02.



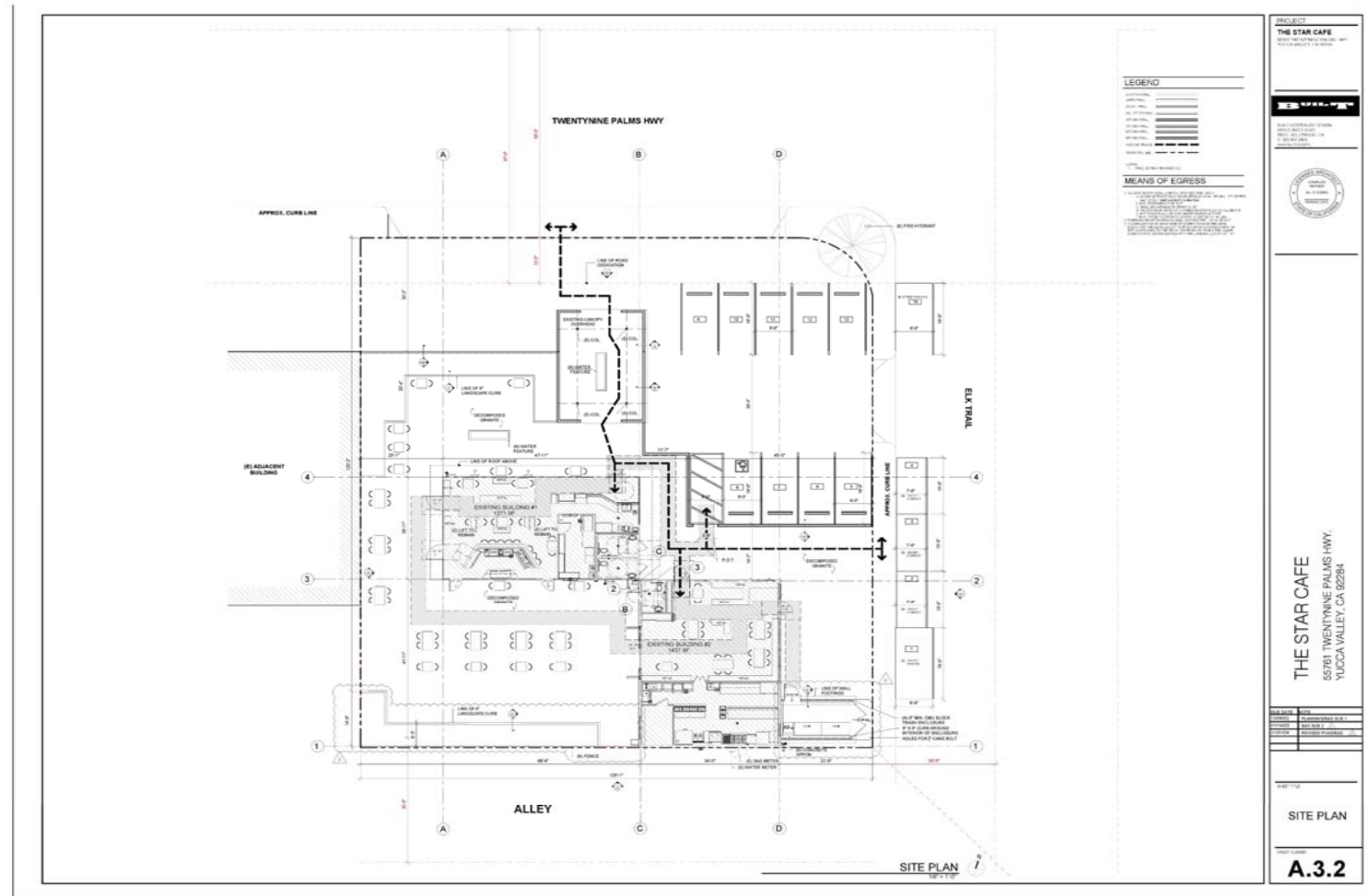
Project Description: The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project has been approved by the Planning Commission. The project is current in Engineering and Building & Safety review.



