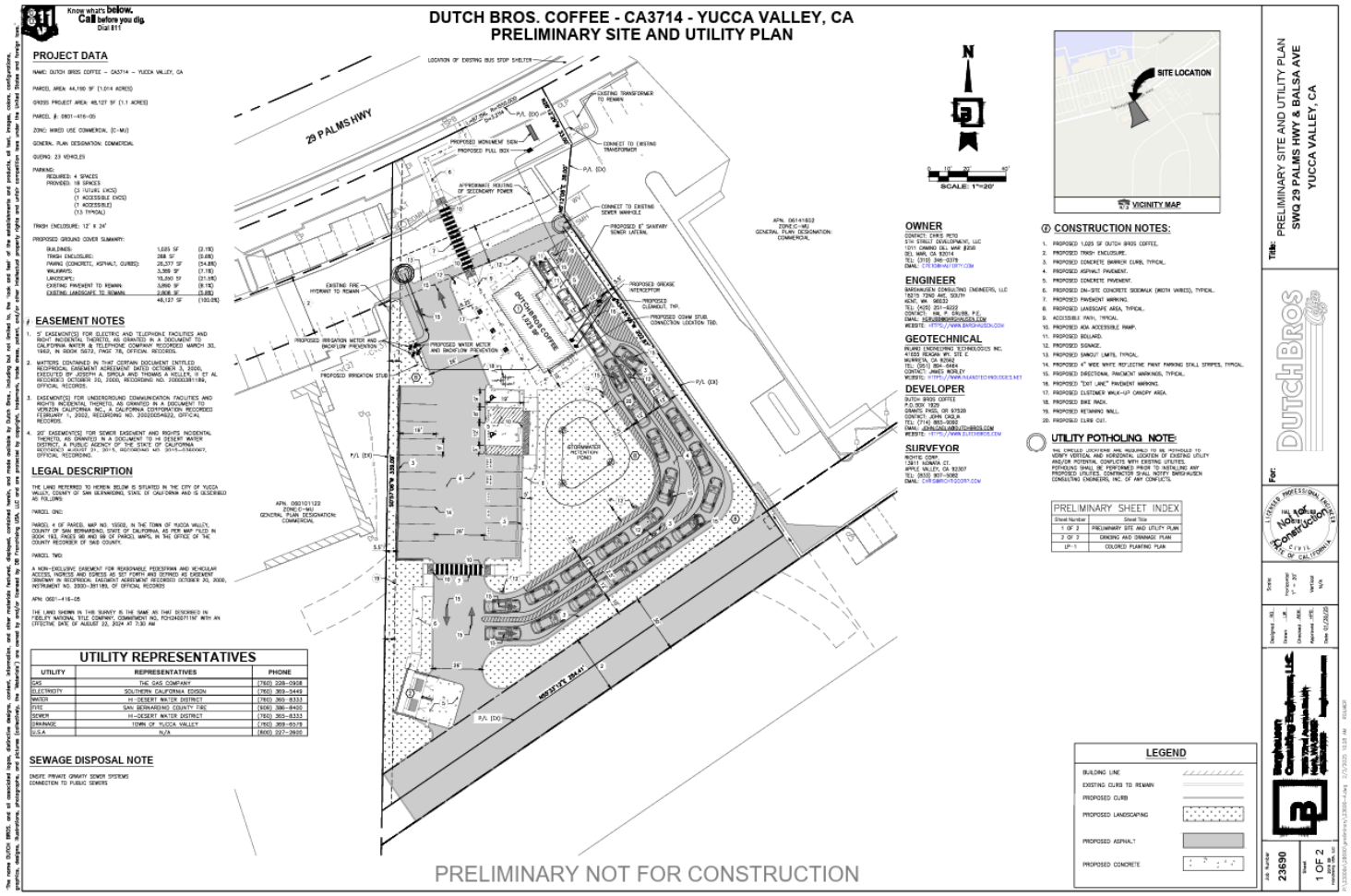
# March 2025 Land Development Update Report

# CUP 02-25 & EA 03-25 - Dutch Bros

**Location:**

The project is located near the intersection of Twentynine Palms Highway and Balsa Avenue, between the existing locations of Walgreens and Big 5 Sporting Goods

APN: 0601-416-05



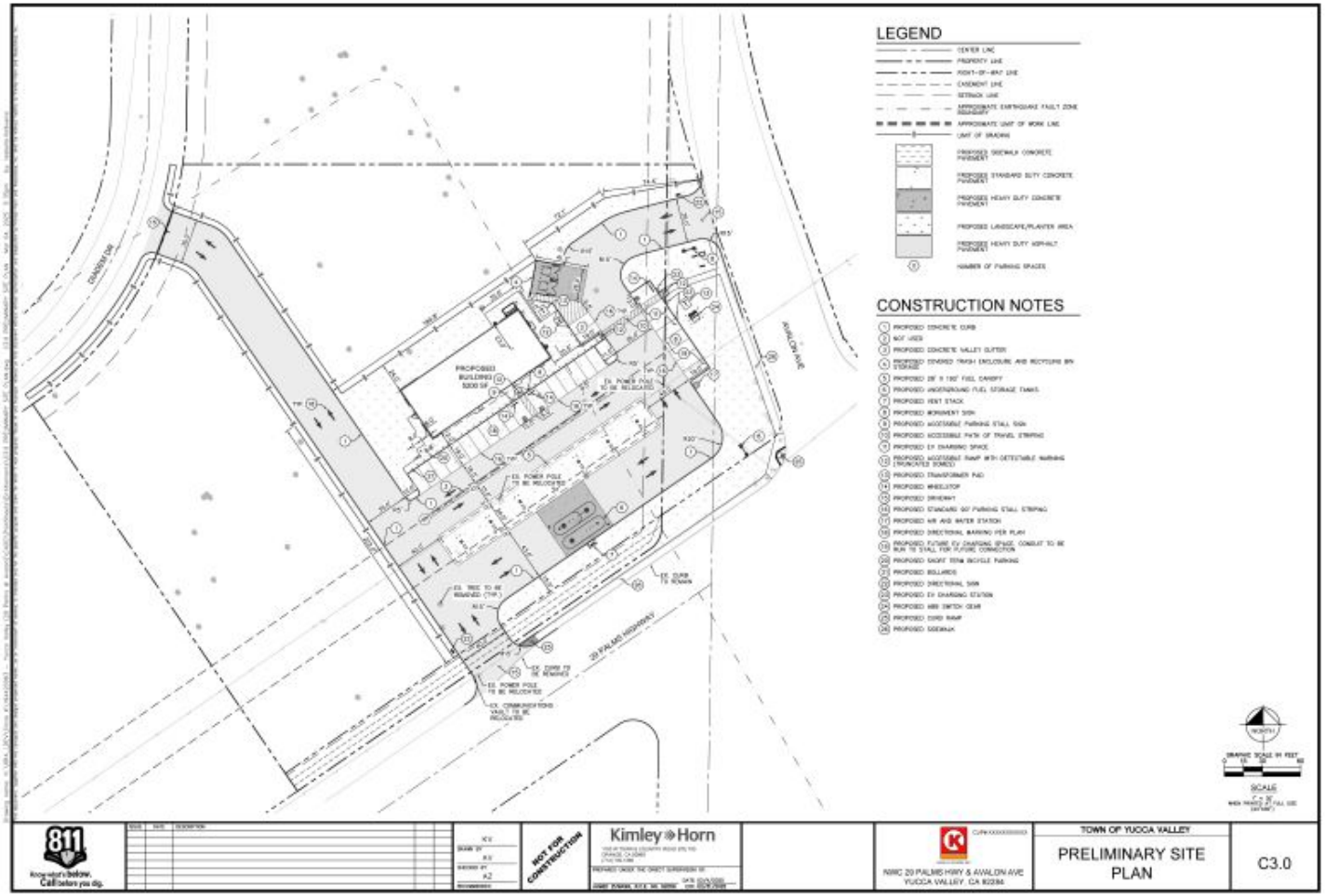

**Project Description:**

Construction of a 980 square-foot Dutch Bros Coffee with a drive through service window and a covered walk-up service window. Site improvements include dual drive-through lanes with stacking for 23 vehicles, a bypass/exit lane, and a trash/recycling enclosure. Other improvements will include new parking for 18 vehicles, drainage, and landscaping. Completeness review provided to applicant on March 12, 2025.

# Conditional Use Permit 03-25: Circle K Fuel Station

**Location:**
Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.

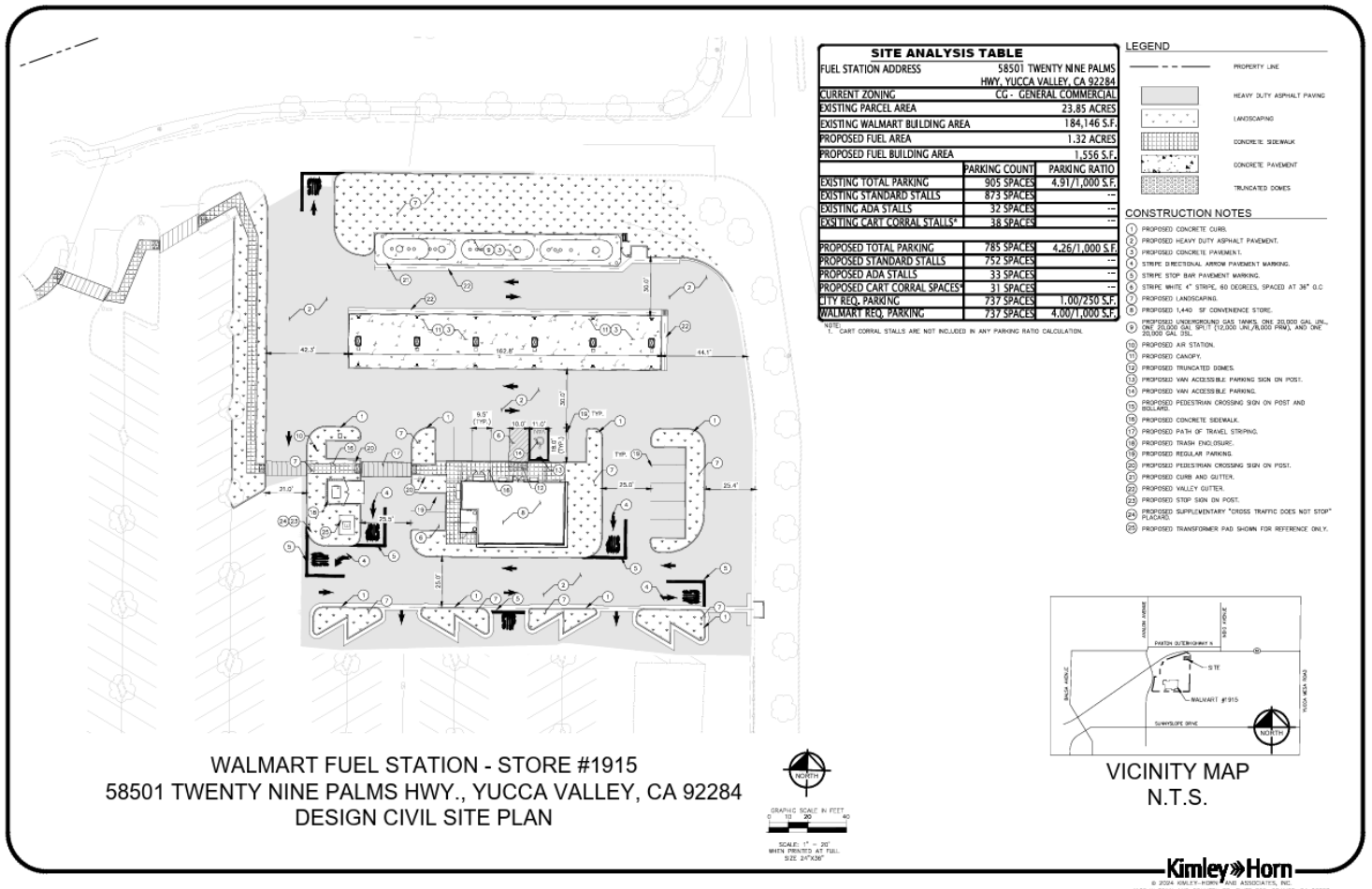



**Project Description:** Construction of a fueling station with 7 fuel dispensers and 5,200 square foot convenience store. Completeness review was provided to the applicant on April 2, 2025.

# S 01-04 Amendment #2, CUP 01-25, & EA 02-25
# Wal-Mart Fuel Station

**Location:** 58501 Twentynine Palms Highway, Yucca Valley, CA 92284.

APN: 0601-201-54



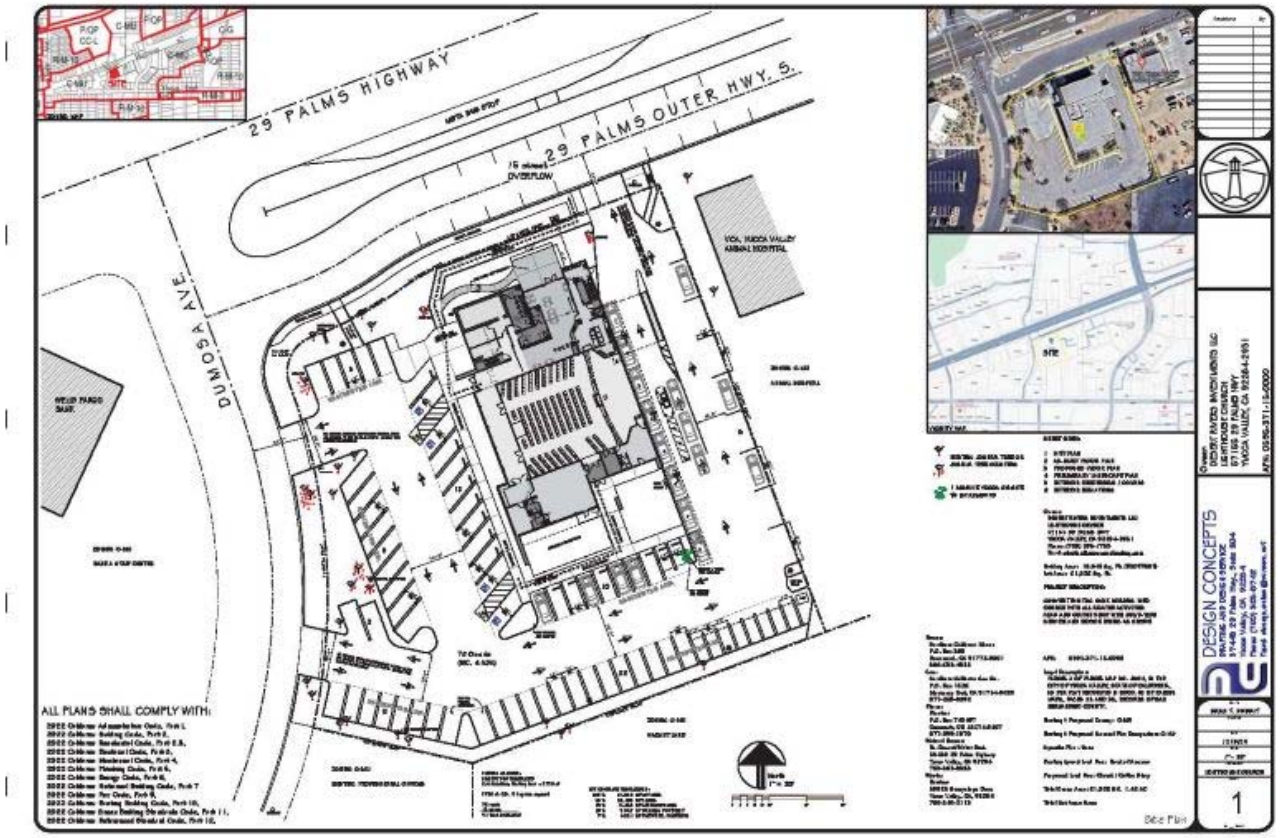

**Project Description:**

The proposed project includes the construction of a fuel station with 6 fueling dispensers with a canopy, a 1,556 square-foot convenience store which includes alcohol sales, and parking within the existing parking lot of Wal-Mart super center. The project also includes an amendment to the Specific Plan. Project is currently in staff review.

