



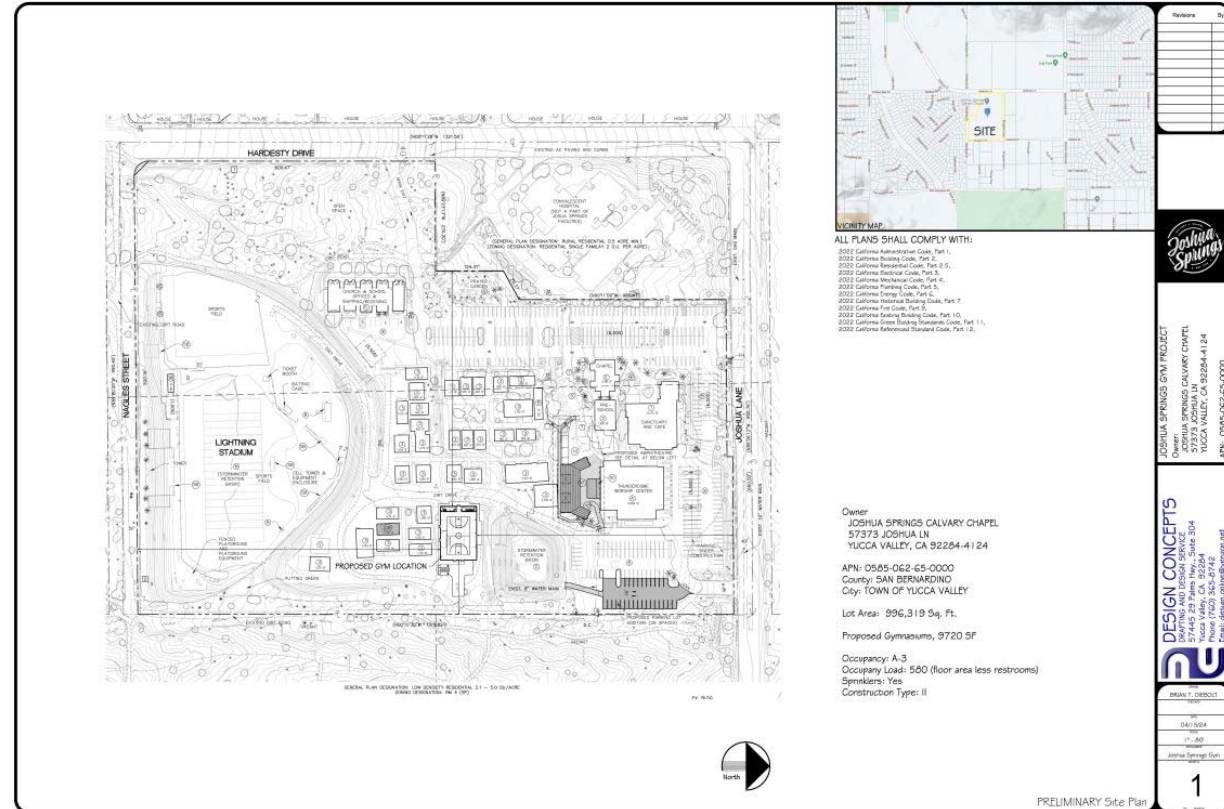
# January 2025 Land Development Update Report



# 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. Applicant revising location of proposed structure.





# Conditional Use Permit 01-23: Starbucks West

**Location:** 57037  
Twentynine Palms Highway.

**APN 0595-371-21.**

**GENERAL NOTES:**

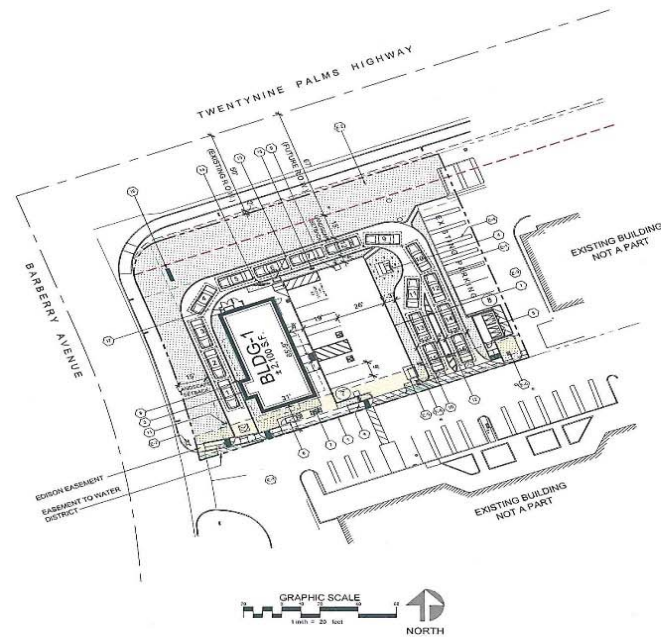
1. THERE ARE NO NATIVE PLANTS ON THIS PROPERTY SINCE THIS IS AN ADJACENT PROPERTY OF AN UNDEVELOPED FRESH LANDSCAPED AREA TO SATISFY LOCAL LANDSCAPE REQUIREMENTS.
2. A. A PROPOSED EASEMENT IS NOT REQUIRED FOR THE SAME REASON THAT A. DUTY OF CARE PLANNING IS REQUIRED.
3. B. A PROPOSED EASEMENT IS NOT REQUIRED FOR THE SAME REASON THAT A. DUTY OF CARE PLANNING IS REQUIRED.
4. C. A PROPOSED EASEMENT IS NOT REQUIRED FOR THE SAME REASON THAT A. DUTY OF CARE PLANNING IS REQUIRED.

**LEGAL DESCRIPTION:**

PARCEL MAP NO. 100, 101 AND 102, THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON PARCELS 0595-371-21, 0595-371-22 AND 0595-371-23, PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY REGISTRAR OF SALES COUNTY OF SAN BERNARDINO.