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

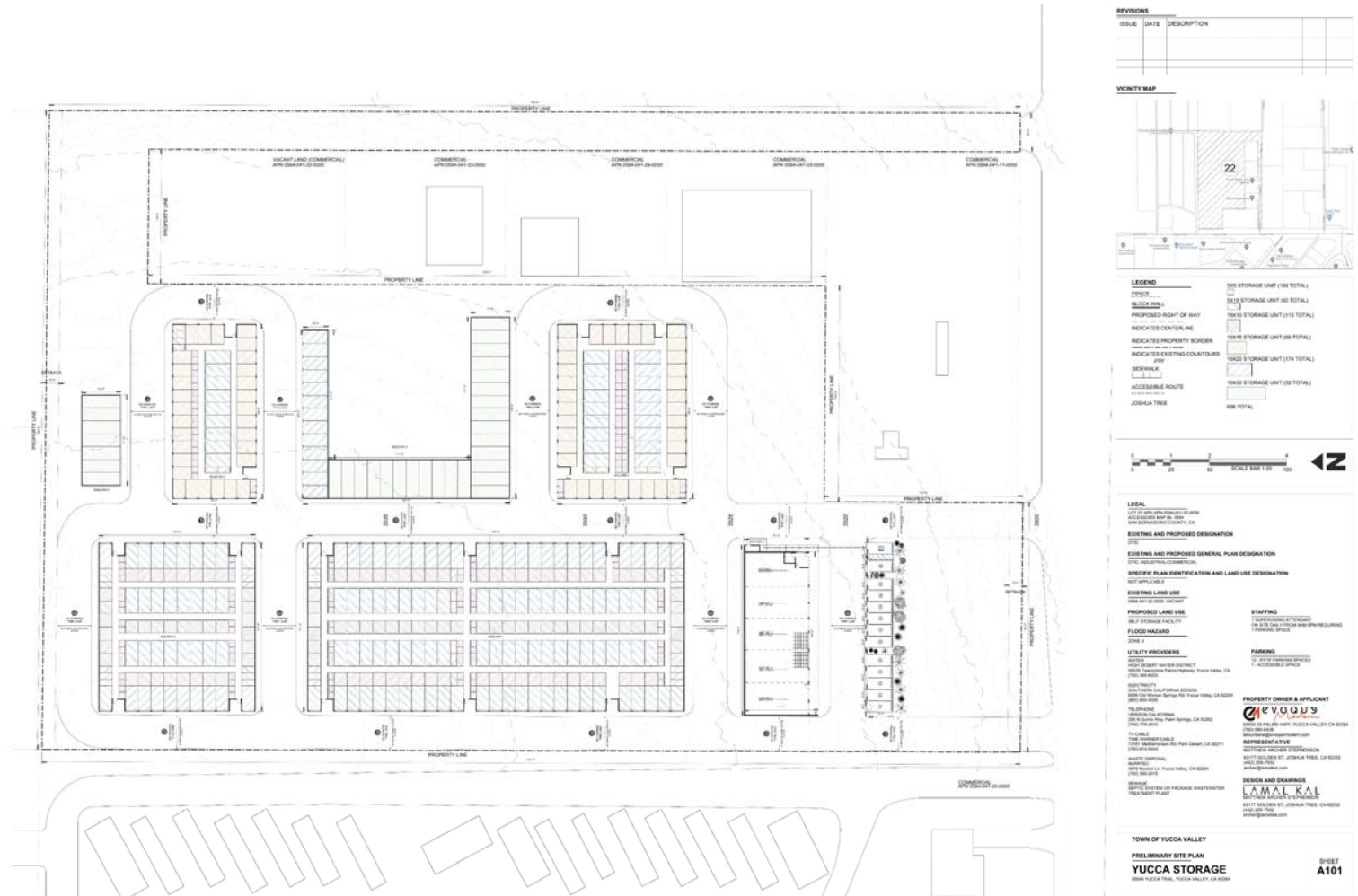




Site Plan Review 01-24: 55546 Yucca Trail Mini-Storage Facility

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

APN: 0594-041-22.



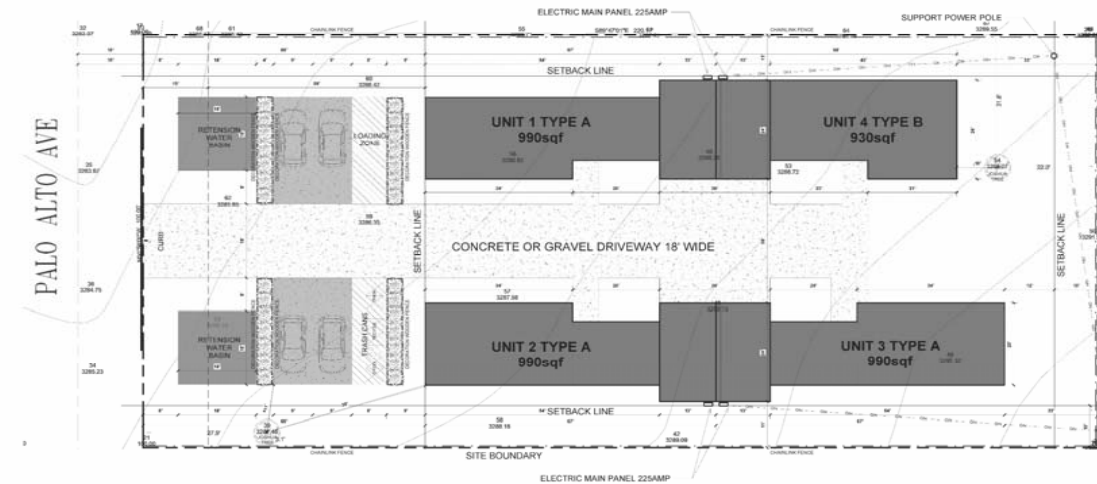
Project Description: Construction of a 606 unit self-storage facility with an additional 5 warehouse storage buildings with landscaping and off-site road and sidewalk improvements. Applicant is preparing environmental studies and updating plans.