# Conditional Use Permit 04-25: Lighthouse Church

**Location:** 57155 Twentynine Palms Highway.

APN: 0595-371-15.

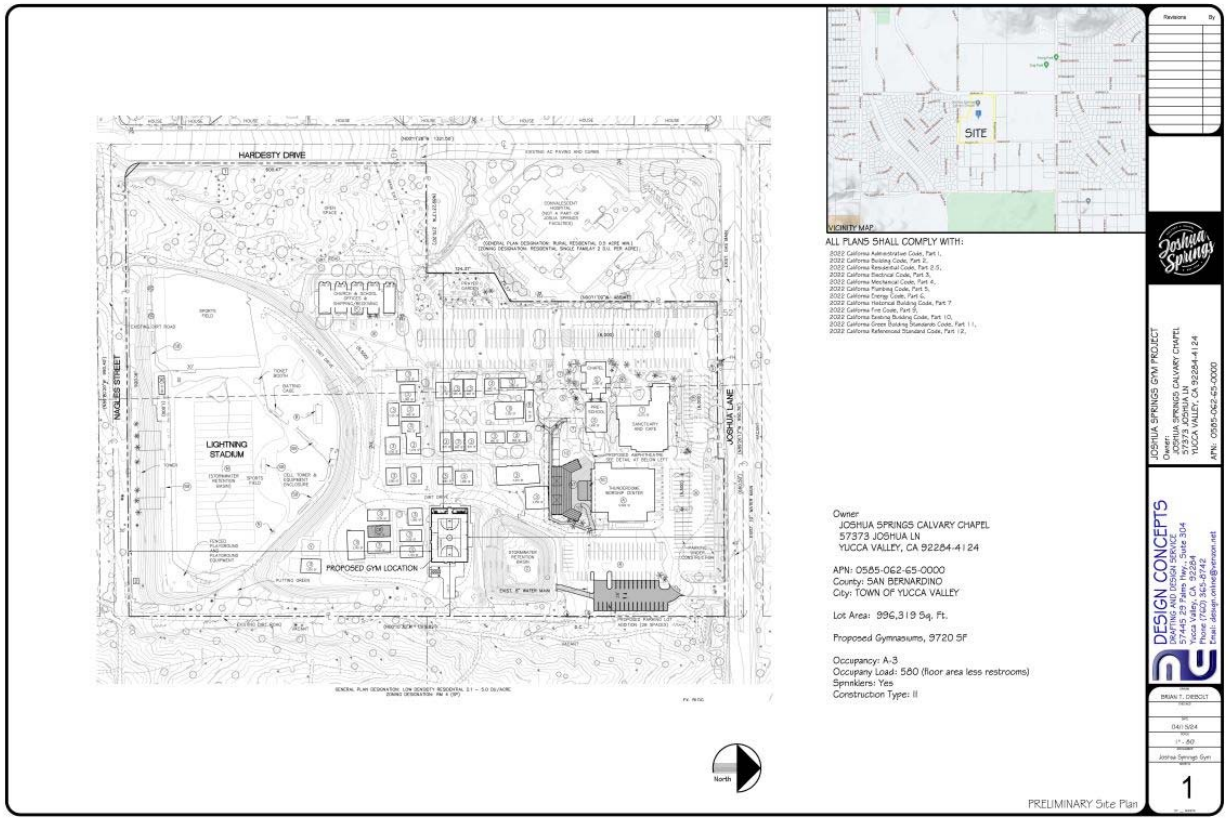



**Project Description:** Conversion of the existing Bank of America structure to a Church. The project includes a nursery, children's ministries, classrooms, and a 1,470 square foot coffee shop with drive-thru.

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

**Location:** 57373 Joshua Lane.

APN 0585-062-65.

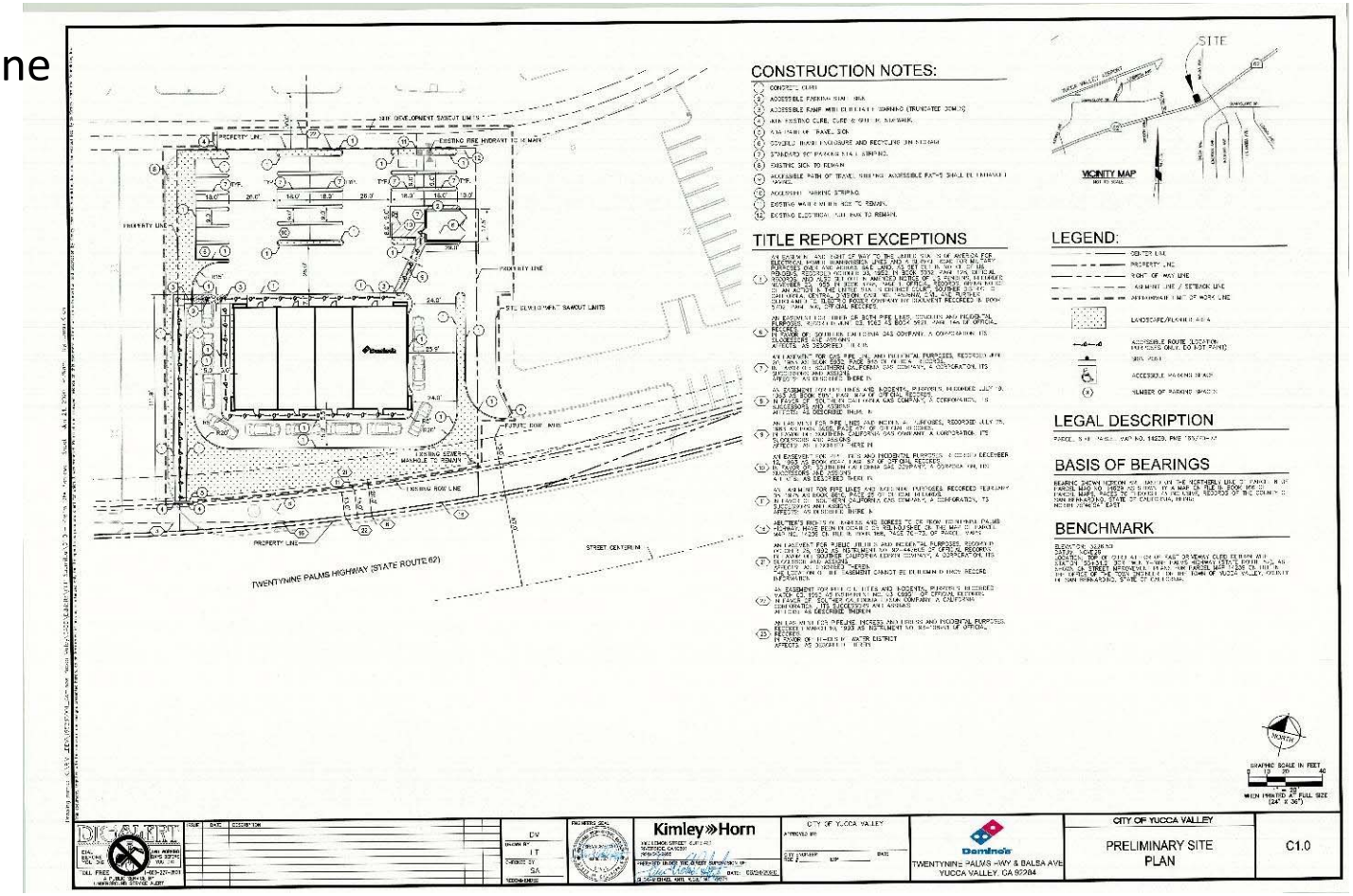



**Project Description:** Construction of a new 9,720 square foot gymnasium for Joshua Springs Calvary Chapel. The proposed project is designed to accommodate existing students and is not anticipated to add increase usage of the project site. Completeness review provided to applicant on November 21, 2024. Applicant revising location of proposed structure.

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

**Location:** 57258 Twentynine Palms Highway.

APN 0601-402-15.

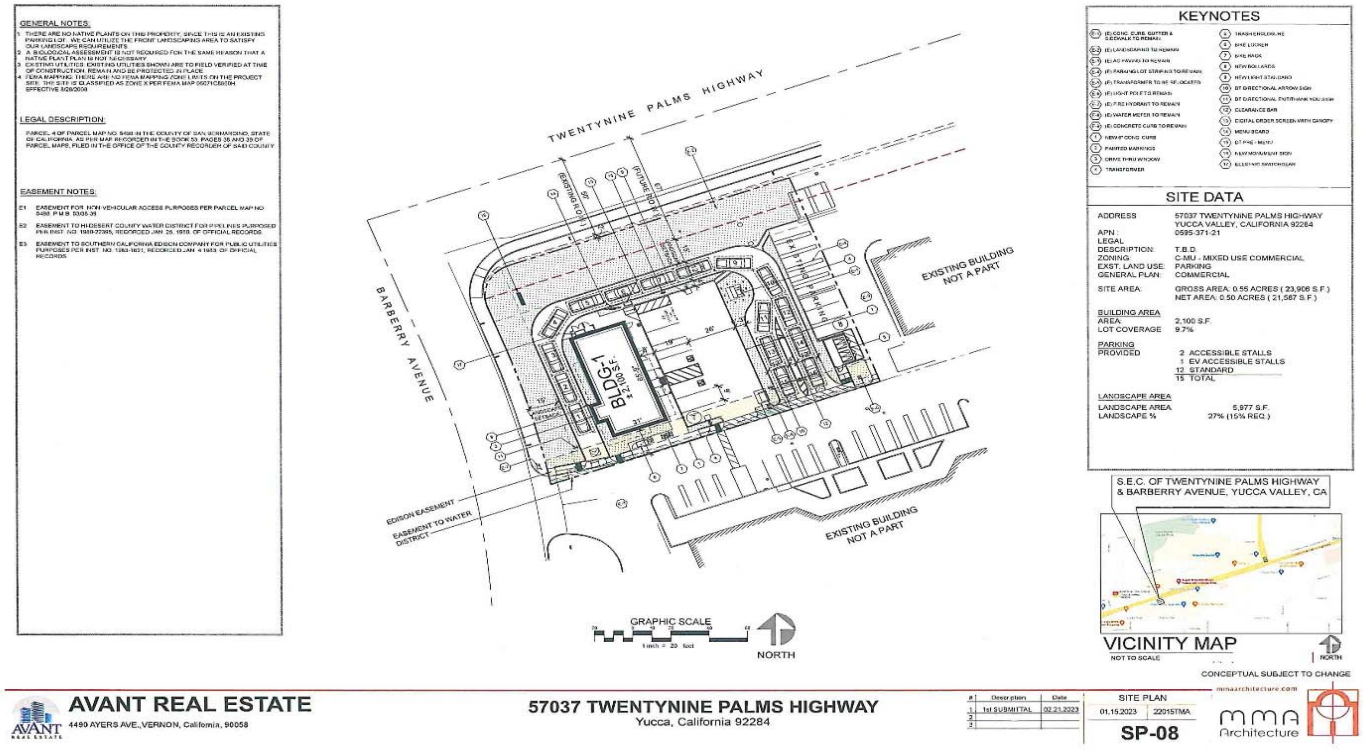



**Project Description:** Multi-tenant development located in the Stater Brothers (east) outer parking lot to include Domino's Pizza as an end cap. The total building size for the proposed project is 4,000 square feet, which includes a drive-thru located on the south side of the structure. Building permits have been issued. Project is under construction. First inspection called in 1/30/2025.

# Conditional Use Permit 01-23: Starbucks West

**Location:** 57037
Twentynine Palms Highway.

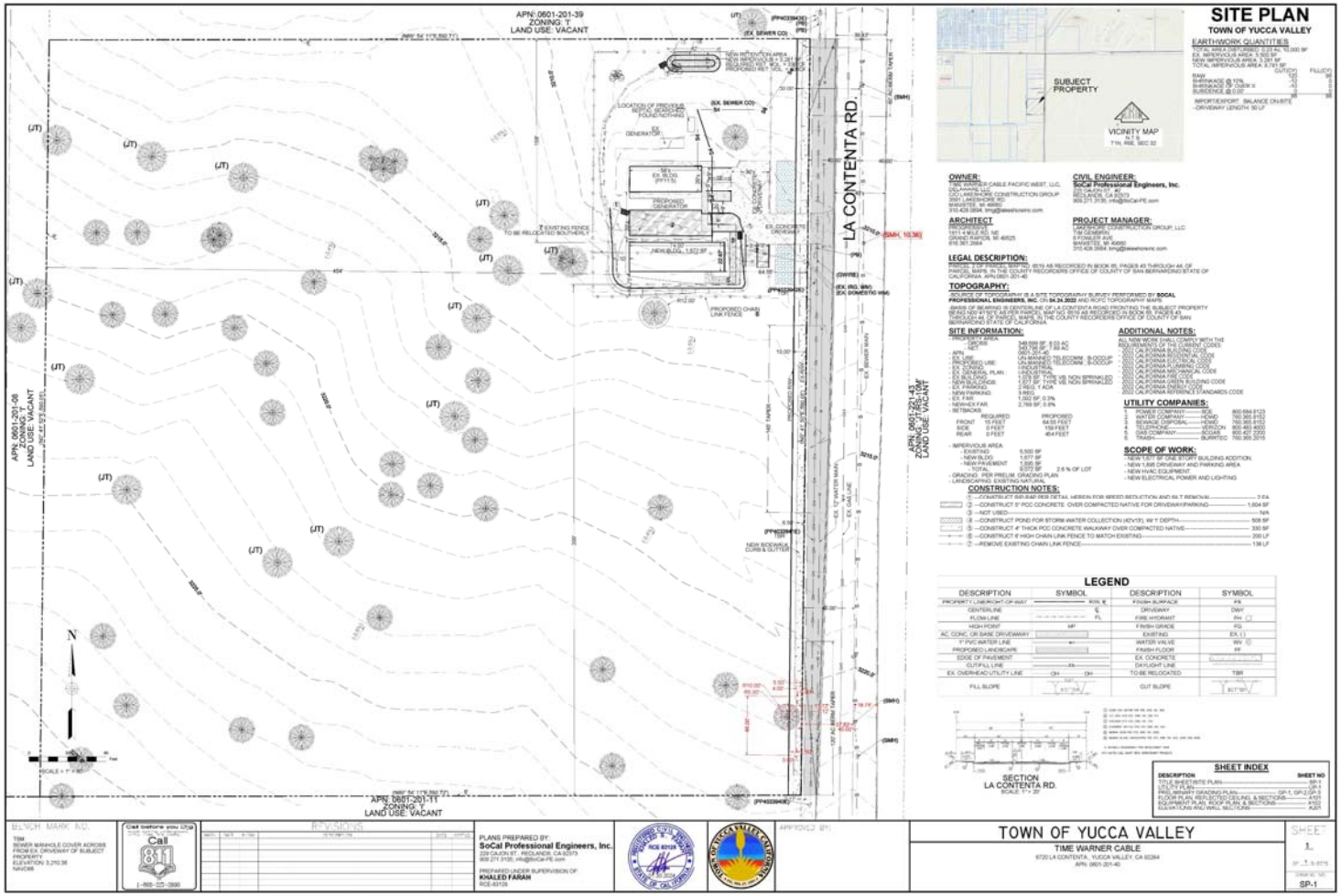
APN 0595-371-21.