**EASEMENT NOTES:**

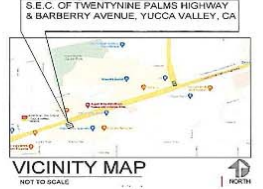
1. EASEMENT FOR NON-VEHICULAR ACCESS PURSUANT TO PARCEL MAP NO. 800 P.M. 8000-21.
2. EASEMENT TO NEAREST COUNTY WATER DISTRICT FOR THE PURPOSES OF THE PARCEL MAP NO. 188373A, REGISTERED JAN. 28, 1918, OF OFFICIAL RECORDS.
3. EASEMENT TO NEAREST CALIFORNIA REGIONAL COURTYARD FOR PUBLIC UTILITIES PURSUANT TO PARCEL MAP NO. 188373A, REGISTERED JAN. 28, 1918, OF OFFICIAL RECORDS.



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

SITE DATA	
ADDRESS	57037 TWENTYNINE PALMS HIGHWAY
APN	0595-371-21
LEGAL	T.B.D.
DESCRIPTION	C-281 MIXED USE COMMERCIAL
EXIST. LAND USE	PARKING
GENERAL PLAN	COMMERCIAL
SITE AREA	GROSS AREA: 0.55 ACRES (23,906 S.F.) NET AREA: 0.50 ACRES (21,587 S.F.)
BUILDING AREA	2,100 S.F.
AREA	9.7%
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

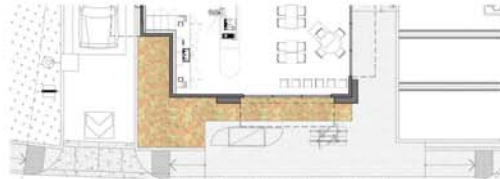
#	Check item	Date
1	1st SUBMITTAL	02.21.2023
2		

**SITE PLAN**  
01.15.2023 220151TMA  
**SP-08** mma Architecture

**Project Description:** Construction of a new 1,200 square foot drive-through coffee shop. Building permit for shell and grading has been issued. No inspections have been called in.



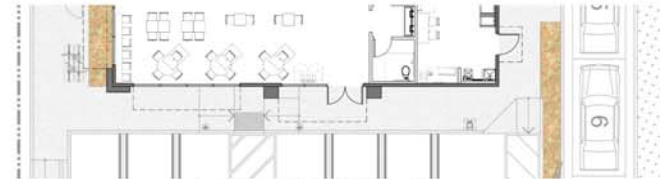
# Conditional Use Permit 01-23: Starbucks West



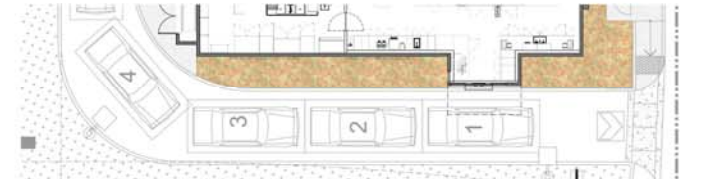
2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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 GAIN BRICK 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	CORTEX 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 BRICK FINISH, BYWOL LED, 1/2" COLOR #1 BLACK BY LUMBER
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.	