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 & VISIBLE 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" - 3/32" (1 CHAR)	NEW COVERED BUILDINGS: 5,136 SQ.FT. FORMULA: $VA \times SCFA$ VA = SQUARE FOOT OF BUILDINGS $SCFA$ = 5.136	--- STREET CENTERLINES	○ JOSHUA TREES
LAND NOTES 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: $2 \times (19' \times 18') \times 3' \times 2' \times 18" \times 60'$	--- SETBACK	○ SUPPORT POWER POLE
EROSION CONTROL SEE ATTACHED 11X17 EROSION CONTROL SHEET. DIBED BY #S 5.5.7		--- OVERHEAD POWER LINES	
		--- EASEMENT LINES	
		--- CURB	
		--- CHAIN LINK FENCE	
		--- DECORATION WOODEN FENCE	

NEW CONSTRUCTION

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

SITE PLANS

DRAWING NO.
2
 SCALE: 1" = 10'

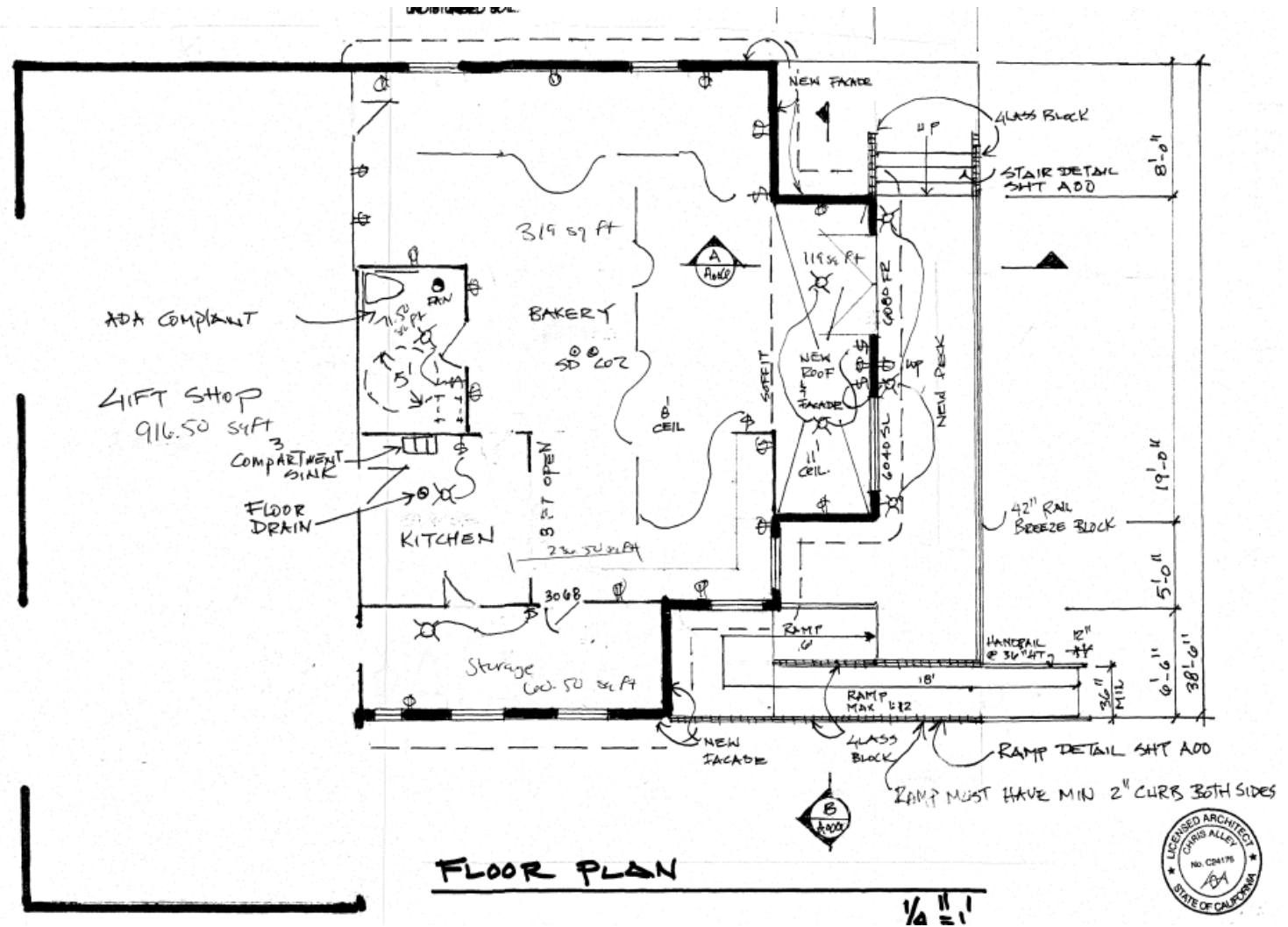
Project Description: Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of November 12th. Project is currently in Building & Safety and Engineering review.