**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 02-23: Time Warner Communications/Charter

**Location:** 6720 La Contenta Road.
APN 0601-201-40.

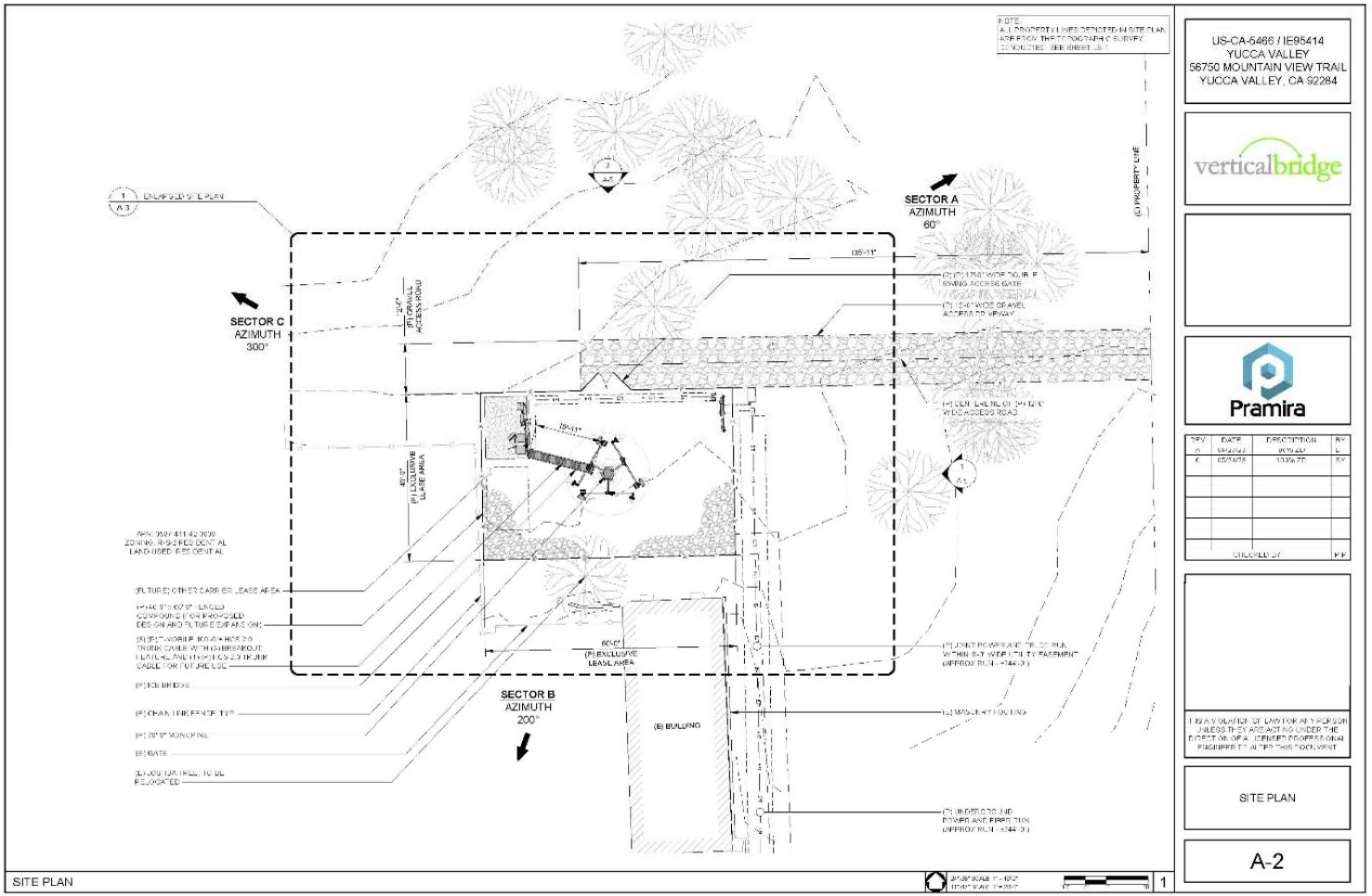



**Project Description:** Construction of a single-story 1,677 square foot structure to Charter/Time Warner Communications facility and off-site improvements including road widening and sidewalk construction. Engineering staff received mylars for grading and street improvements. Pending final review and issuance.

# Conditional Use Permit 03-23: Vertical Bridge Monopine

**Location:** 56750 Mountain View Trail

APN 0587-411-42.

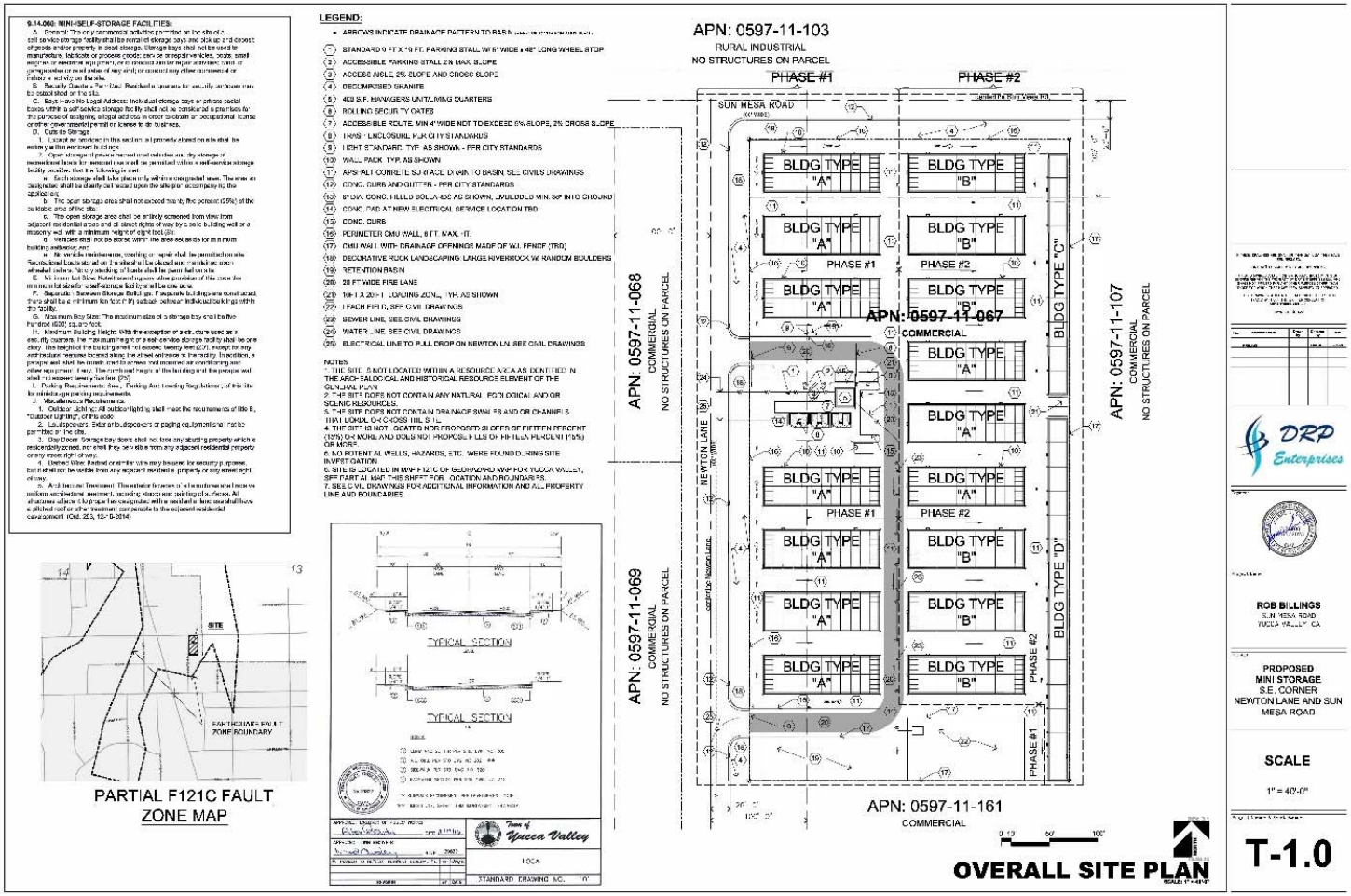



**Project Description:** Construction of a 70’ tall monopine with wireless installation and associated hardware within a 40’x60’ fenced leased area. The facility is proposed to be unmanned. The proposed project is awaiting environmental review.

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

**Location:** 4815 Newton Lane.

APN 0597-111-67.

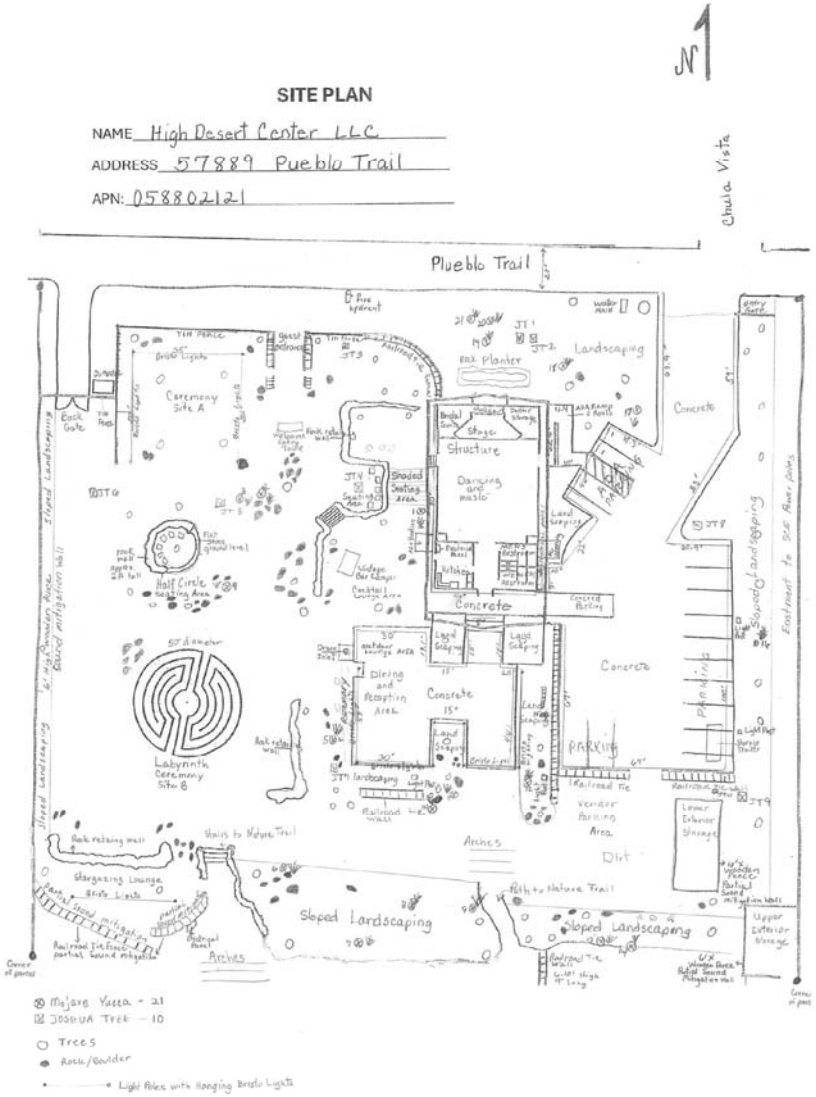



**Project Description:** Construct new 89,700 square foot mini-storage facility with office manager unit, including street improvements, block wall, lighting, and landscaping. Environmental studies are being prepared by the applicant. Environmental review pending preparation of technical studies.

