



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 20, 2025

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: 61,826 SF, 1.42 ac.
Total Square Footage: 12,259 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 2720 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 = 2720 SF
2720 SF / 30 = 91 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 76 parking spaces not including eight 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 obtain approval from the Planning Department to move forward with working drawings beyond these preliminary designs and studies. We Understand other approvals will include Building and Safety, Signage and Health Department approval for the Coffee Shop.

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 "BTD". The letters are stylized and connected, with a long horizontal stroke extending from the end of the "D".

Brian T Diebolt
Design Concepts