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.



Site Plan Review 04-24: Yucca Valley Materials Lab

Location: 56885
Sunflower Drive,
Yucca Valley, CA
92284.

APN: 0597-081-21



Project Description: Rebuild existing 1,188 SF building and construct 570 SF addition with attached patio cover. Change of use from farm and feed supply to art studio. Completeness review was provided to the applicant on October 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

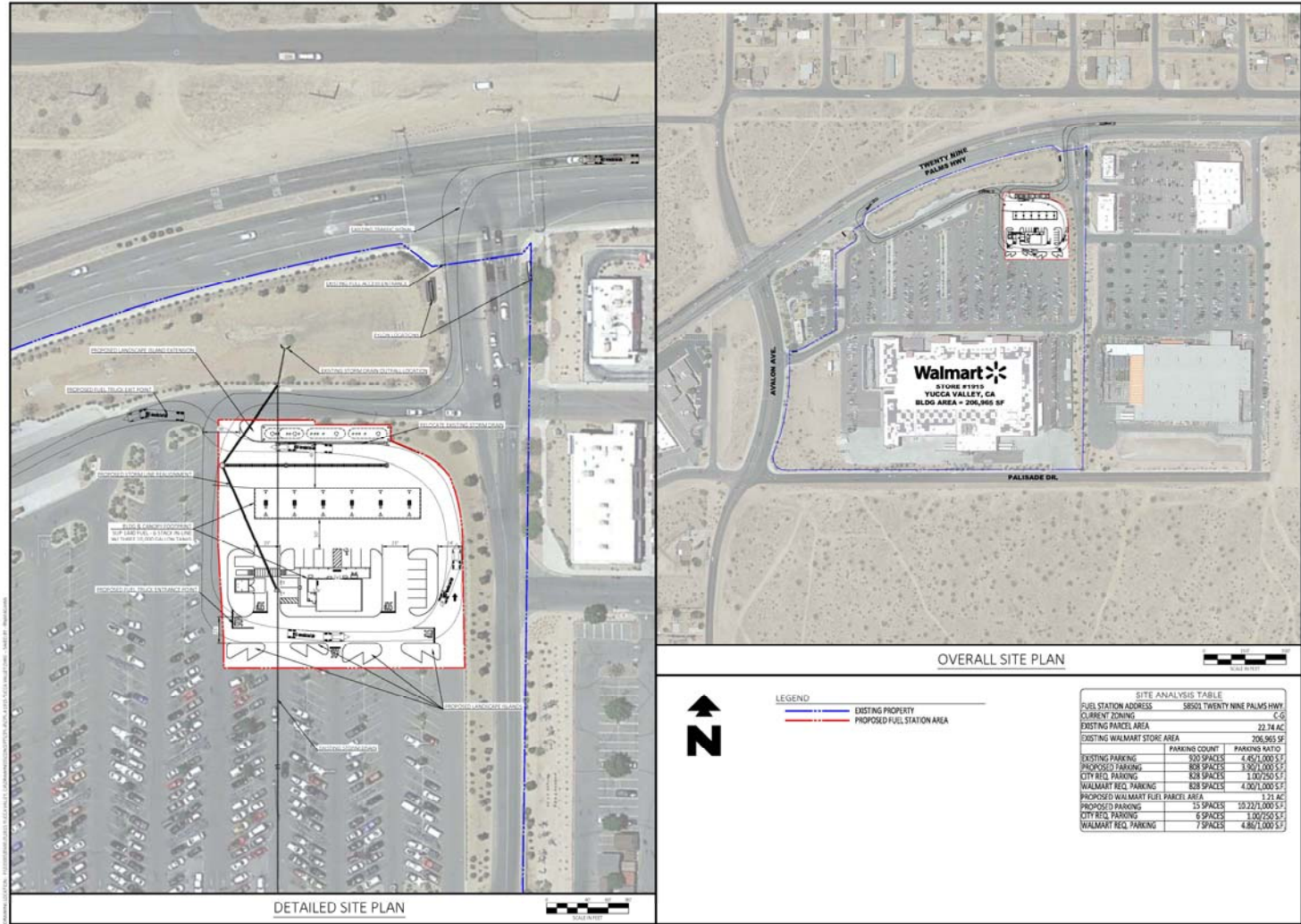
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue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



Development Review Committee (DRC): Super Walmart Fueling Station

Location: 58501 Twentynine Palms Highway.