# Conditional Use Permit 01-24: Tumbleweed Sanctuary

**Location:** 57889 Pueblo Trail.

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

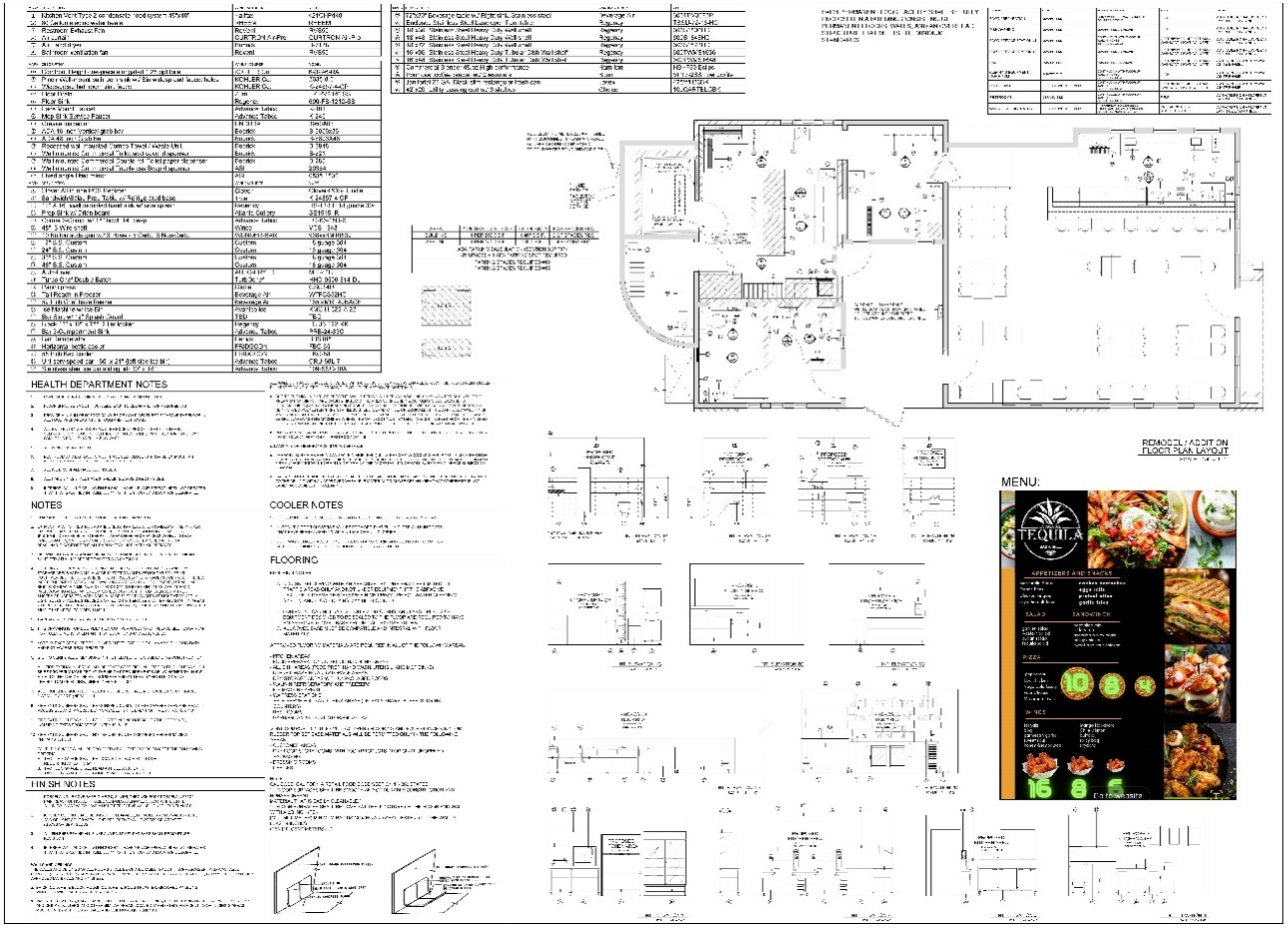



**Project Description:** Special event center located in a former church facility. Includes off-site parking lot, walking trail, and outdoor ceremony facilities. The proposed project is awaiting environmental review.

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

**Location:** 55501 Twentynine Palms Highway, Yucca Valley CA 92284.

APN 0586-122-17.

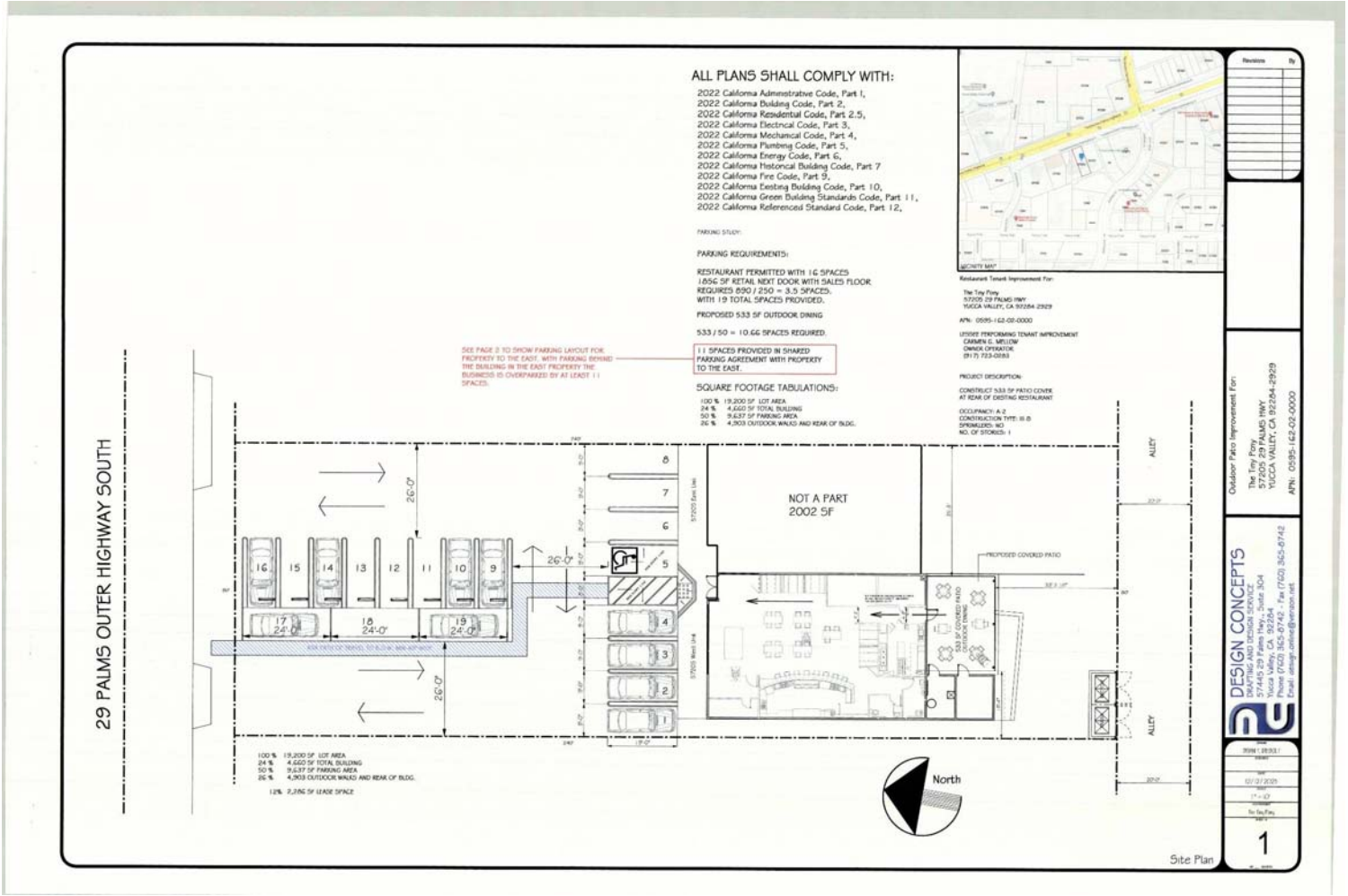



**Project Description:** Remodel and small addition (267 square feet) to existing commercial structure. Proposed use is bar with appetizers (consistent with previous use of building). Remodel includes new restrooms, ADA improvements, and kitchen. The project has been approved by the Planning Commission.

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

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

APN 0595-162-02.

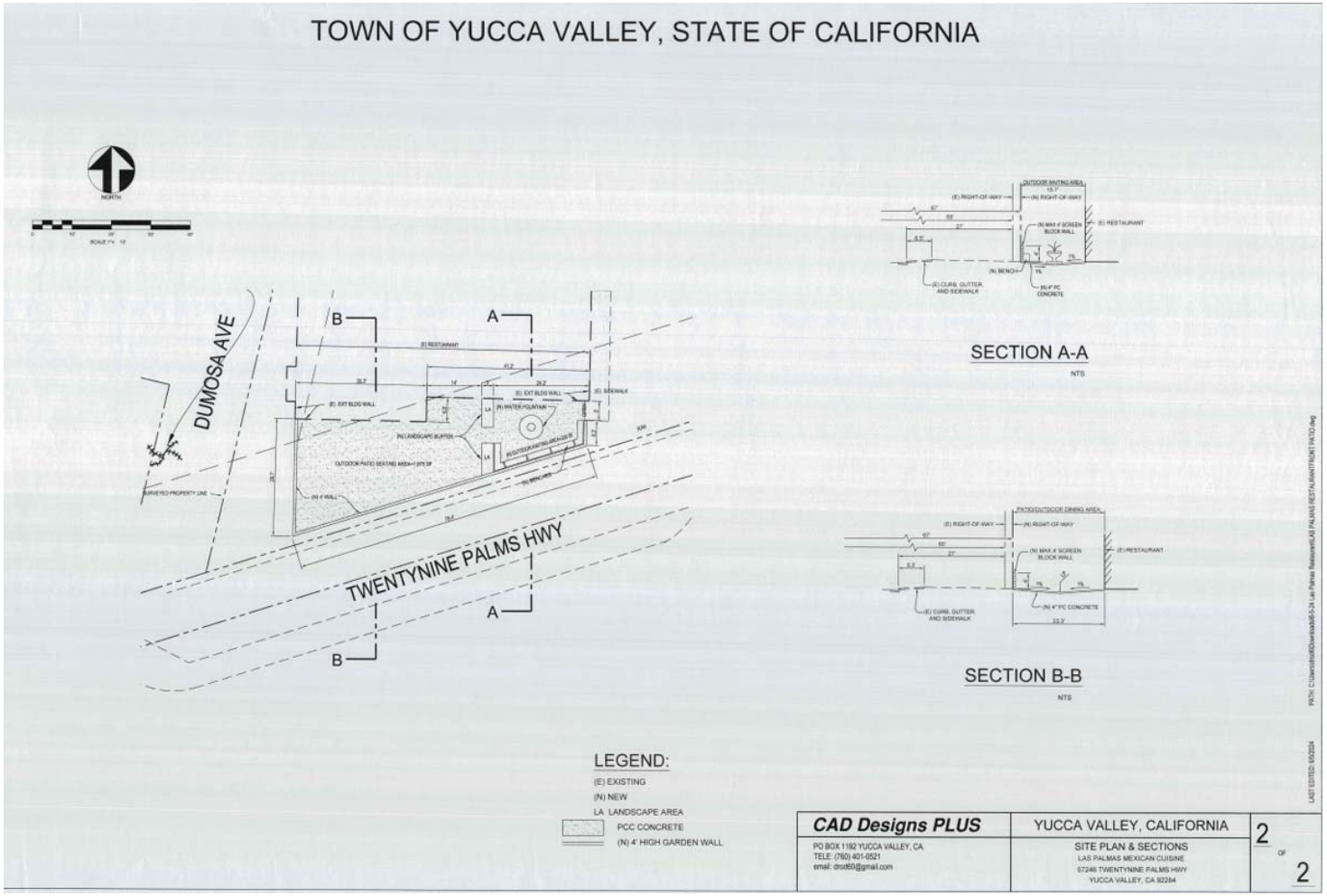



**Project Description:** The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project has been approved by the Planning Commission. Grading permits have been issued for accessory parking area. Building permits are ready to pull for rear patio improvements.

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

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

APN 0595-371-38.

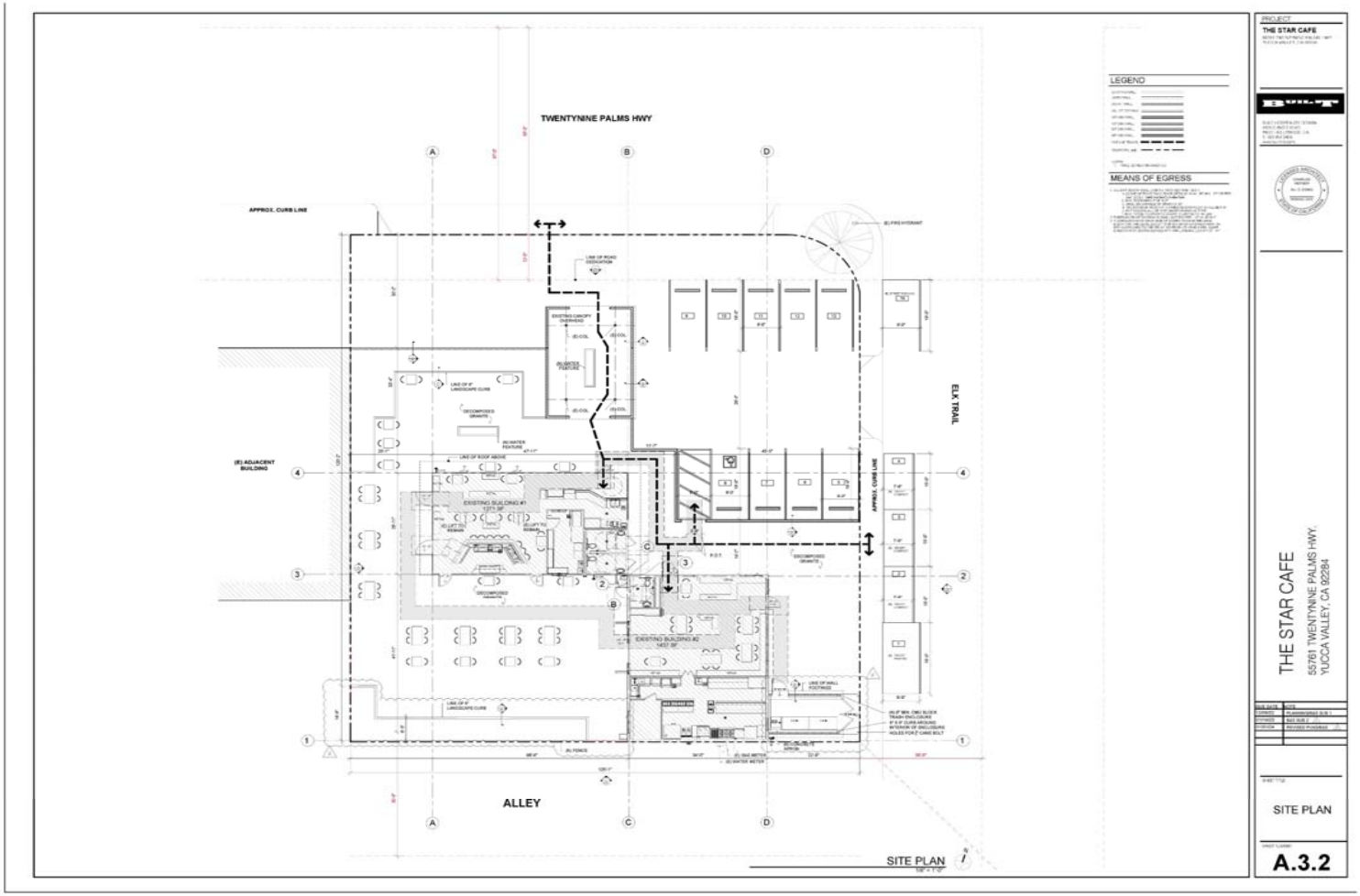



**Project Description:** The proposed project includes a 1,075 square foot outdoor patio and 339 square feet of outdoor waiting area. Completeness review was provided to the applicant on July 9, 2024.

# Site Plan Review 02-23: The Star Cafe

**Location:** 55761 Twentynine Palms Highway.

APN: 0586-341-13.