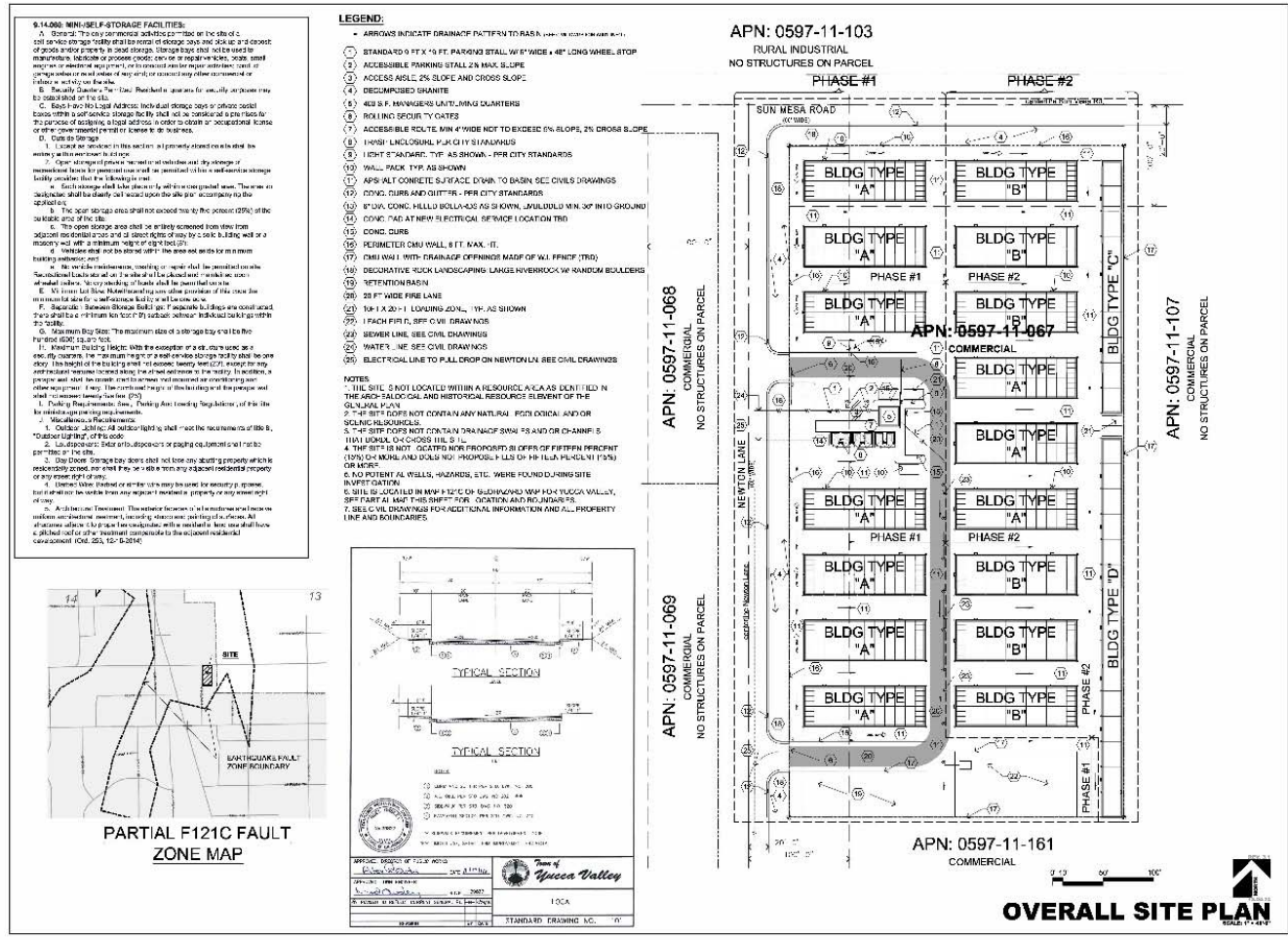




# Conditional Use Permit 04-23: Sun Mesa Mini-Storage

**Location: 4815  
Newton Lane.**

**APN 0597-111-67.**



**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. Environmental review pending preparation of technical studies.

DRP Enterprises logo and contact information for Rob Billings, including address (Sun Mesa Road, Yucca Valley, CA) and project location (Proposed Mini Storage, S.E. Corner Newton Lane and Sun Mesa Road). A scale of 1" = 40'-0" is provided. The title 'T-1.0' is at the bottom.





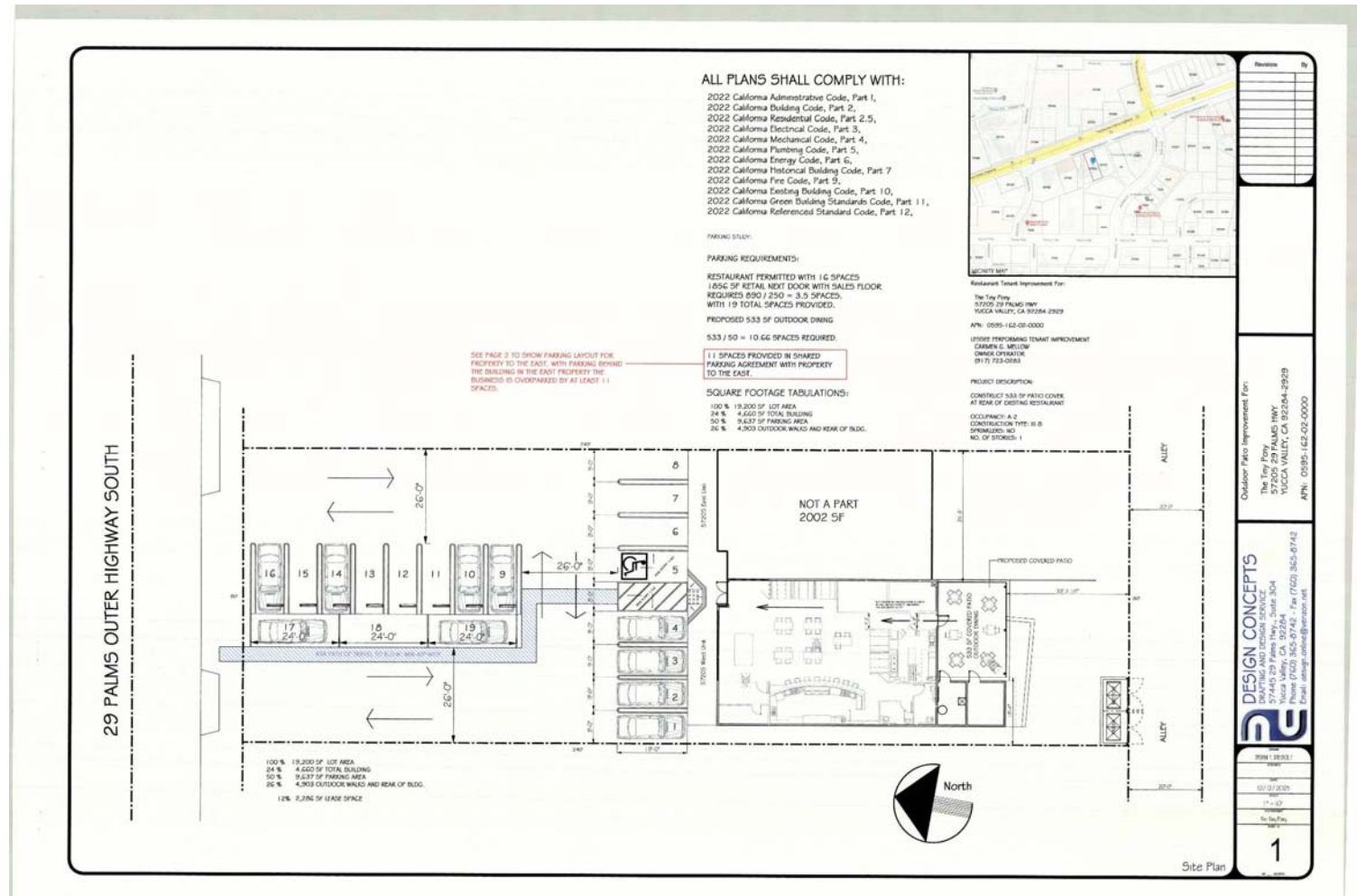




# Land Use Compliance Review 02-24: Las Palmas Outdoor Patio

**Location:** 57246  
Twentynine Palms  
Highway, Yucca Valley,  
CA 92284.

APN 0595-371-38.