APN: 0601-201-54.



Kimley»Horn
INC. A DIV. OF KIMLEY-HORN AND ASSOCIATES, INC.
 1000 N. GATE AVENUE, SUITE 200, DENVER, CO 80202
 PHONE: 303.733.8800

Walmart
CONCEPTUAL SITE PLAN
 58501 TWENTY NINE PALMS HWY.
 YUCCA VALLEY, CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

APPROVED BY (NAME): _____
 PROJECT MANAGER: _____
 DESIGNER: _____
 DATE: _____
 SCALE: _____
 SHEET NO.: _____

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

CONCEPTUAL SITE PLAN
 SHEET NUMBER
CP-5.4

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

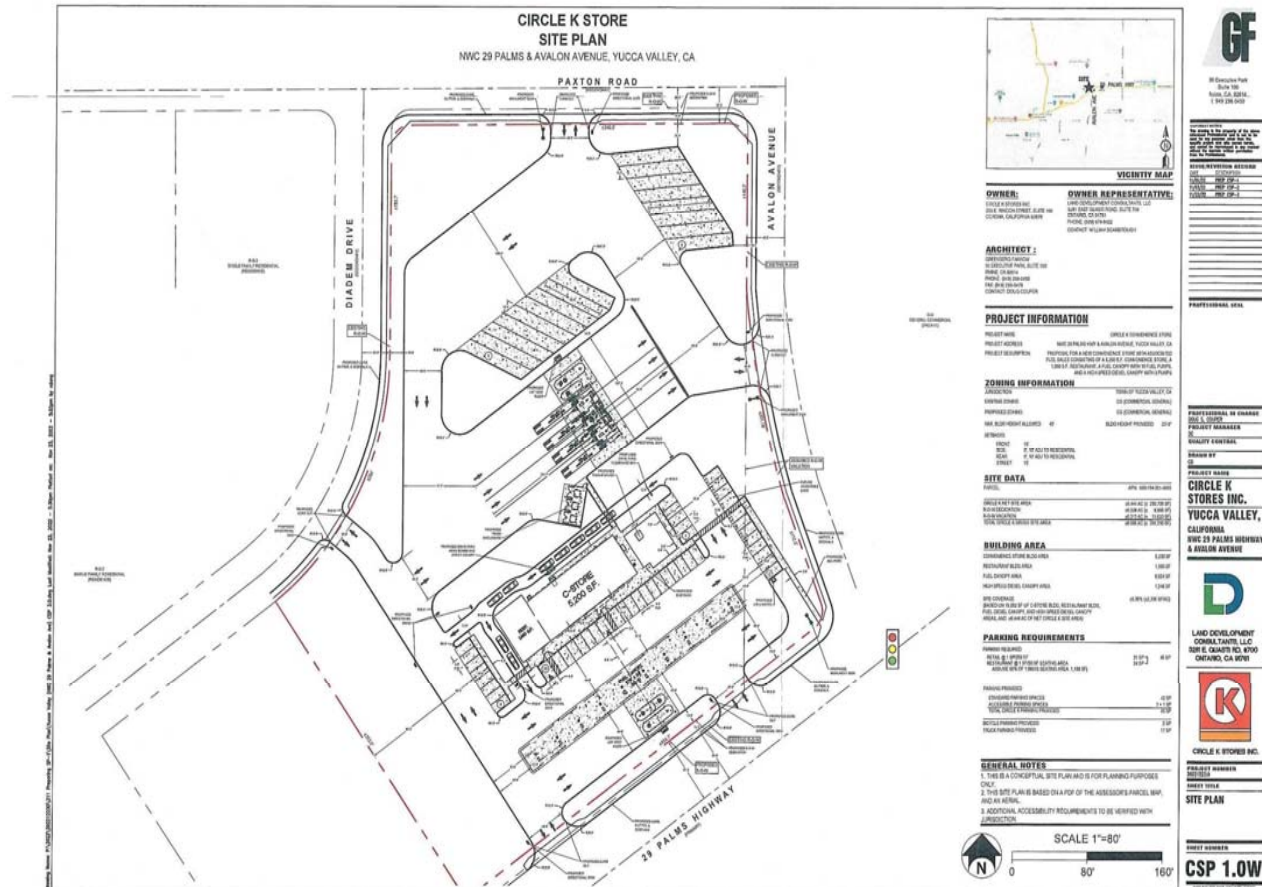


Pre-Application 01-23: Circle K Fuel Station

Location:

Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.