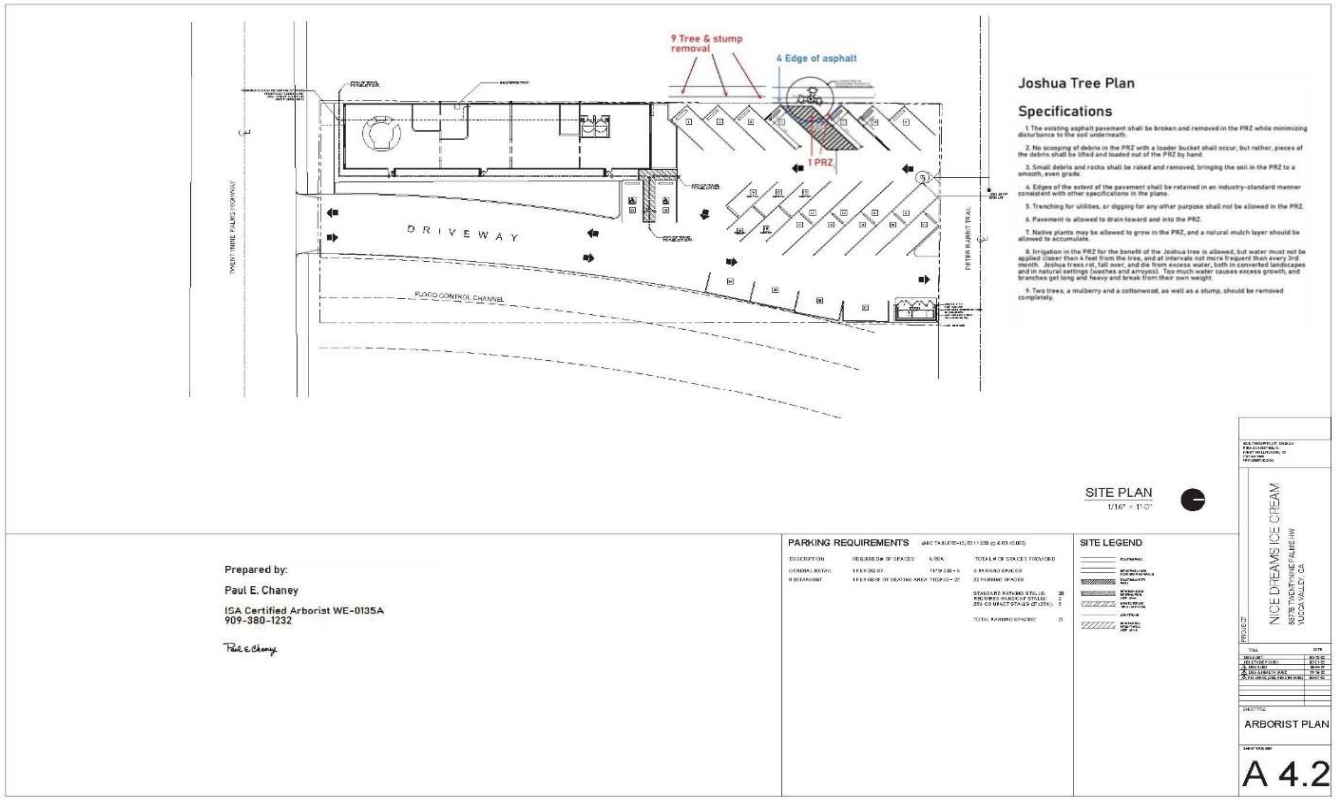



**Project Description:** Change of use from automotive repair to café/restaurant/retail. On-site food preparation and alcohol sales. The project also includes approximately 17 outdoor dining tables with landscaping and water features. Building permits issued. First inspection called in 1/24/25.

# Site Plan Review 03-23: Nice Dream Ices

**Location:** 56778 Twentynine Palms Highway.

APN 0595-111-33.

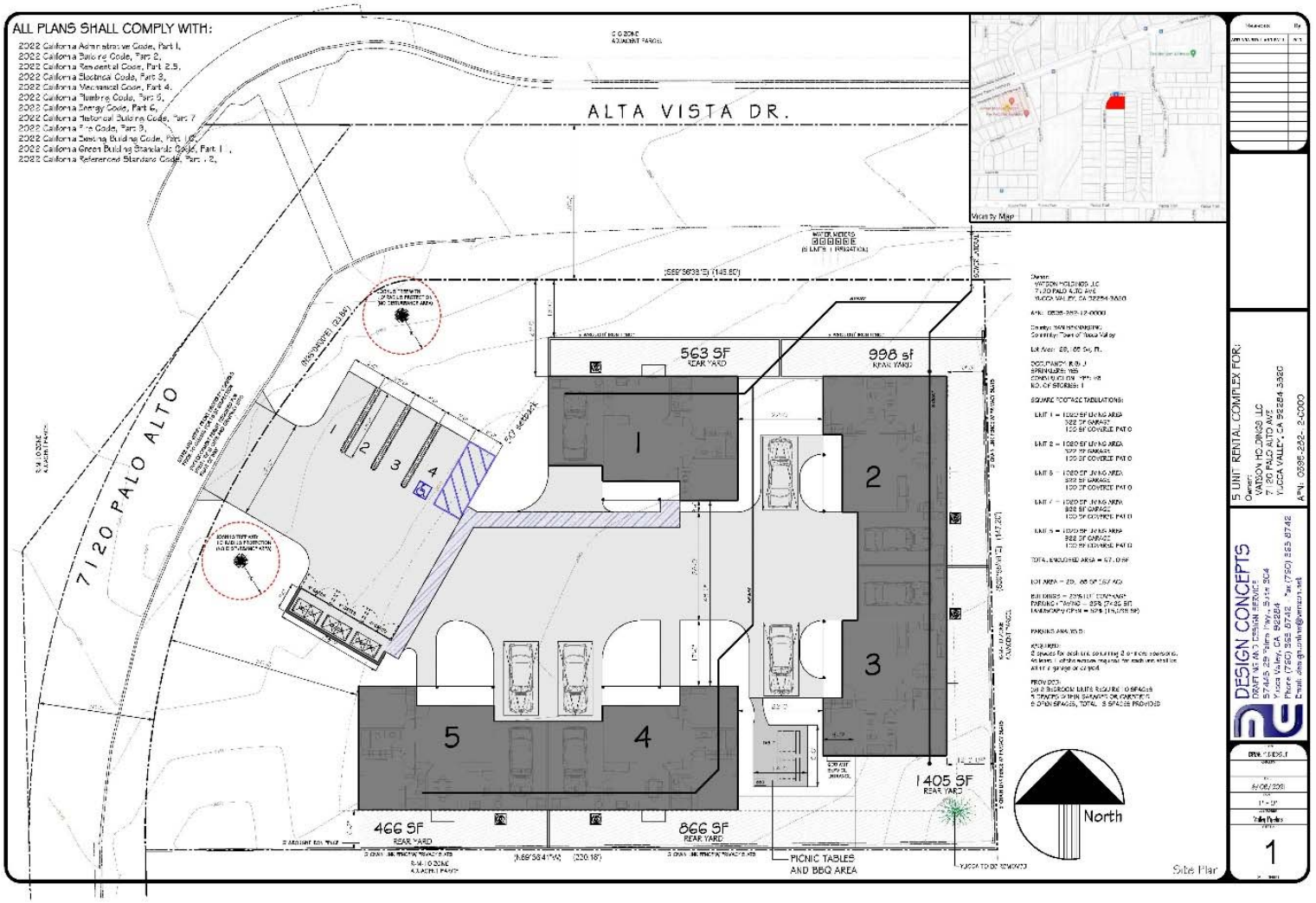



**Project Description:** Change of use from retail to include restaurant, bar, ice cream sales and pre-packaged food. The project includes parking lot and landscape improvements. Project is currently under construction. Landscaping and Irrigation Plans were revised and received Planning Commission approval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

# Site Plan Review 05-23: 7120 Palo Alto 5-Plex

**Location:** 7120 Palo Alto Avenue, Yucca Valley, CA 92284.

APN: 0595-282-12.

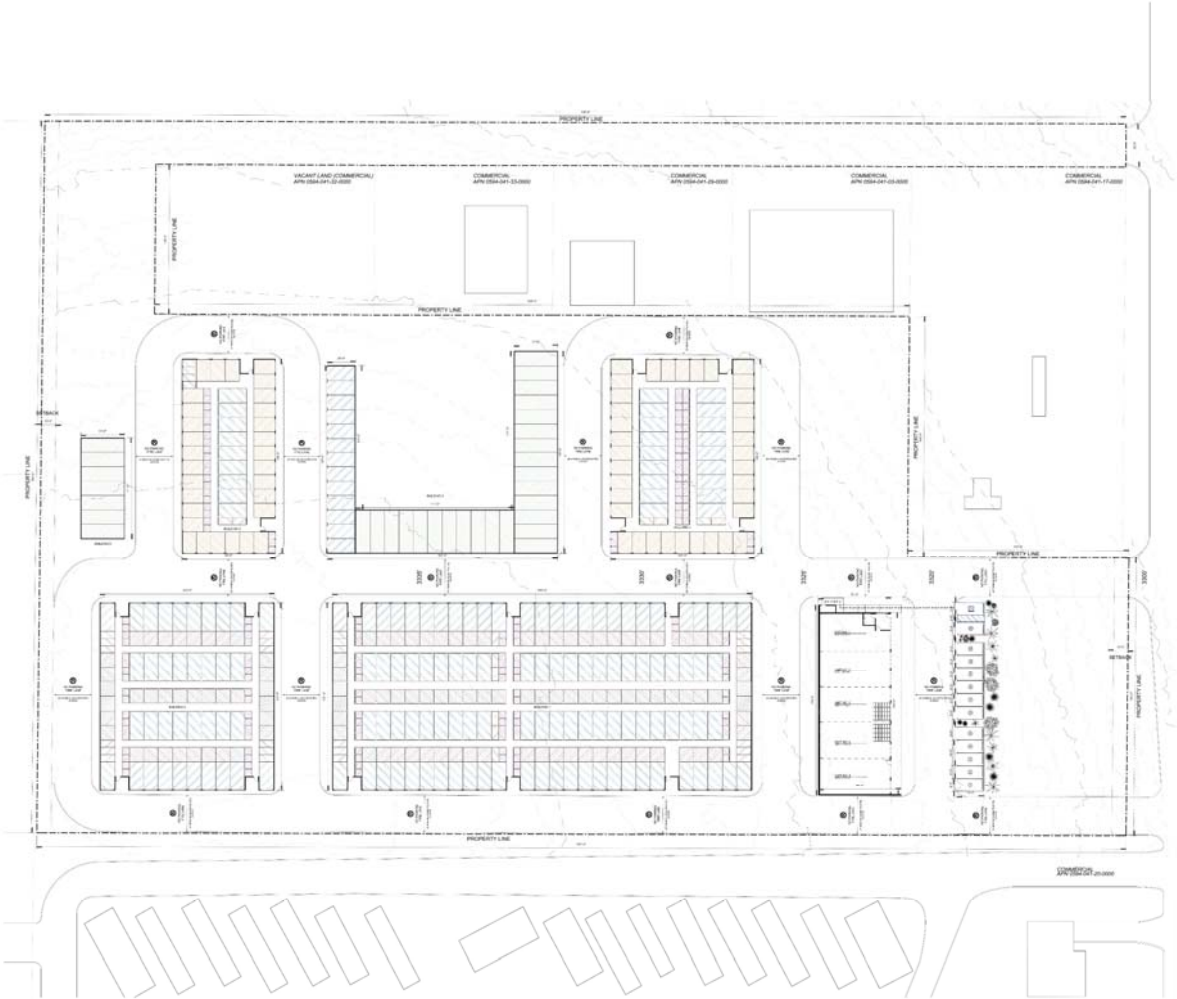


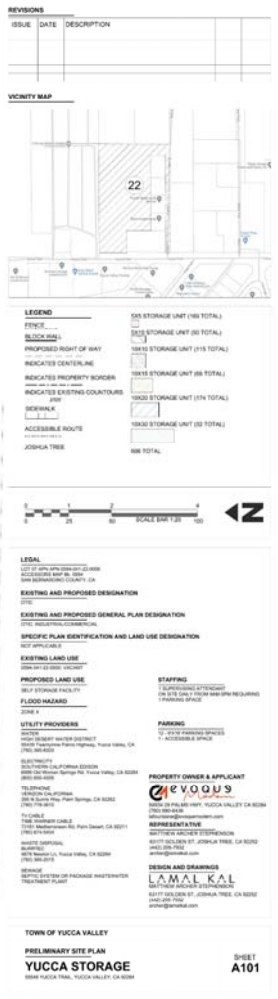

**Project Description:** Construction of a 5-unit multi-family residential apartment building with landscape and off-site road and sidewalk improvements. The project has recently completed construction and is operational.

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

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

APN: 0594-041-22.



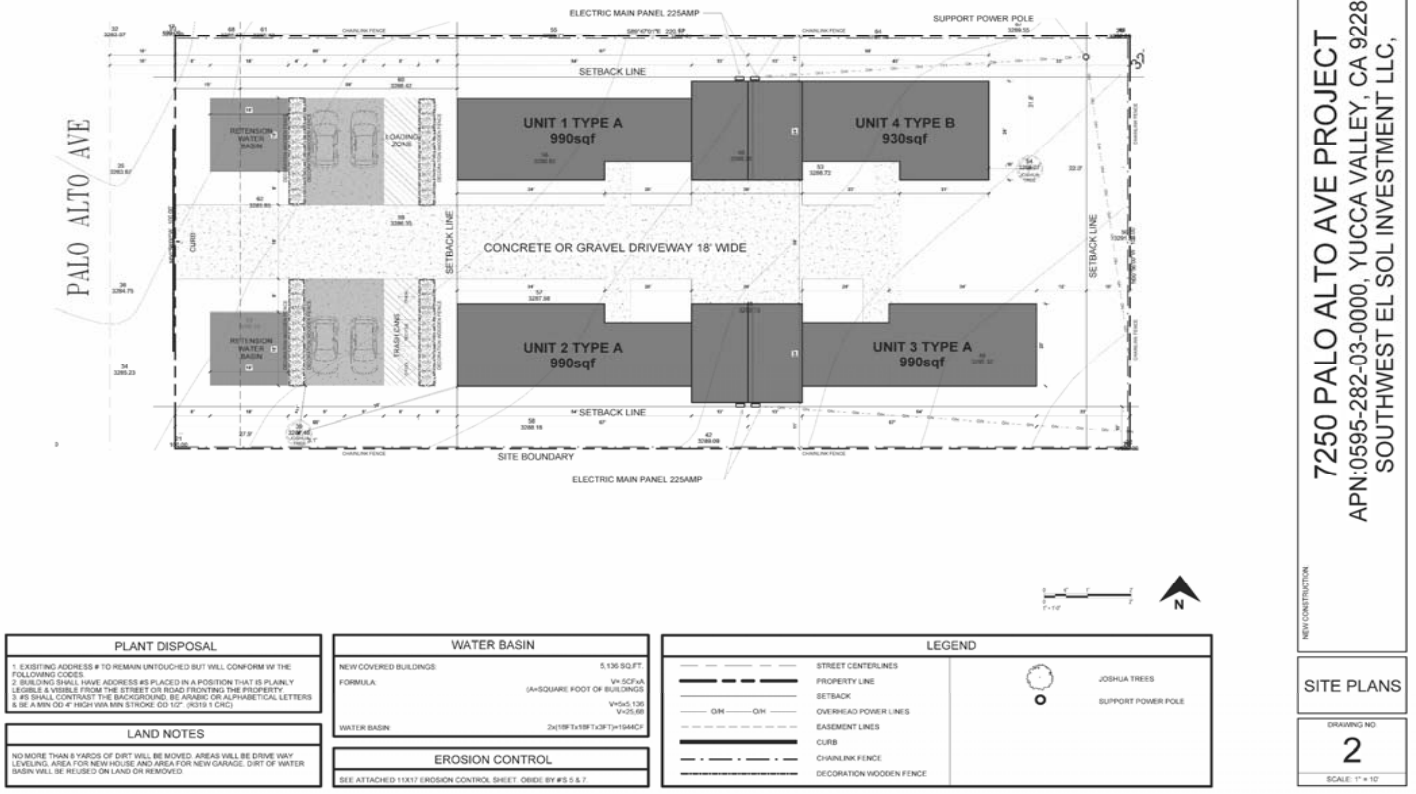



**Project Description:** Construction of a 606 unit self-storage facility with an additional 5 warehouse storage buildings with landscaping and off-site road and sidewalk improvements. Applicant is preparing environmental studies and updating plans.

