



**BARGHAUSEN**  
A DIVISION OF CORE STATES GROUP

**CORE  
STATES**

## **Project Narrative**

Conditional Use Permit Submittal  
Dutch Bros Coffee (CA3714)

### **PREPARED BY**

Barghausen Consulting  
Engineers, LLC

### **PREPARED FOR**

Dutch Bros Coffee

### **CLIENT ADDRESS**

300 North Valley Drive  
Grants Pass, OR 97526

### **SITE ADDRESS**

Between 58111 and  
58133 Twenty Nine Palms  
Highway

### **PROJECT NO.**

23690

### **DATE**

02/04/2025

### **JURISDICTION**

Town of Yucca Valley

## **Project Overview**

The site in question is located between 58111 and 58133 Twenty Nine Palms Highway, within the Town of Yucca Valley. The subject site is between two developed commercial properties: Big 5 Sporting Goods to the west and Walgreens Pharmacy to the east. There is an additional property to the south that is currently undeveloped. These properties are interconnected through access easements.

The project is to develop the 1.014-acre parcel with Dutch Bros Coffee. The Coffee Drive-Through will be a 1,025-square-foot building with a drive-through window on the east side and a walk-up service window on the western side. The walk-up window will serve pedestrians and bicyclists. Cars will move through the queuing lanes in a counterclockwise fashion. There will be 18 parking spaces provided. The building will be in front of the parcel and close to the frontage access. The subject parcel does not have direct access from a public right of way. Access to the subject parcel comes from access easements.

## **Parking and Queuing Analysis**

The Town of Yucca Valley requires a drive-through restaurant to have at least one (1) parking space per 250 square feet of floor area. The code does not specify a maximum of parking spaces. The proposed building will be 1,025 square feet, so only 4 parking spaces are required. The site is planned for 18 total spaces. Of those 18 spaces, 13 are typical spaces, one space will meet ADA requirements for accessibility, one will be an accessible electrical charging station and three spaces will be future electrical charging stations

Approximately 465 feet of stacking space is available behind the drive-through window to provide queuing for up to 23 vehicles. Dutch Bros Coffee implements a runner system designed to increase speed and efficiency in serving drive-through customers. Employees travel from vehicle to vehicle to greet customers and take orders. These "runners" use a handheld device to transmit customer orders to the multiple drink stations inside the building. Additionally, runners will take electronic payments from individuals while in line, allowing customers to simply pick up their order when they arrive at the service window. This system decreases wait times and allows the runners to interact on a more personal level with customers.

Dutch Bros Coffee drive-throughs do not include any speaker/order boxes. All customer orders are taken in person at the window or by the runner. This ordering process minimizes noise impacts and decreases the number of vehicles idling at menu boards, limiting potential impacts on surrounding businesses and residences.

The typical business hours for Dutch Bros Coffee are from 5:00 a.m. to 11:00 p.m. each day of the week. The Lone Tree Town Center Planned Development standards allow free-standing restaurants to be open from 5:00 a.m. to midnight. There are typically six to eight employees during a shift, and a total of 24 to 32 employees are hired to run a stand. This number varies depending on the number of full- and part-time employees.

## **Utilities**

The utility map of the sewer and water provider, Hi Desert Water and Sewer, shows a 12-inch water line and sewer line in the common drive in front of the proposed project site. Conceptually, service lines for sewer and water will connect to these main lines. The conceptual point of connection for power is a power box approximately 60 feet to the northeast of the project site behind along Twenty-Nine Palms Highway. A service line will run underground to service the proposed Dutch Bros Coffee.

## **Architecture**

The proposed building is visually interesting, constructed with high-quality materials, and simple, complementary colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the building design. Canopy awnings are provided at all entrances and service doors, including a large 300-square-foot canopy over the customer walk-up service window, providing weather protection and a seating area. The building features modulation with a tower element, building wall articulation, and building materials that are aesthetic and compatible with other newer developments in the community. The siding material consists of Stucco, Cultural Stone, and Fiber Cement. The color palette is light bluff, beige, and dark blue.

## Signs and Lighting

The signs wall signs, menu signs, drive-through signs, parking lot signs, and directional signs. The signs will be constructed with high-quality materials and properly installed under separate permits. Colorful and visually interesting wall signs depicting the Dutch Bros Coffee logos will be installed on all sides of the building.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and pedestrian scale lighting within the patio space and along the pedestrian pathway. Exterior building lighting will be installed on the building façade. The drive-through area will be provided with security lighting. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

## APPLICATION CRITERIA RESPONSE

- A. That the location, size, design, density and intensity of the proposed development is consistent with the general plan, the purpose of the land use district in which the site is located, and the development policies and standards of the town;

**Response:** The site is part of the mixed-use zoning district which has the following standards:

Standard	Town Requirement	Proposed	Compliance
Floor Area Ratio	0.50	0.02	Yes
Impervious surface Coverage	60%	54.8%	Yes
Front Setback	25 feet	80 feet	Yes
Side and rear Setback	0 feet	30 feet - side, 155 feet - rear	Yes
Height	35 feet	28 feet	Yes
Parking (1 space per 250 sq ft)	4 spaces	18 spaces	Yes
Parking space	9 feet X 19 feet	9 feet X 19 feet	Yes
Bicycle Parking (1space per 30 parking spaces)	1 rack with a capacity of 3 bikes	1 rack with a capacity of 3 bikes	Yes

- B. That the location, size, design and architectural design features of the proposed structures and improvements are compatible with the site's natural landform, surrounding sites, structures and streetscapes;

**Response:** The proposed Dutch Bros will be compatible with the two (2) developments on either side. Both the Big 5 Sporting Goods Store and the Walgreen Pharmacy Store are natural tan color and with Spanish accents such as tile roofs and wooden trellis. The proposed Dutch Bros color palette is an earth tone that complements the natural setting. There will be cultured stone band around the bottom and a majority of the sliding will be stucco matching the two neighboring developments.