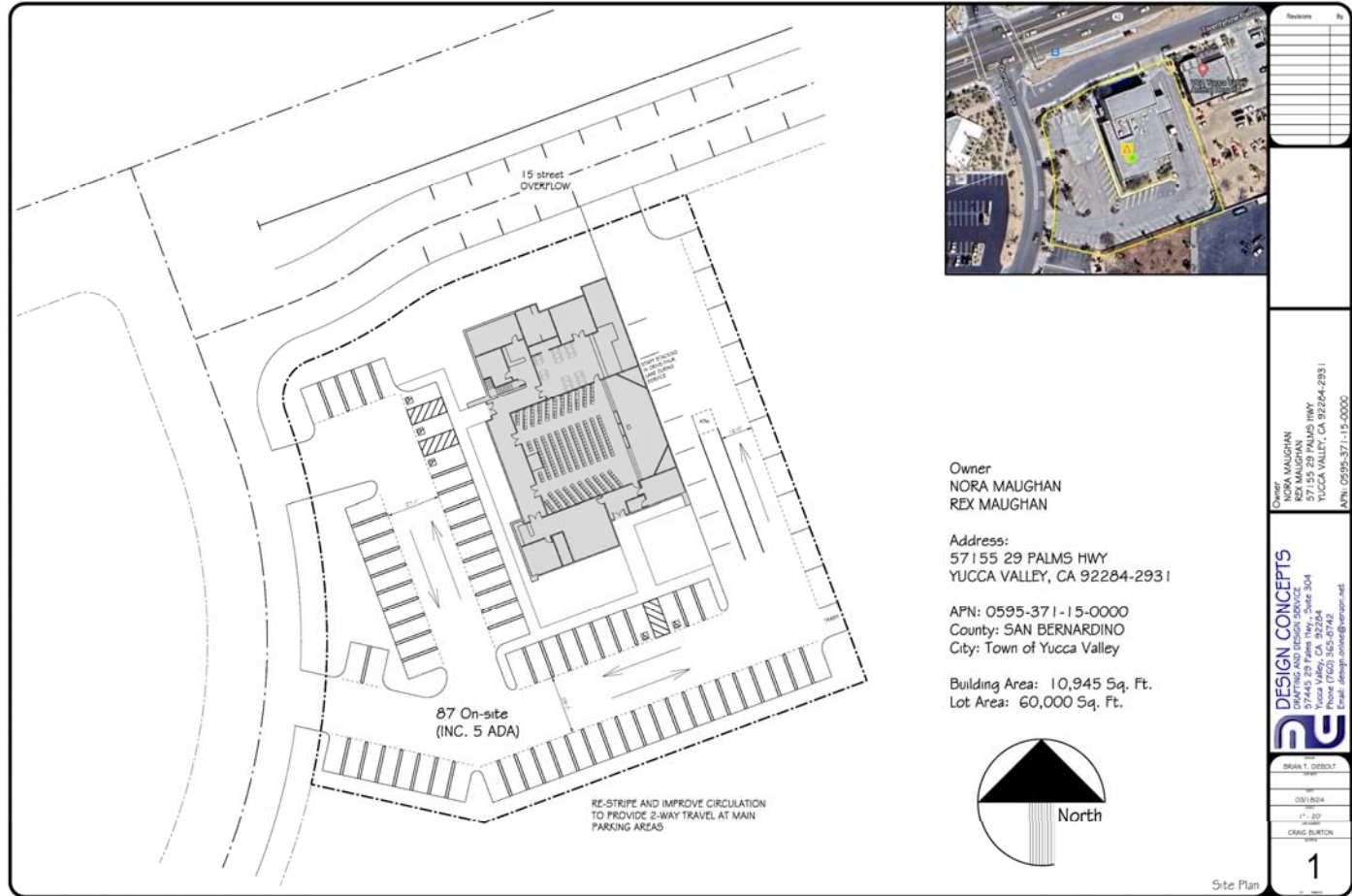
Project Description: Construction of a fueling station with 10 fuel dispensers, quick serve restaurant and 5,200 square foot convenience store. The preliminary site plan illustrates a drive-thru, 45 parking spaces, 17 additional semi-truck parking spaces, and diesel truck fueling.