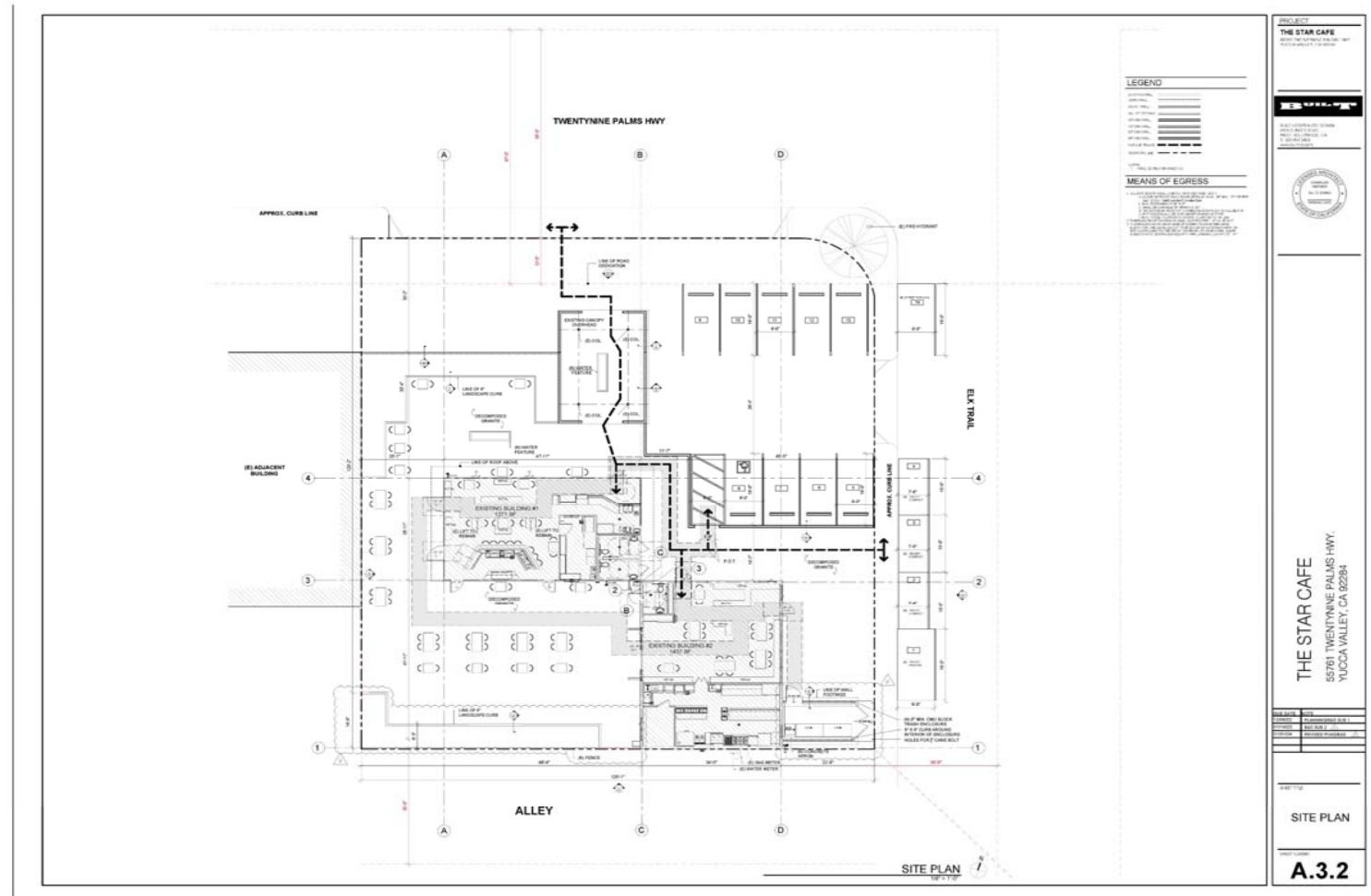
**Project Description:** The proposed project includes a 1,075 square foot outdoor patio and 339 square feet of outdoor waiting area. Completeness review was provided to the applicant on July 9, 2024.



**Location:** 55761  
Twentynine Palms  
Highway.

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

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



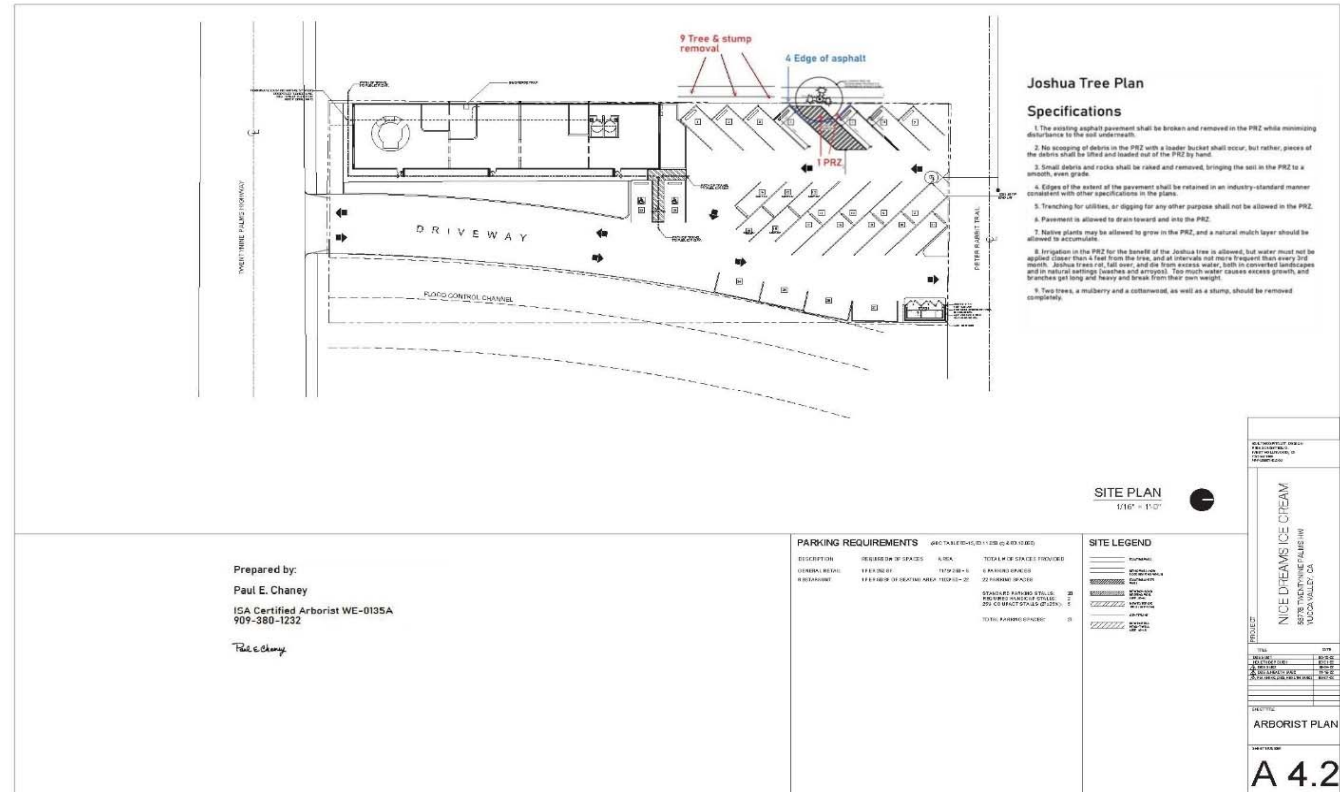
**Project Description:** Change of use from automotive repair to café/restaurant/retail. On-site food preparation and alcohol sales. The project also includes approximately 17 outdoor dining tables with landscaping and water features. Building permits issued. First inspection called in 1/24/25.