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

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

APN: 0595-282-03.

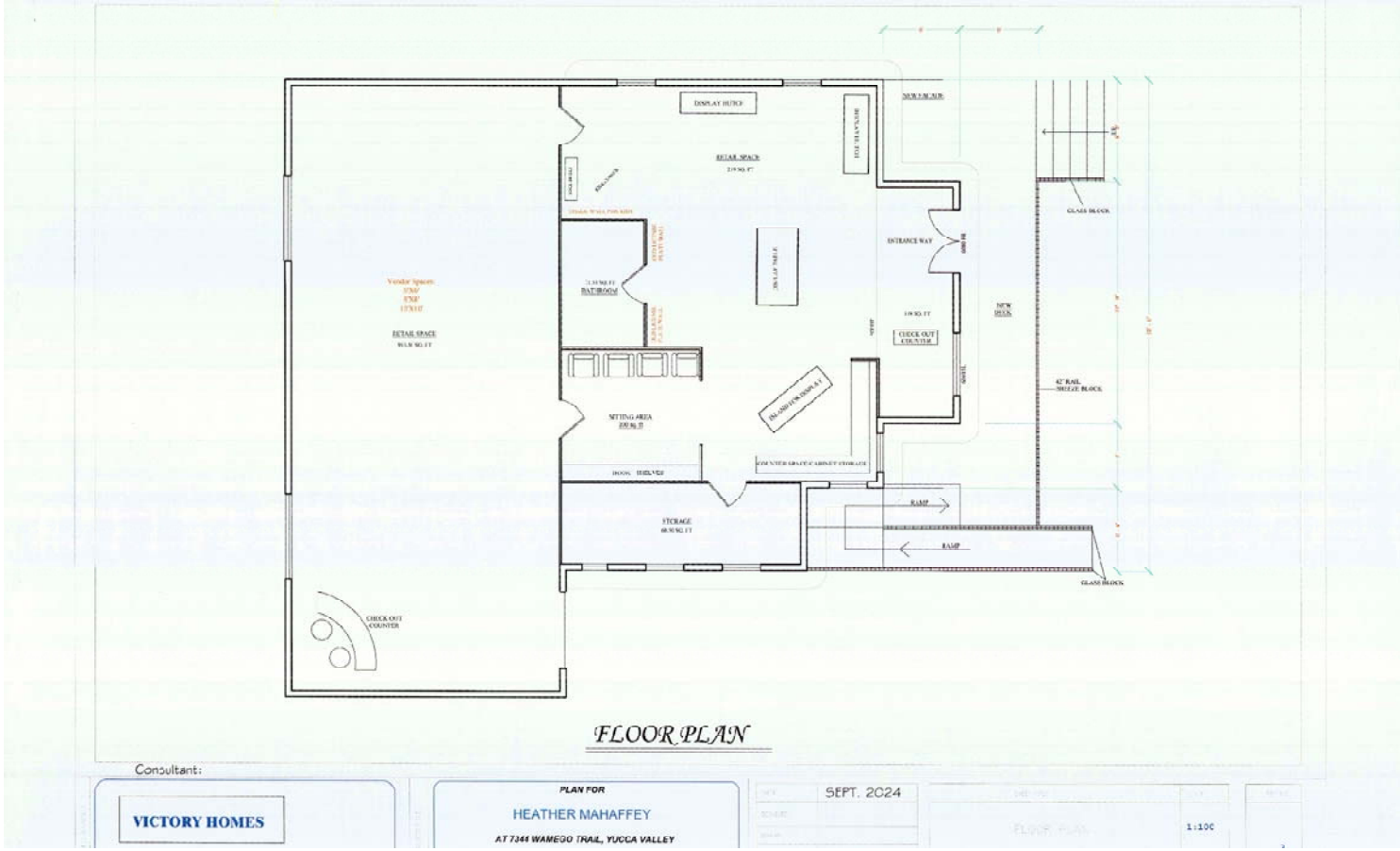



**Project Description:** Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of October 22nd. Project review is complete and pending issuance of grading and building permits.

# Site Plan Review 03-24: 7344 Wamego Trail

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

APN: 0586-331-03

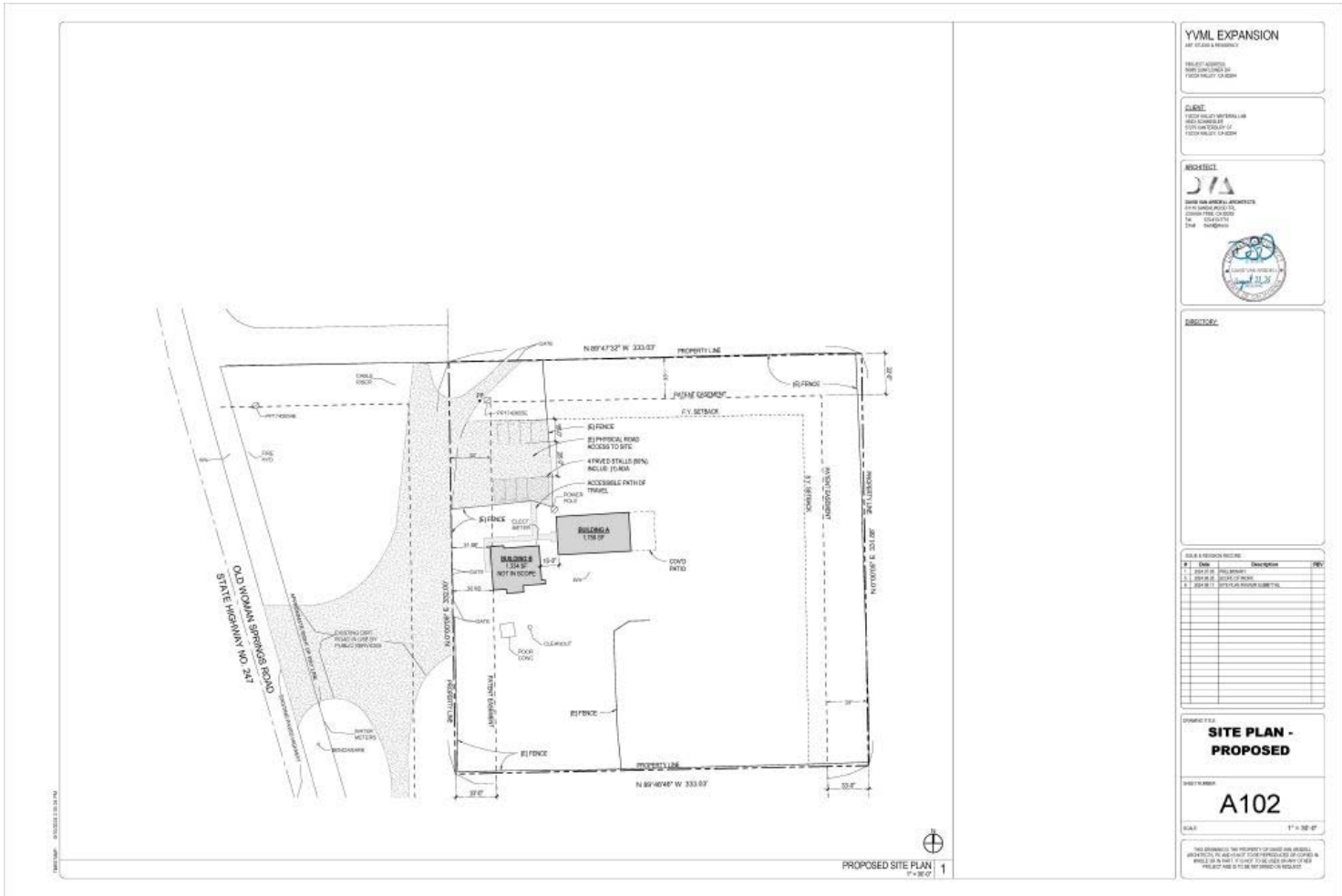



**Project Description:** Proposed conversion of property from business office to gift shop, bakery, and coffee bar. The proposed project was approved by the Planning Commission on December 10, 2024. The applicant is working on engineered grading plans for the on-site parking improvements.

# Site Plan Review 04-24: Yucca Valley Materials Lab

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

APN: 0597-081-21

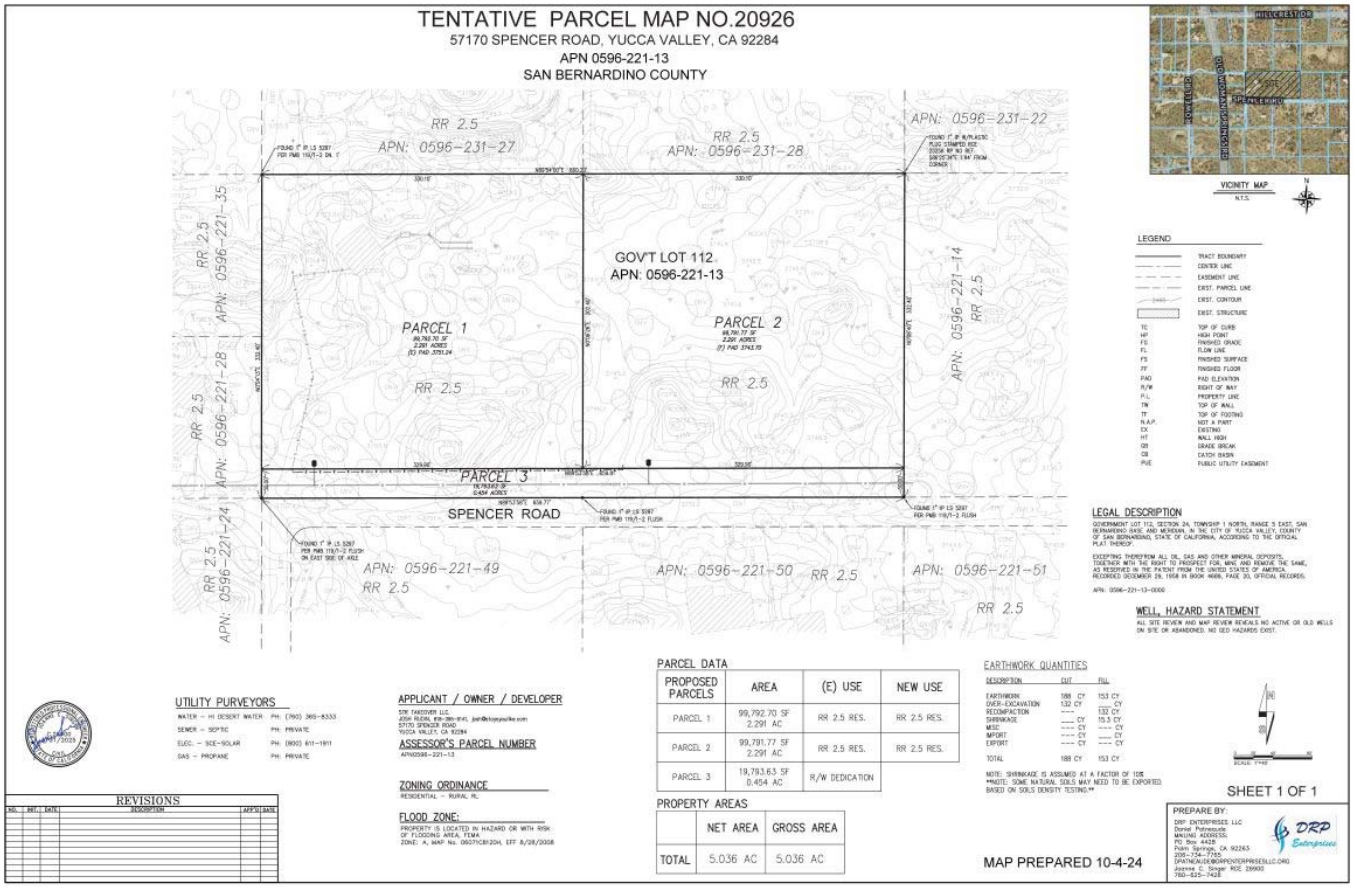



**Project Description:** Rebuild existing 1,188 SF building and construct 570 SF addition with attached patio cover. Change of use from farm and feed supply to art studio. Completeness review was provided to the applicant on October 10, 2024.