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	
ZONING	
PROPOSED USE	DRIVE THRU / COFFEE
EXISTING ZONING	COMMERCIAL
JURISDICTION	TOWN OF YUCCA VALLEY
APN	0601-416-05
ADJACENT ZONING	COMMERCIAL
SITE DATA	
SITE AREA	(1.01 AC) ± 43,000 S.F.
BUILDING DATA	
BUILDING 1 (Drive Thru Coffee)	± 980 S.F.
PARKING REQUIRED	
980 SF @ 180	180 STALLS
PARKING PROVIDED	
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



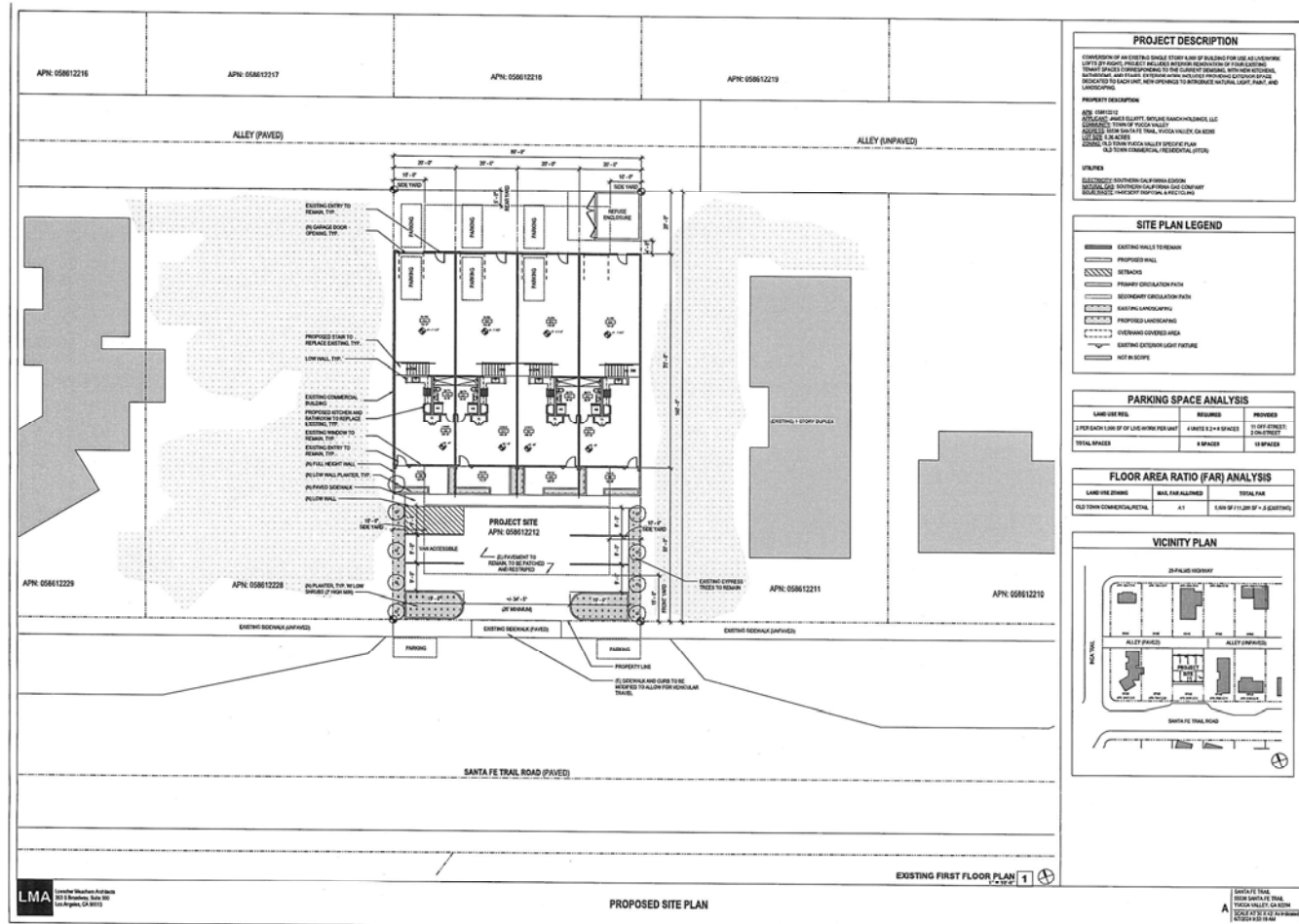
Project Description: 980 square foot freestanding coffee shop with drive thru with access being provided through adjacent parcels.



Pre-Application 04-24: 55536 Santa Fe Trail Lofts

**Location: 55536
Santa Fe Trail.**

APN: 0586-122-12.