# Site Plan Review 03-23: Nice Dream Ices

**Location:** 56778  
Twentynine Palms  
Highway.

**APN** 0595-111-33.



**Project Description:** Change of use from retail to include restaurant, bar, ice cream sales and pre-packaged food. The project includes parking lot and landscape improvements. Project is currently under construction. Landscaping and Irrigation Plans were revised and received Planning Commission approval on September 24, 2024. Project is currently under construction. Latest inspection was October 7, 2024.



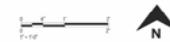
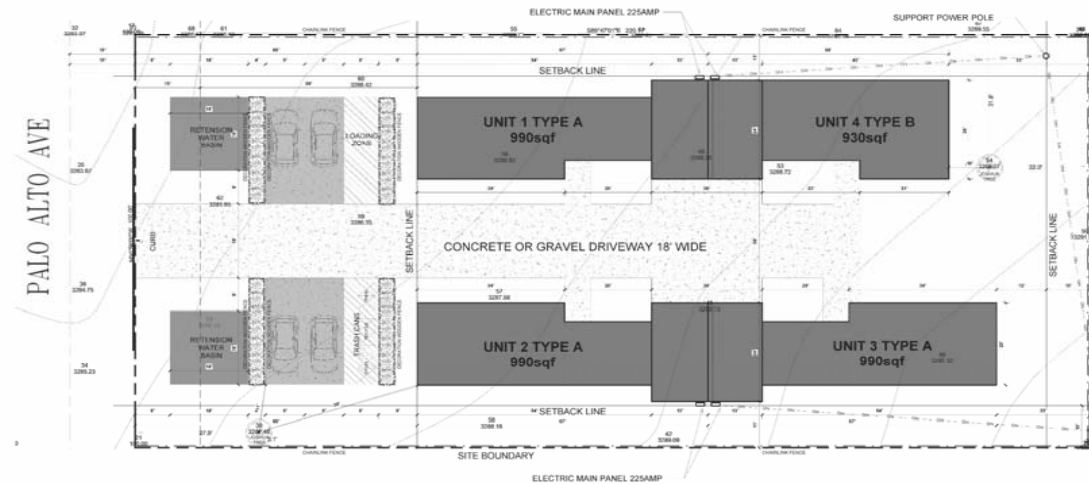




# Site Plan Review 02-24: 7251 Palo Alto 4-Plex

**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 SEEN & AS 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" - 3/16" (1 CHAR).	NEW COVERED BUILDINGS: 5,136 SQ.FT. FORMULA: $4A \times SCFA$ V=545.126 V=516.86	--- STREET CENTERLINES	○ JOSHUA TREES
<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: $2 \times (19'7 \times 18'7) \times 2' \times 15 \times 6 \times 2'$	--- PROPERTY LINE	○ SUPPORT POWER POLE
<b>EROSION CONTROL</b> SEE ATTACHED 11X17 EROSION CONTROL SHEET. DIBDI 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'

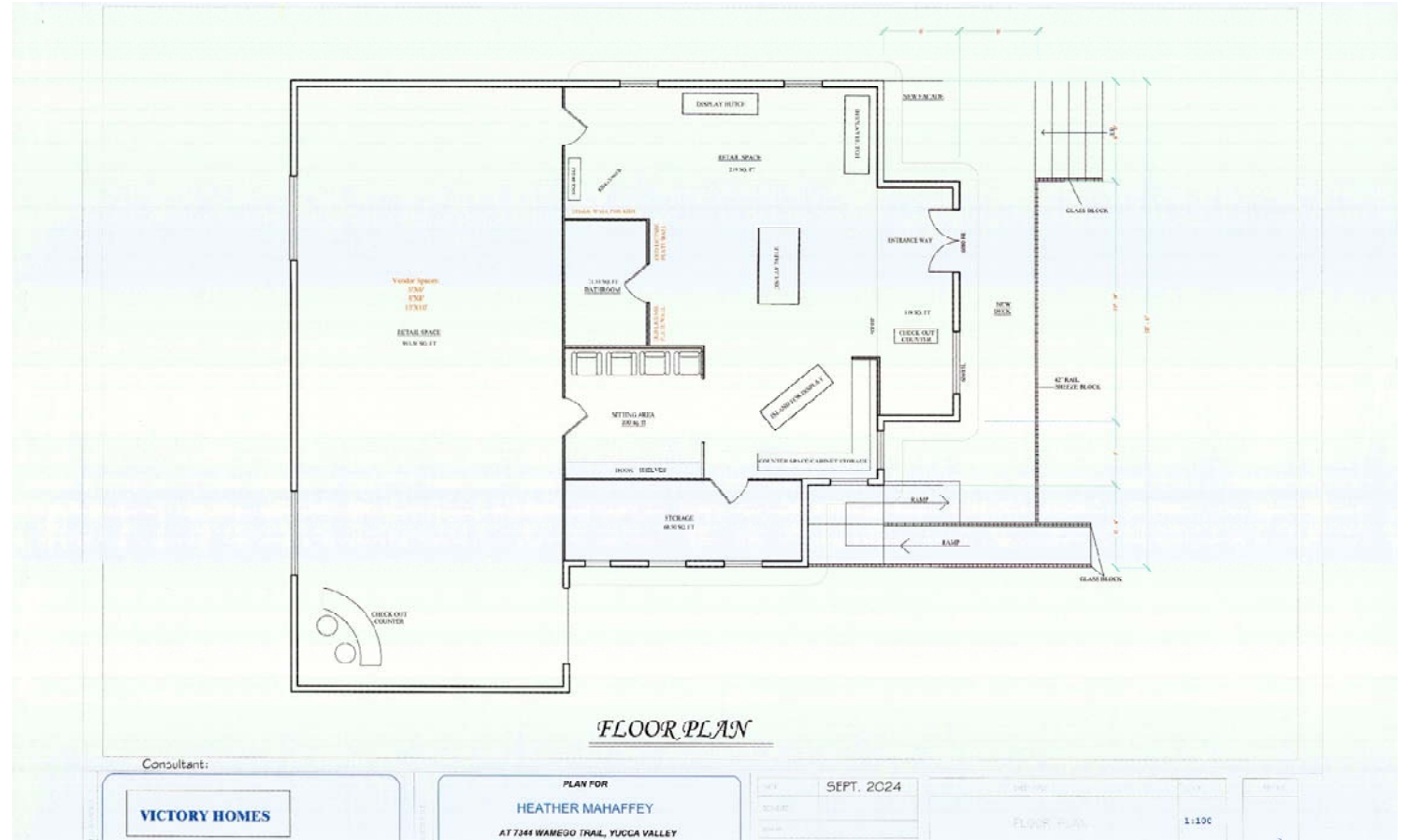
**Project Description:** Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of October 22<sup>nd</sup>. Project is currently in Building & Safety and Engineering review.