Because of the proposed Dutch Bros Building's small size and the property's design, the development will allow for the continued visual corridor enjoyed today. Over 90% of the parcel will remain open.

- C. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;

**Response:** The proposed development is located in the Mixed-Use Commercial District. The closest residential zoning is approximately 400 feet away to the south. Having a coffee shop within a commercial district close to single-family residents creates a compatible transition, as both the residents of the residential area and the patrons of the commercial establishment will benefit from having a coffee shop.

- D. That the building site and architectural design is accomplished in an energy efficient manner;

**Response:** The proposed Dutch Bros Development will meet and exceed all energy codes.

- E. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible and consistent with the adjacent and neighboring structures;

**Response:** The proposed Dutch Bros will have similar materials and textures as to both the Walgreens and the Big 5 Stores for the majority of the building. However, there will be enough difference with a small amount of unique material such as the tower being fiber cement siding, that it will create a monotone streetscape.

- F. That the development proposal does not unnecessarily block views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;

**Response:** The proposed Dutch Bros will be a smaller building. The building will not block the view of other buildings, public ways, or dominate the surroundings.

- G. That the amount, location, and design of open space and landscaping conforms to the requirements of this development code, enhances the visual appeal and is compatible with the design and functions of the structure(s), site and surrounding area;

**Response:** The proposed development will be more than 90% open space, with paving for the drive aisle and parking being 62.9% of the site and 27.3% for landscape. The site was designed to create efficient traffic movement while being visually appealing. Using similar materials and colors to the other surrounding developments for most of the Dutch Bros's building and adding a minority of unique but complementary materials and colors will enhance the visual appeal of the surrounding area.

- H. That quality in architectural design is maintained in order to enhance the visual desert environment of the town and to protect the economic value of existing structures;

**Response:** The Dutch Bros' architectural design will enhance the surrounding area, as it meets the Town of Yucca Valley Commercial Design Standards. Because the Dutch Bros will be constructed with first-class materials, the area's economic value will be maintained in the long term.

- I. That there are existing public facilities, services, and utilities available at the appropriate levels and/or that new or expanded facilities, services and utilities shall be required to be installed at the appropriate time to serve the project as they are needed;

**Response:** The utility to serve this development is onsite. There is no need to extend any utilities.

- J. That access to the site and circulation on and off site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;

**Response:** The access to the site has already been created with the development of the accesses from Twenty Nine Palms Highway in front of Big 5 Sporting Goods and the access from Balsa to the Walgreens Store. The two accesses from the public right of way connect to the site by nonexclusive easements. The site has been designed to efficiently move vehicles through the drive-through and creates a separate service area for pedestrians and bicyclists. This will create a safe and convenient development for motorists, bicycles, and pedestrians.

- K. That traffic generated from the proposed project has been sufficiently addressed and mitigated and will not adversely impact the capacity and physical character of surrounding streets;

**Response:** The proposed development will not impact on the public right of way. No new access to public rights will be created. The site has been designed to allow no less than 23 vehicles to queue on-site, which is sufficient queuing to ensure vehicles will not queue into the nonexclusive easements or public right of way.

- L. That traffic improvements and/or mitigation measures have been applied or required in a manner adequate to maintain a level of service C or better on arterial roads, where applicable, and are consistent with the circulation element of the town general plan;

**Response:** No traffic improvements are needed.

- M. That there will not be significant harmful effects upon environmental quality and natural resources including endangered, threatened, rare species, their habitat, including, but not limited to, plants, fish, insects, animals, birds or reptiles;

**Response:** No endangered, threatened, rare species are known to be on the site, or their habitat other than the Western Joshua Tree. The applicant will work with California Fish and Game to create a plan for the Joshua Tree and secure an Incidental Take Permit.

- N. That there are no other relevant or anticipated negative impacts of the proposed use that cannot be mitigated and reduced to a level of nonsignificance in conformance with CEQA, the California environmental quality act;

**Response:** There are no known negative impacts at this time.

- O. That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be considered to be detrimental to the public health, safety and welfare of the community or be materially injurious to properties and/or improvements within the immediate vicinity or be contrary to the general plan; and

**Response:** The proposed development complies with all the town's codes and standards and will not harm the community.

- P. That the proposed development will comply with each of the applicable provisions of the development code and applicable town policies, except approved variances. (Ord. 243, 10-15-2013)

**Response:** The proposed development is in compliance with all the town's codes and standards.