# Tentative Parcel Map 20926: 57170 Spencer Road

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

APN: 0596-221-13

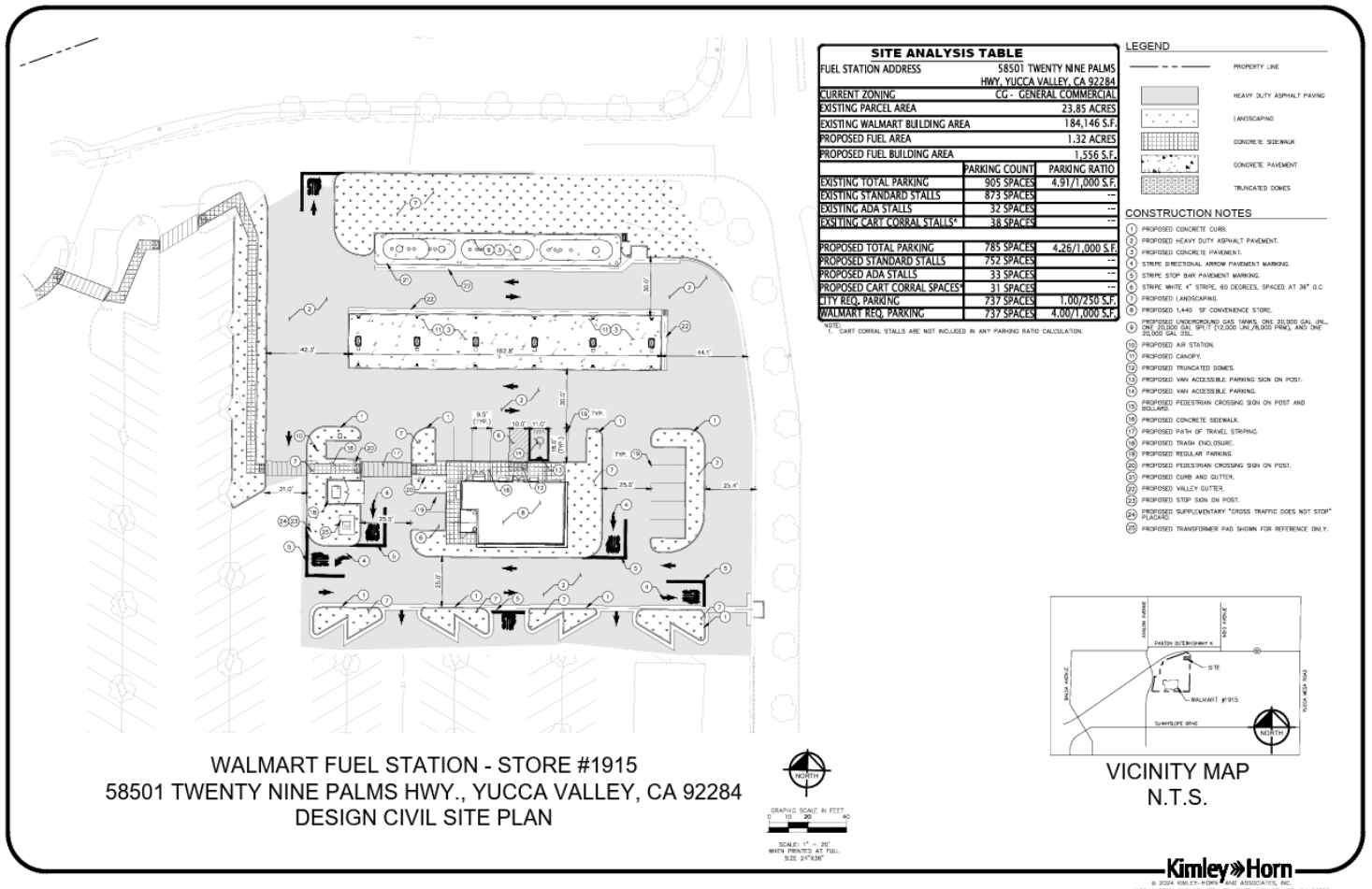



**Project Description:** Divide one (1) existing 5-acre parcel into two (2) 2.5 acre parcels. Completeness review provided to applicant on November 14, 2024.

# S 01-04 Amendment #2, CUP 01-25, & EA 02-25
# Wal-Mart Fuel Station

**Location:** 58501 Twentynine Palms Highway, Yucca Valley, CA 92284.

APN: 0601-201-54




**Project Description:**

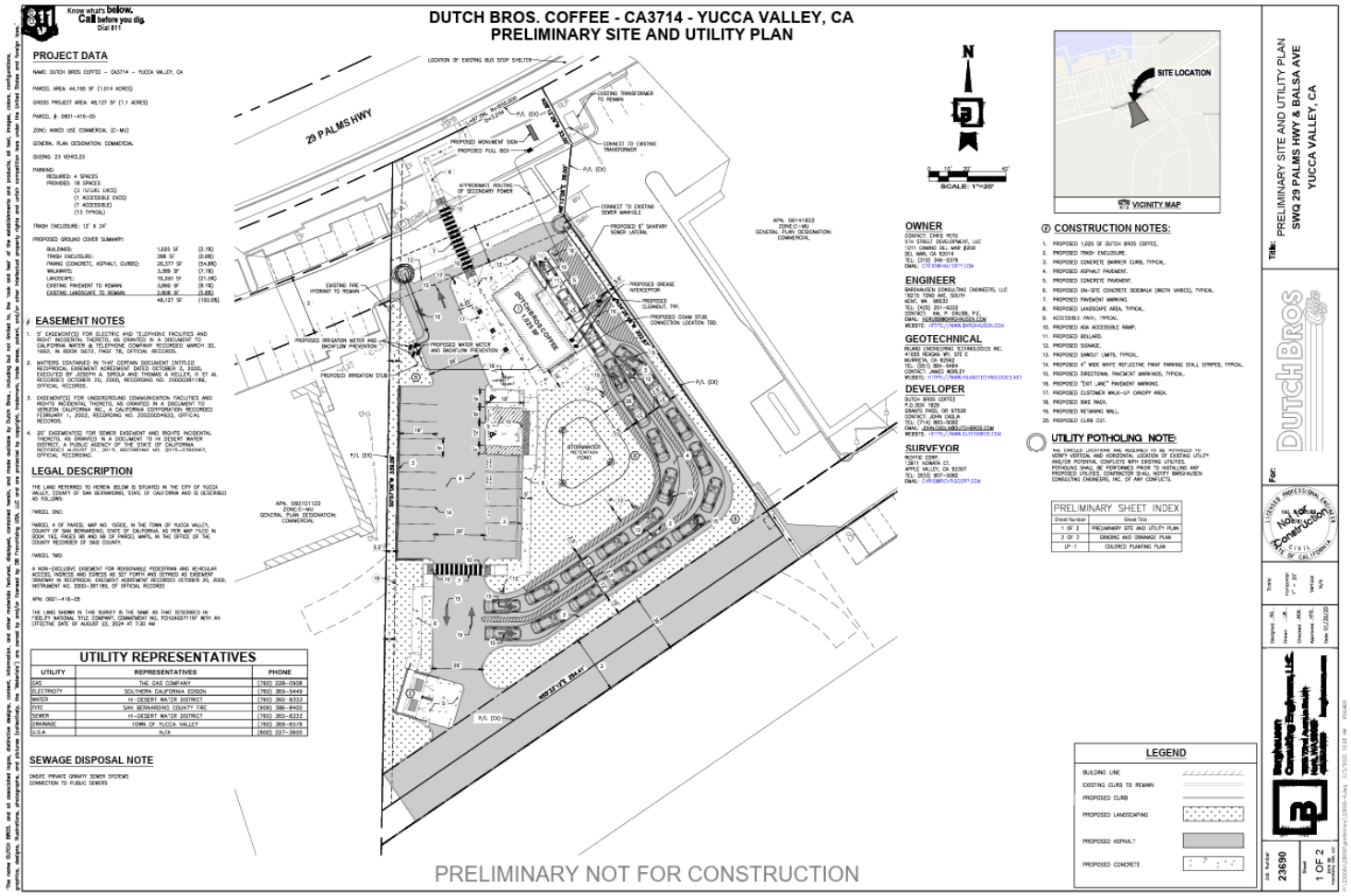
The proposed project includes the construction of a fuel station with 6 fueling dispensers with a canopy, a 1,556 square-foot convenience store which includes alcohol sales, and parking within the existing parking lot of Wal-Mart super center. The project also includes an amendment to the Specific Plan. Project is currently in staff review.

# CUP 02-25 & EA 03-25 - Dutch Bros

**Location:**

The project is located near the intersection of Twentynine Palms Highway and Balsa Avenue, between the existing locations of Walgreens and Big 5 Sporting Goods

APN: 0601-416-05




**Project Description:**

Construction of a 980 square-foot Dutch Bros Coffee with a drive through service window and a covered walk-up service window. Site improvements include dual drive-through lanes with stacking for 23 vehicles, a bypass/exit lane, and a trash/recycling enclosure. Other improvements will include new parking for 18 vehicles, drainage, and landscaping. Project is currently in staff review.

# 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).

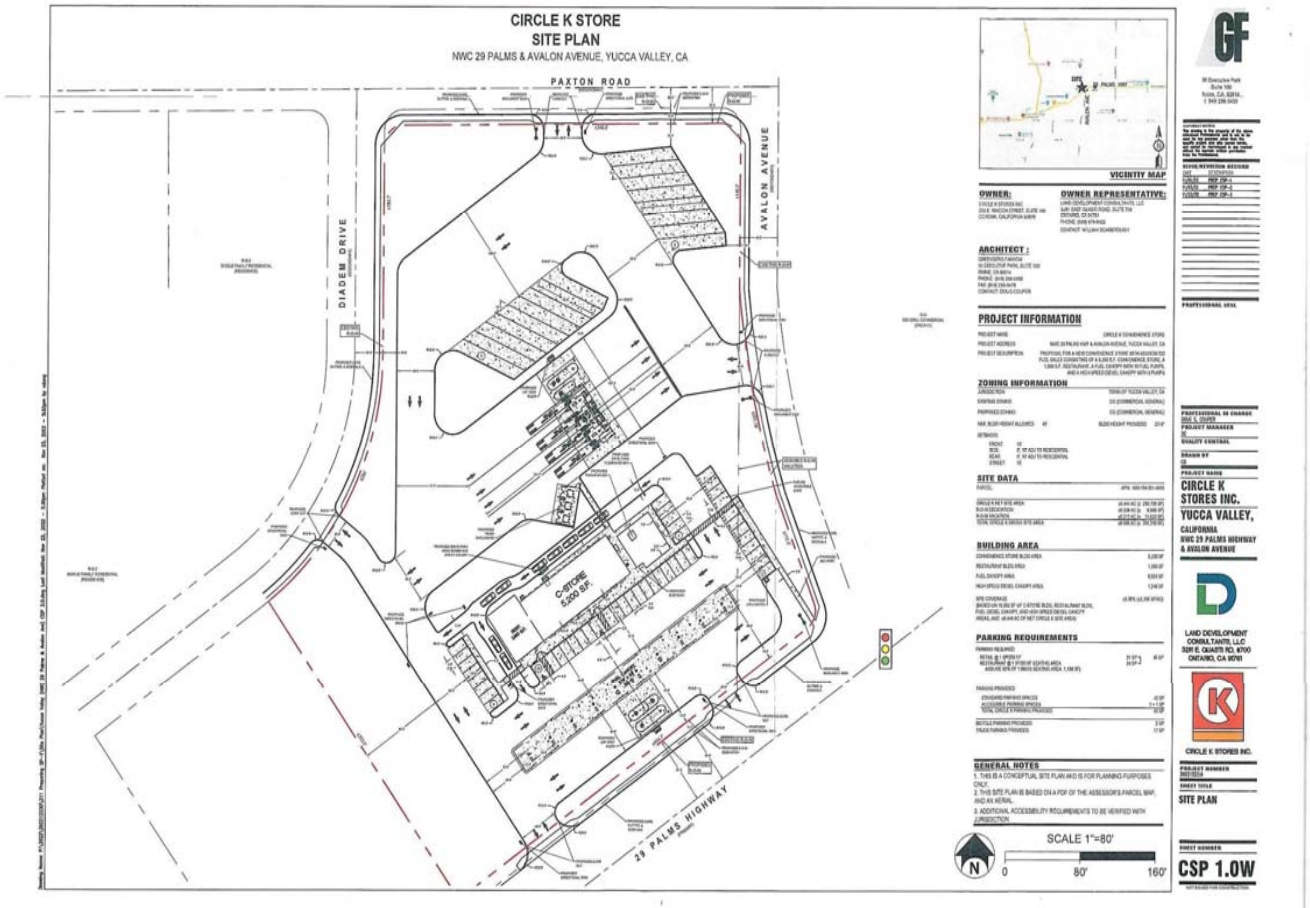
# Development Review Committee (DRC): Sample Project List

- 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
- Gabbay Equestrian Center
- Neely Bar & Beer Garden
- Chavez Flooring Supply Building

# Pre-Application 01-23: Circle K Fuel Station

**Location:**
Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.

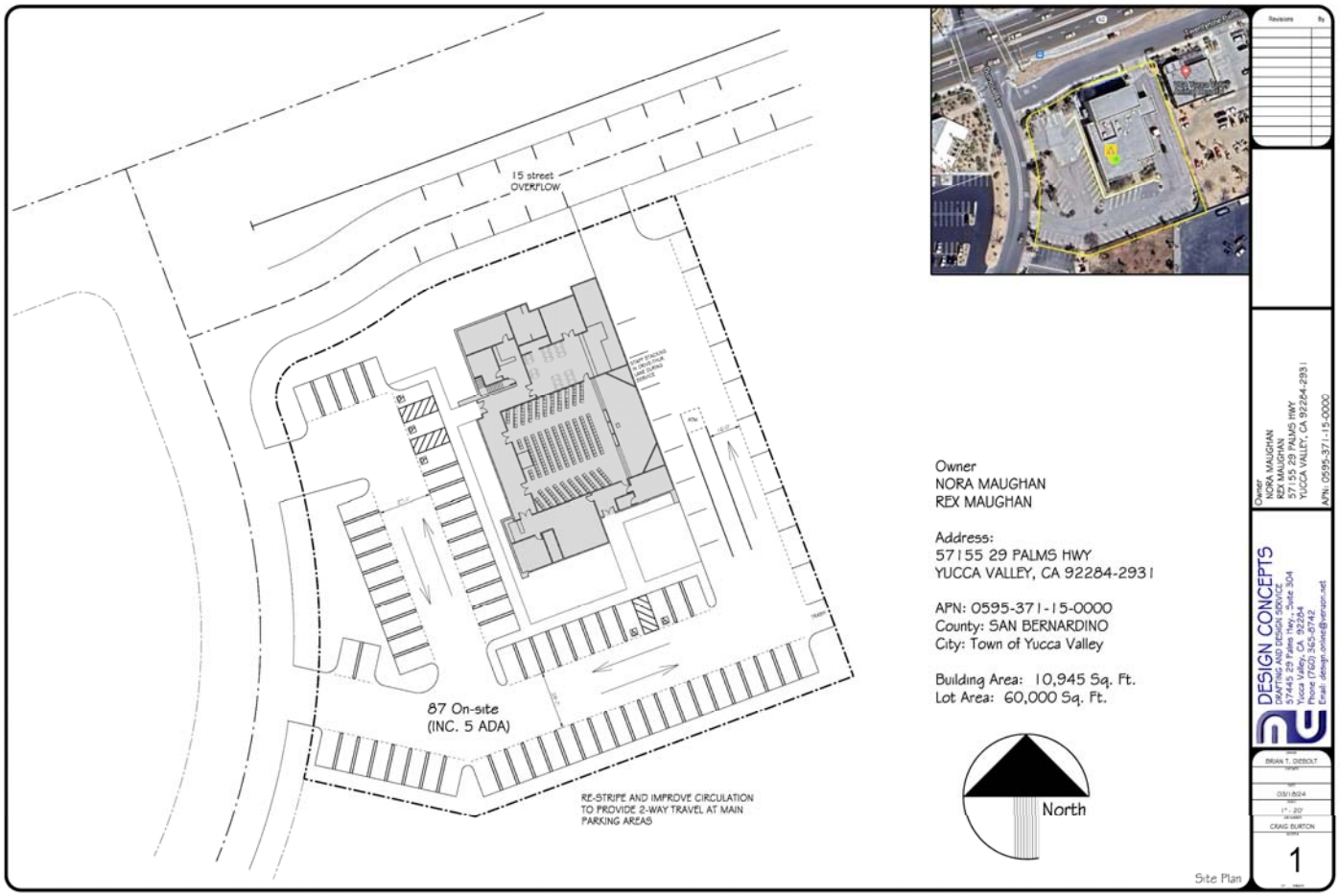



**Project Description:** Construction of a fueling station with 10 fuel dispensers, quick serve restaurant and 5,200 square foot convenience store. The preliminary site plan illustrates a drive-thru, 45 parking spaces, 17 additional semi-truck parking spaces, and diesel truck fueling.