## 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 was approved by the Planning Commission on December 10, 2024.

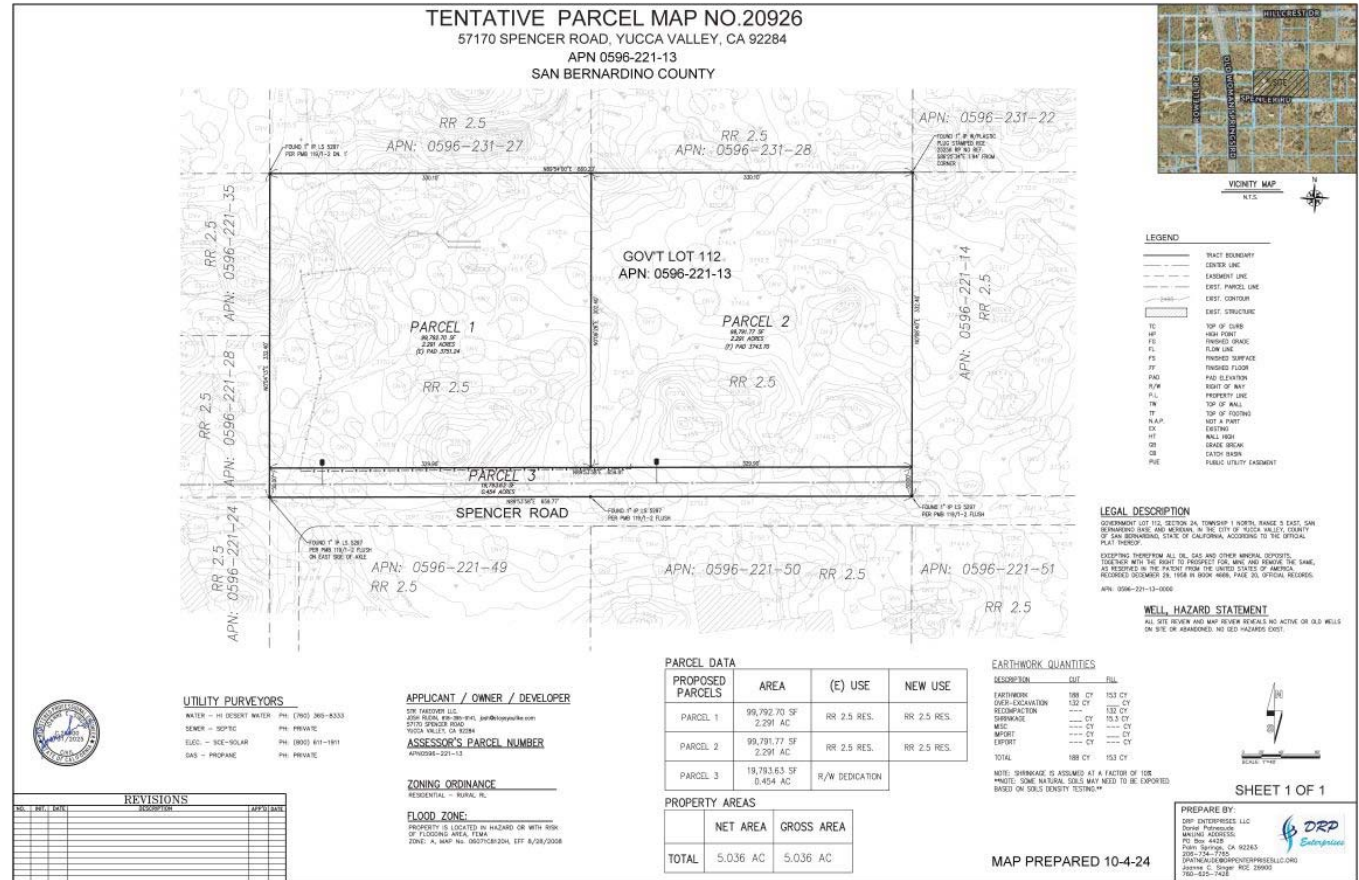




# Tentative Parcel Map 20926: 57170 Spencer Road

**Location:** 57170  
Spencer Road, Yucca  
Valley, CA 92284.

**APN:** 0596-221-13



**Project Description:** Divide one (1) existing 5-acre parcel into two (2) 2.5 acre parcels. Completeness review provided to applicant on November 14, 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