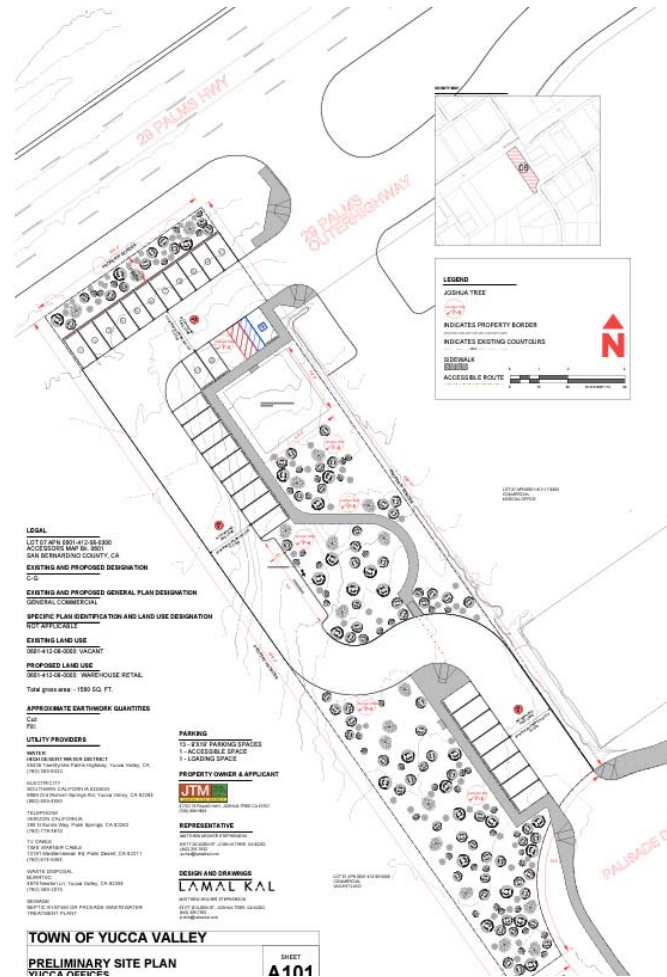


Project Description: Conversion of an existing single story 6,000 square foot building for use as artist lofts consisting of four new units roughly corresponding the current demising, with new kitchens, bathrooms, private outdoor space and new features to allow introduction of natural light.



Pre-Application 05-24: Huynh Commercial Retail

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

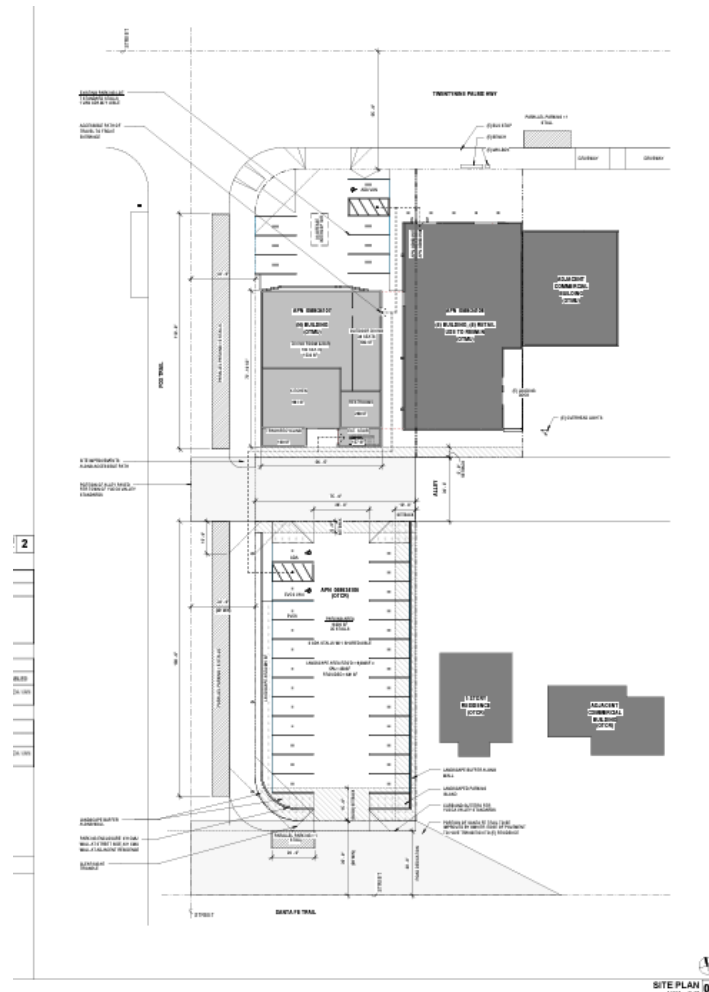


Project Description: Pre-application for a 1,560 SF retail unit, including sale of home goods, furniture, and lighting.



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 2nd floor apartment.