# Pre-Application 01-24: Lighthouse Christian Center

**Location:** 57155 Twentynine Palms Highway.

APN: 0595-371-15.

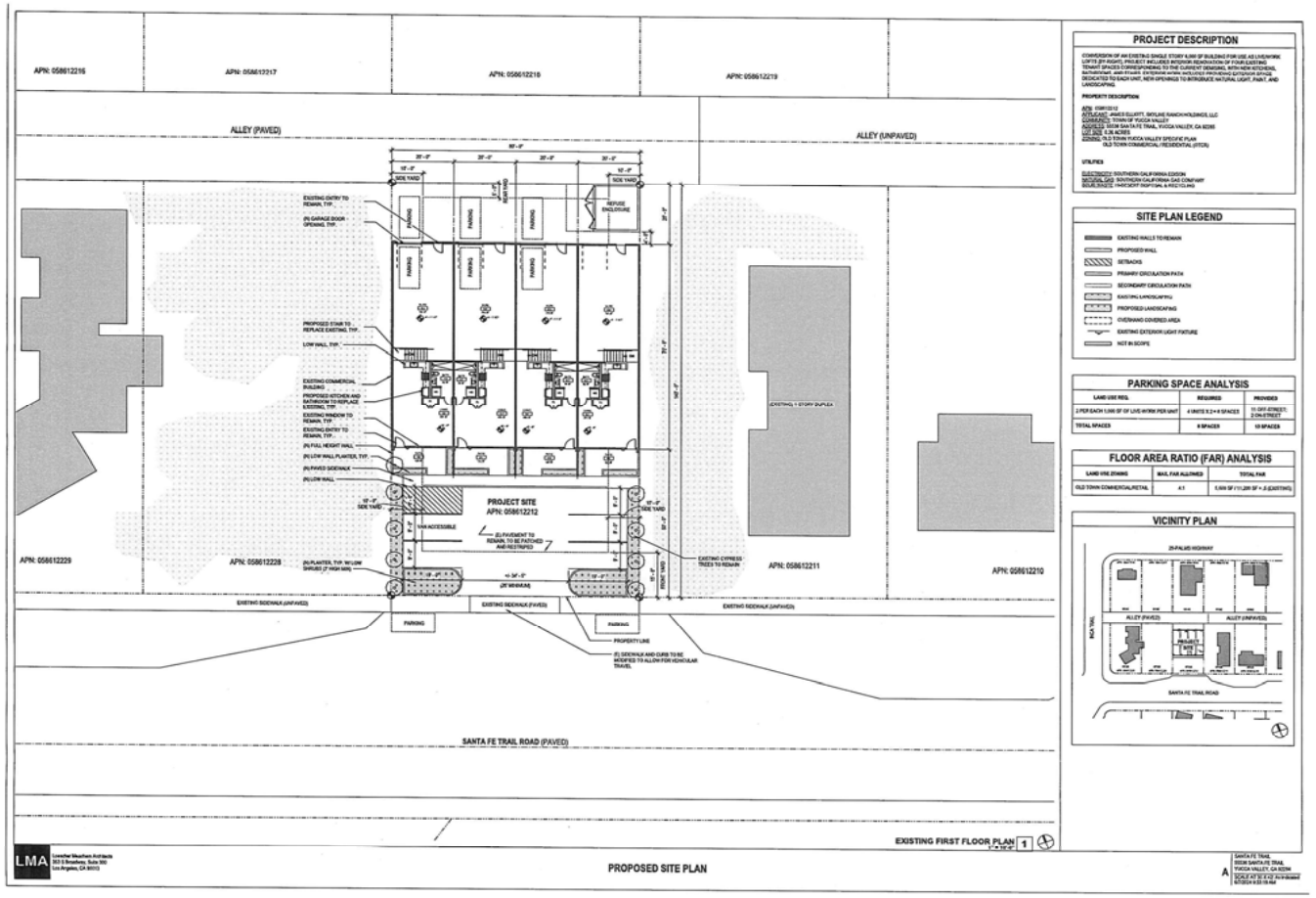



**Project Description:** Conversion of the existing Bank of America structure to a Church. The project includes a nursery, children's ministries, classrooms, and a 1,470 square foot coffee shop with drive-thru.

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

**Location:** 55536 Santa Fe Trail.

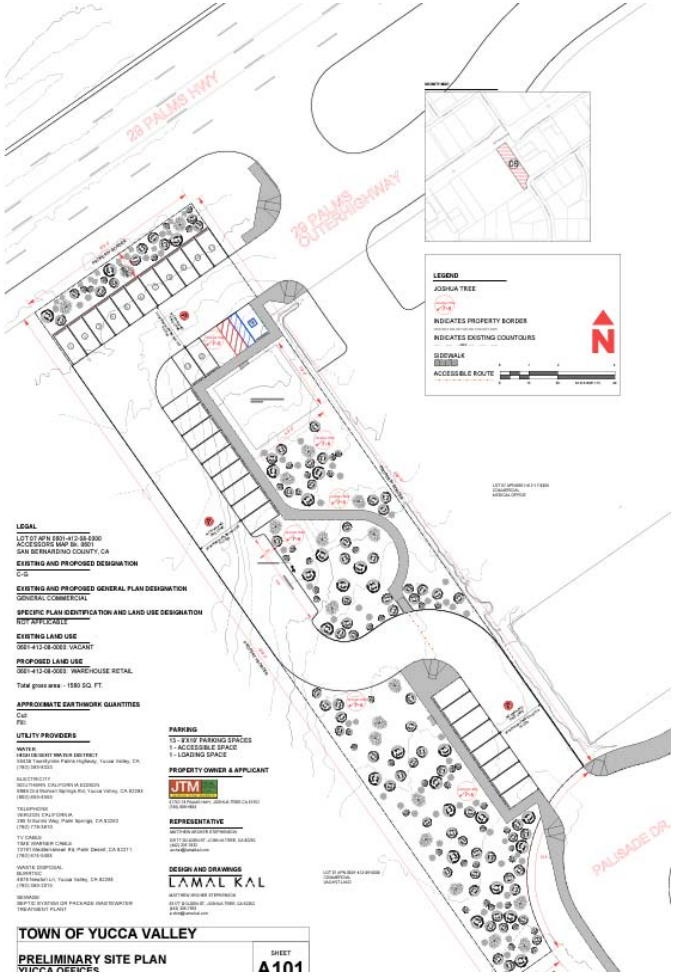
APN: 0586-122-12.




**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. Interior demolition permits issued. Pending submittal of tenant improvement plans.

# Pre-Application 05-24: Huynh Retail

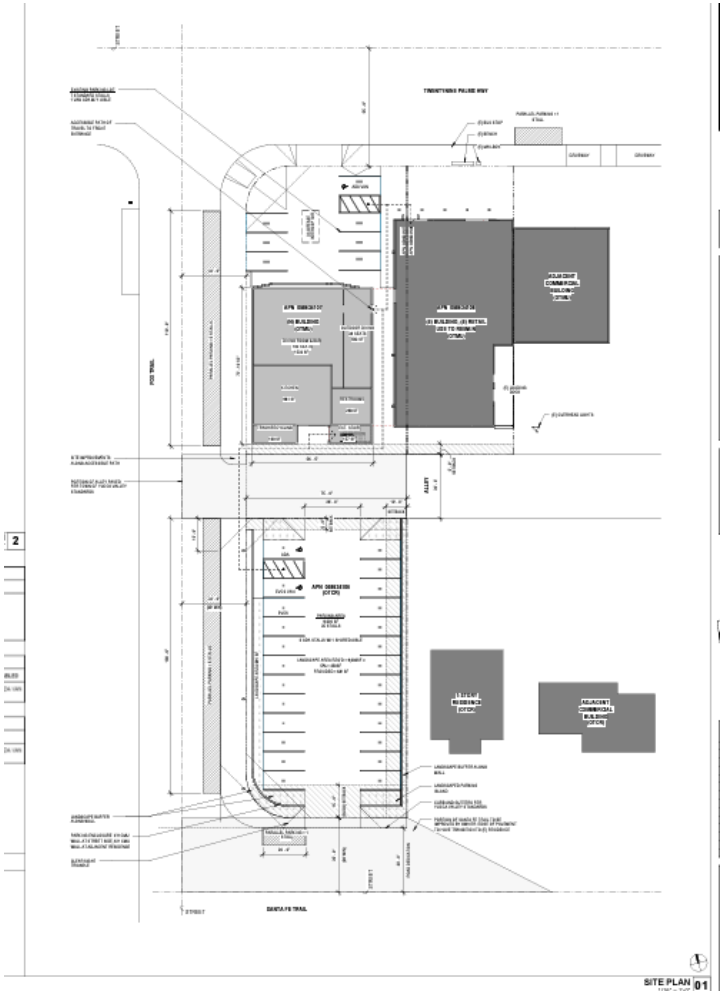
**Location:**
**Southwest corner of Hanford and Twentynine Palms Highway**
APN: 0601-412-08.




**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

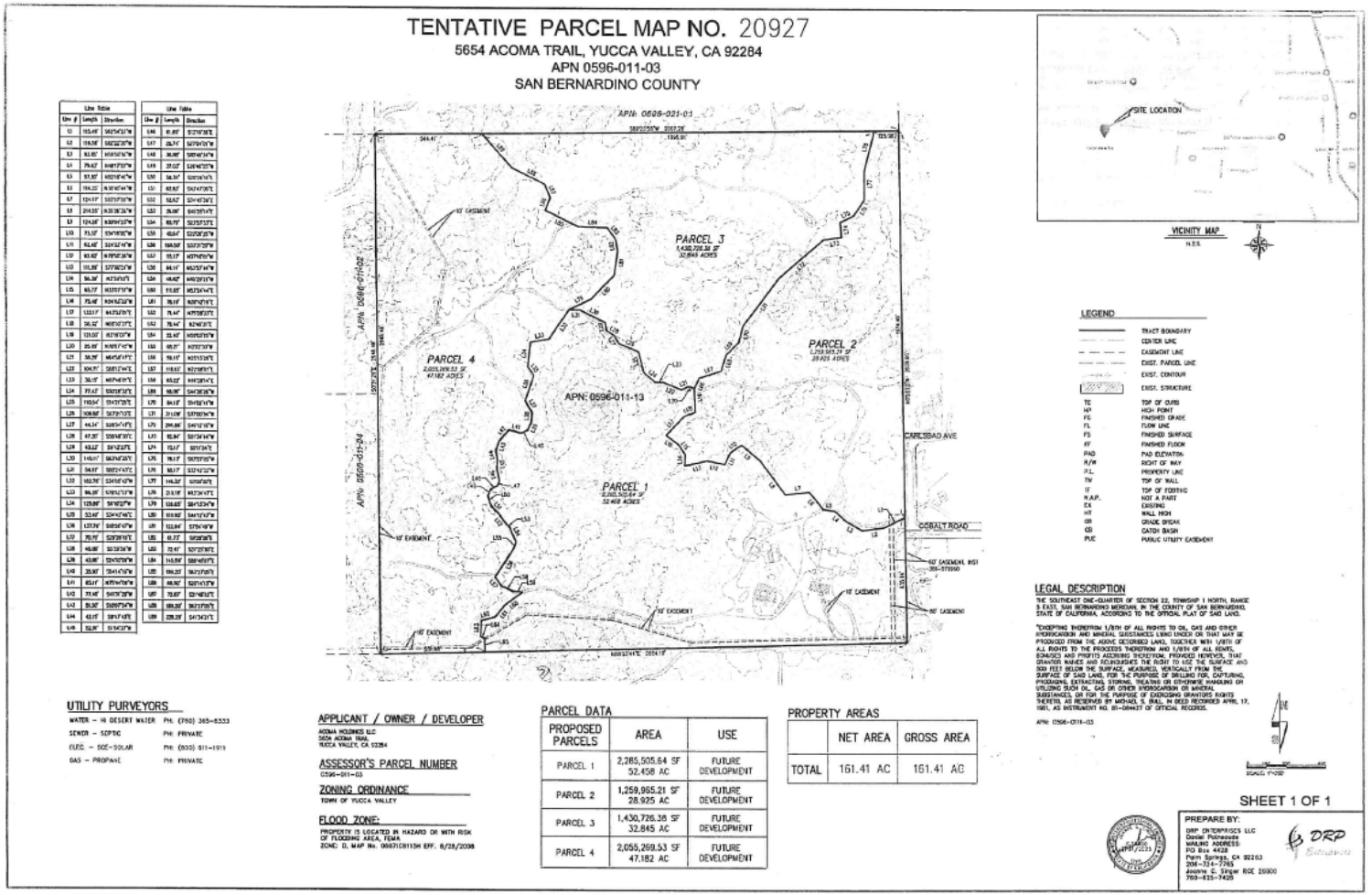



**Project Description:** Pre-application for a new mixed-use building including ground floor restaurant and a 2nd floor apartment.

# Pre-Application 07-24: Subdivision

**Location:**
5654 Acoma Trail,
Yucca Valley, CA
92284

APN: 0596-011-03




| PROPOSED PARCELS | AREA | USE |
|---|---|---|
| PARCEL 1 | 2,285,505.64 SF 52.458 AC | FUTURE DEVELOPMENT |
| PARCEL 2 | 1,259,965.21 SF 28.925 AC | FUTURE DEVELOPMENT |
| PARCEL 3 | 1,430,726.38 SF 32.845 AC | FUTURE DEVELOPMENT |
| PARCEL 4 | 2,055,269.53 SF 47.182 AC | FUTURE DEVELOPMENT |

| | NET AREA | GROSS AREA |
|---|---|---|
| TOTAL | 161.41 AC | 161.41 AC |

**Project Description:** Subdivision of 160-acre parcel into four parcels for residential construction.