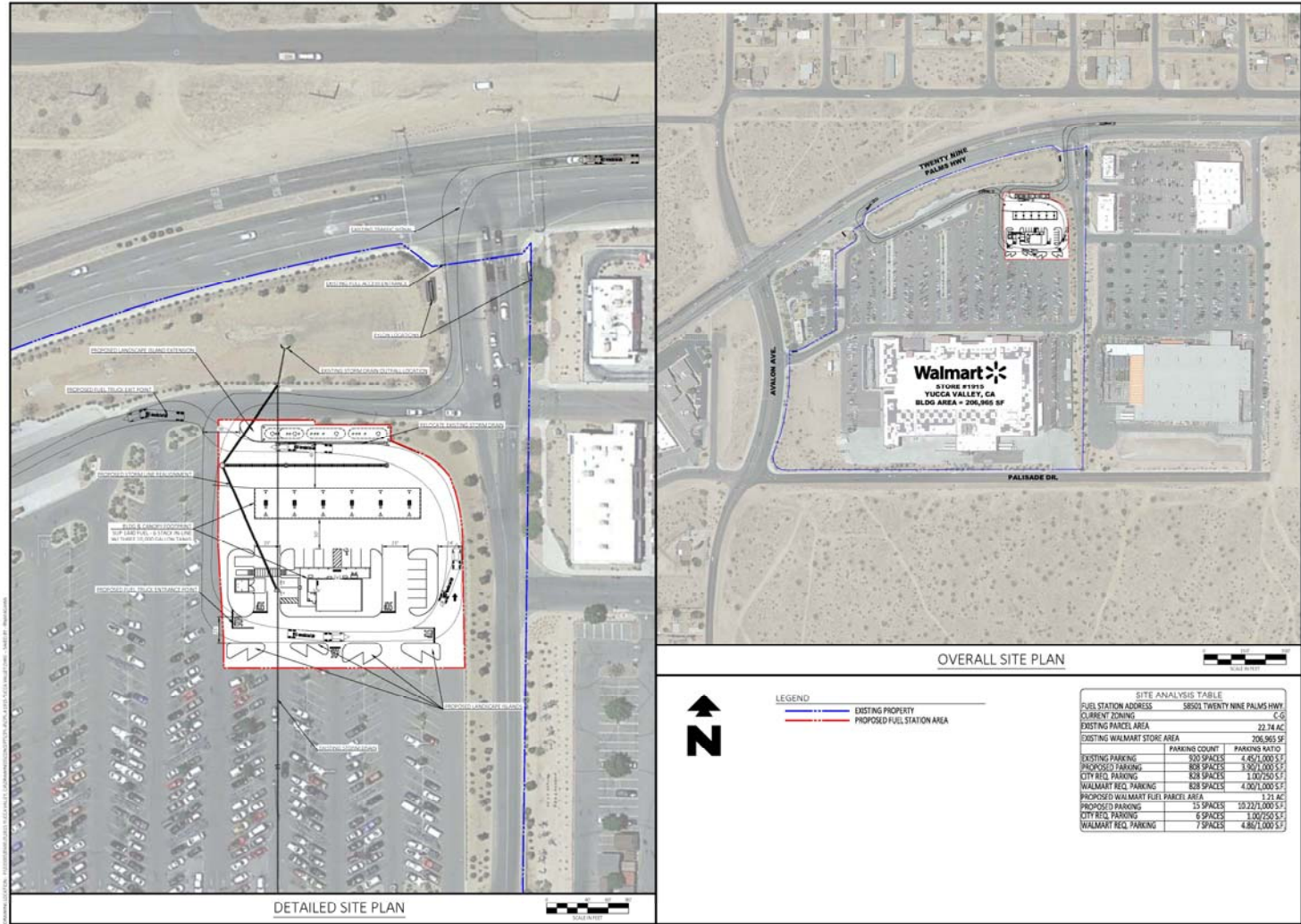
- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue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



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

Kimley-Horn  
 CONCEPTUAL SITE PLAN  
 58501 TWENTYNINE PALMS HWY.  
 YUCCA VALLEY, CALIFORNIA  
 Walmart

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 CP-5.4

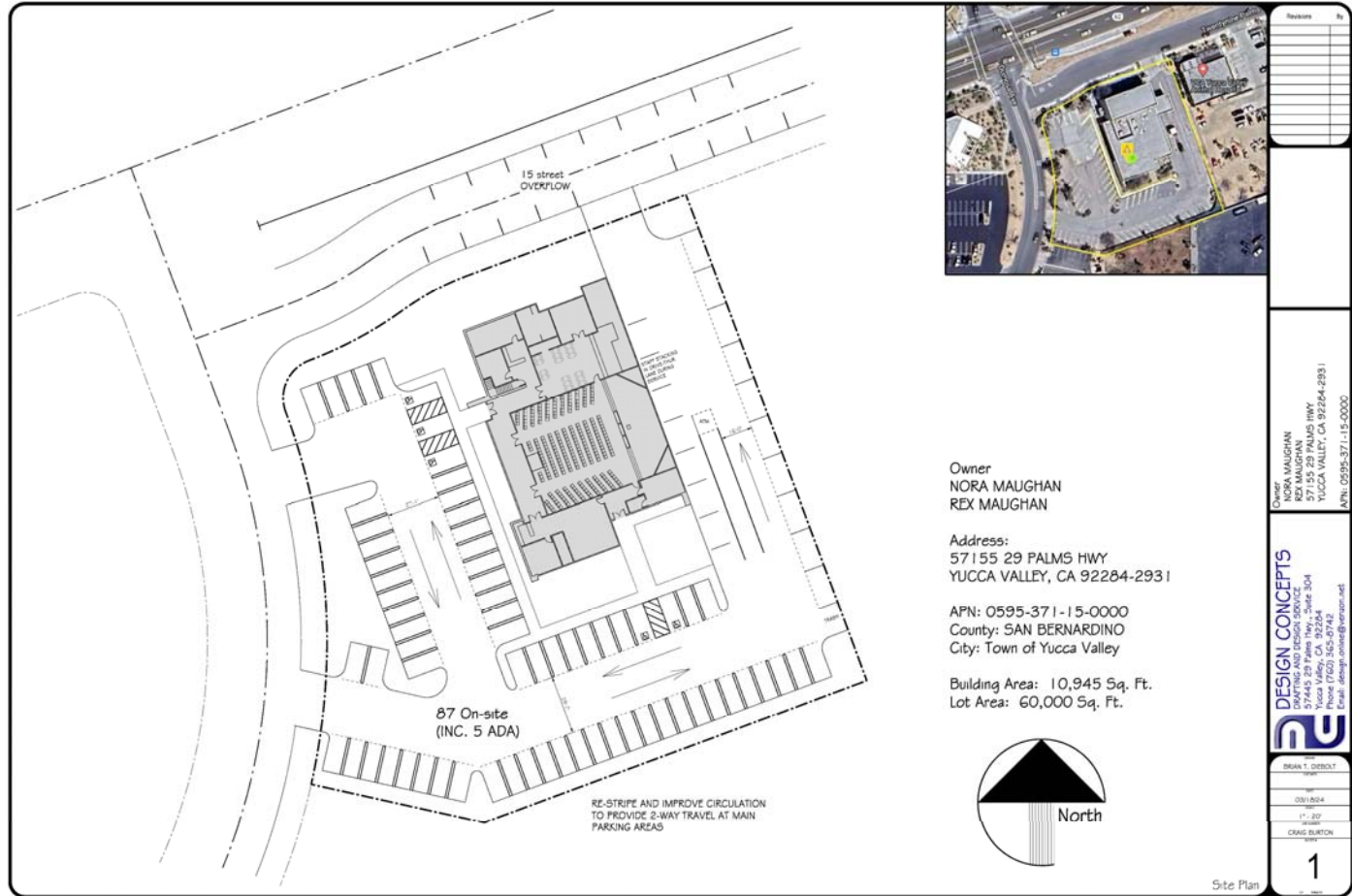




# Pre-Application 01-24: Lighthouse Christian Center

**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 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**



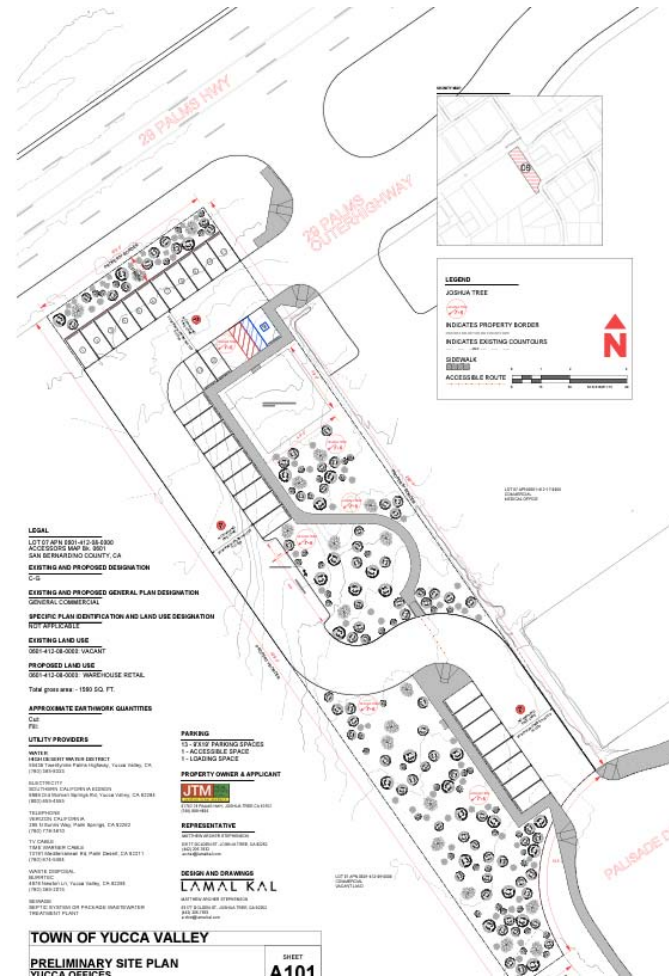
**Project Description:** 980 square foot freestanding coffee shop with drive thru with access being provided through adjacent parcels.





# Pre-Application 05-24: Huynh Commercial Retail

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

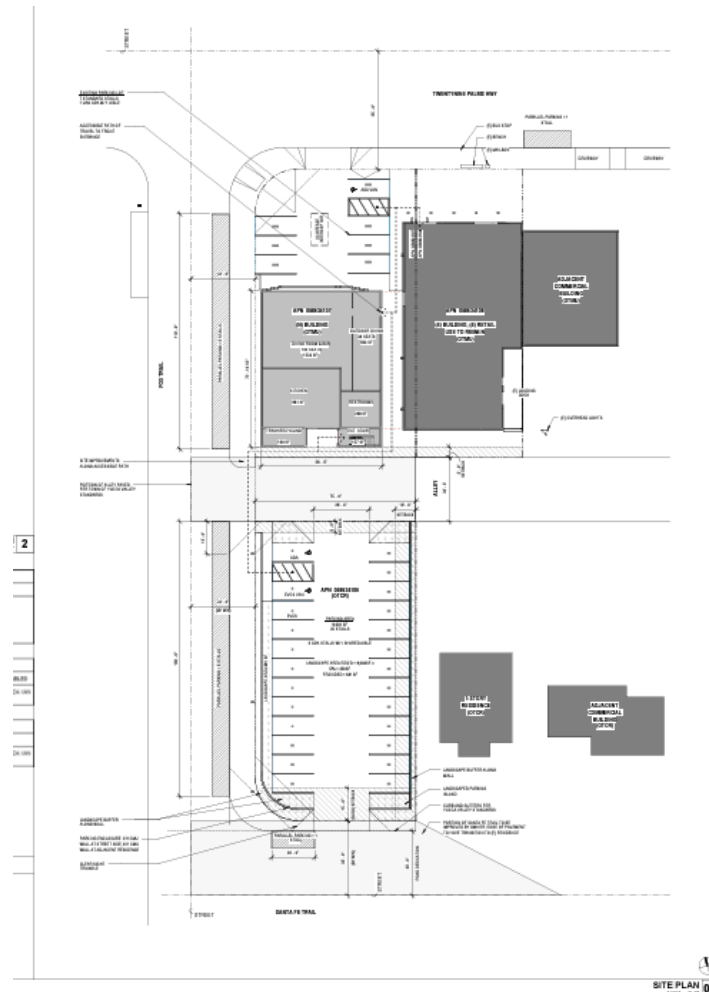


**Project Description:** Pre-application for a 1,560 SF retail unit, including sale of home goods, furniture, and lighting.



## 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.