Variance Application

Date Received 8/13/25
By Evan
Fee $1,507 + $1,373 = $2,880 total
Case # V03-25
EA 13-25

General Information

APPLICANT Lori Portillo Phone 760-408-0768
Mailing Address 8282 La Contenta Rd Email thunderbirdlodgeretreat@gmail.com
City Yucca Valley State CA Zip 92284

REPRESENTATIVE NA Phone
Mailing Address Email
City State Zip

PROPERTY OWNER Lori Portillo Phone 760-408-0768
Mailing Address 8282 La Contenta Rd Email thunderbirdlodgeretreat@gmail.com
City Yucca Valley State CA Zip 92284

Project Information

Project address or location 8140 La Contenta Rd
Assessor Parcel Number(s) 0588 05 126 0000
Description of variance being requested An accessory building built within the normal setbacks from property lines, needs permitting

Applicant Signature Lori Portillo
Property Owner Signature Lori Portillo

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

VARIANCE FINDINGS

Please respond to each question in as much detail as you possibly can.
(Attach additional pages if necessary)

1) Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems? No, this accessory building is 200' away from the house at 8120 La Conterta Rd., where we share a 660' property line. It is an art project meant to cut the long narrow, less than 2 acre property up. To make this scraped by original homesteaders for horses to roam property. something interesting to look at.

2) Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity? Yes, the original homesteaders cleared the property. causing a natural run-off swale through the entire length of the property from E to W. It is denuded and because of the way the water runs there is no way to grow anything in order to change that. I haven't seen another property like it.

3) Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district? Yes, because of the natural run off swale through the center of the property, the accessory building could not be any further away from the property line without the building sitting right in the natural run-off area. Right now it turns to the north on the west side of the building.

4) Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan? Yes

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
   ~123' Width and ~660' depth, approx 1.82 acres
2. Existing site zoning: R-L-2.5
3. Existing General Plan designation: RR-2.5
4. Precisely describe the existing use and condition of the site: It is something attractive to look at instead of 660' of barren property. It is an art project that does th
5. Existing Zoning of adjacent parcels:
   North R-L-2.5 South R-L-2.5 East SB County R-L-5 West R-L-2.5
6. Existing General Plan designation of adjacent parcels:
   North RR-2.5 South RR-2.5 East SB County R-L-5 West RR-2.5
7. Precisely describe existing uses adjacent to the site:
   North SFR
   South Vacant
   East Vacant
   West SFR
8. Describe the plant cover found on the site, including the number and type of all protected plants: There are 5 Joshua Trees, not much plant cover due to original homesteaders scraping the property

Note: Explain any "Yes" or '"Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes	Maybe	No	
☐	☐	☑	9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
☐	☐	☑	10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
☐	☐	☑	11. Is the site within a resource area as identified in the archaeological and historical resource element?
☐	☐	☑	12. Does the site contain any unique natural, ecological, or scenic resources?
☑	☐	☐	13. Do any drainage swales or channels border or cross the site?
☐	☐	☑	14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
☐	☐	☑	15. Is the site in a flood plain? (See appropriate FIRM)

There is a natural run-off swale that runs East to West about half way across the property lengthwise.

Project Description

Complete the items below as they pertain to your project. Attach any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. **Commercial, Industrial, or Institutional Projects:** NA

   A. Specific type of use proposed: Designed to break up the long narrow scraped and denuded property

   B. Gross square footage by each type of use: _____

   C. Gross square footage and number of floors of each building: 1 Floor

   D. Estimate of employment by shift: N/A

   E. Planned outdoor activities: N/A

2. **Percentage of project site covered by:**

   Paving _____ % Building _____ % Landscaping _____ % Parking _____ %

3. **Maximum height of structures** 35' (Primary) 25' (Accessory)

4. **Amount and type of off street parking proposed:** _____

5. **How will drainage be accommodated?** If Variance is allowed water will continue to drain off through the natural run-off swale that runs through the center of the property running from East to West

6. **Off-site construction (public or private) required to support this project:**
   None

7. **Preliminary grading plan estimate of cut and fill** None

8. **Description of project phasing if applicable:** N/A

9. **Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s)** No

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes	Maybe	No	
☐	☐	☑	A. Emit dust, ash, smoke, fumes or odors?
☐	☐	☑	B. Alter existing drainage patterns?
☐	☐	☑	C. Create a substantial demand for energy or water?
☐	☐	☑	D. Discharge water of poor quality?
☐	☐	☑	E. Increase noise levels on site or for adjoining areas?
☐	☐	☑	F. Generate abnormally large amounts of solid waste or litter?
☐	☐	☑	G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
☐	☐	☑	H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
☐	☐	☑	I. Displace any residential occupants?

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signature: Lori Portillo

Name: Lori Portillo

Date: 6-18-2025

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

_____

to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: Lori Portillo

Name: Lori Portillo

Date: 6-18-2025

The Town of Yucca Valley is granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: Lori Portillo

Name: Lori Portillo

Date: 6-18-2025

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Community Development Department
Planning Division
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Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
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SURROUNDING PROPERTY OWNERS LIST CERTIFICATION

(To be submitted with application)

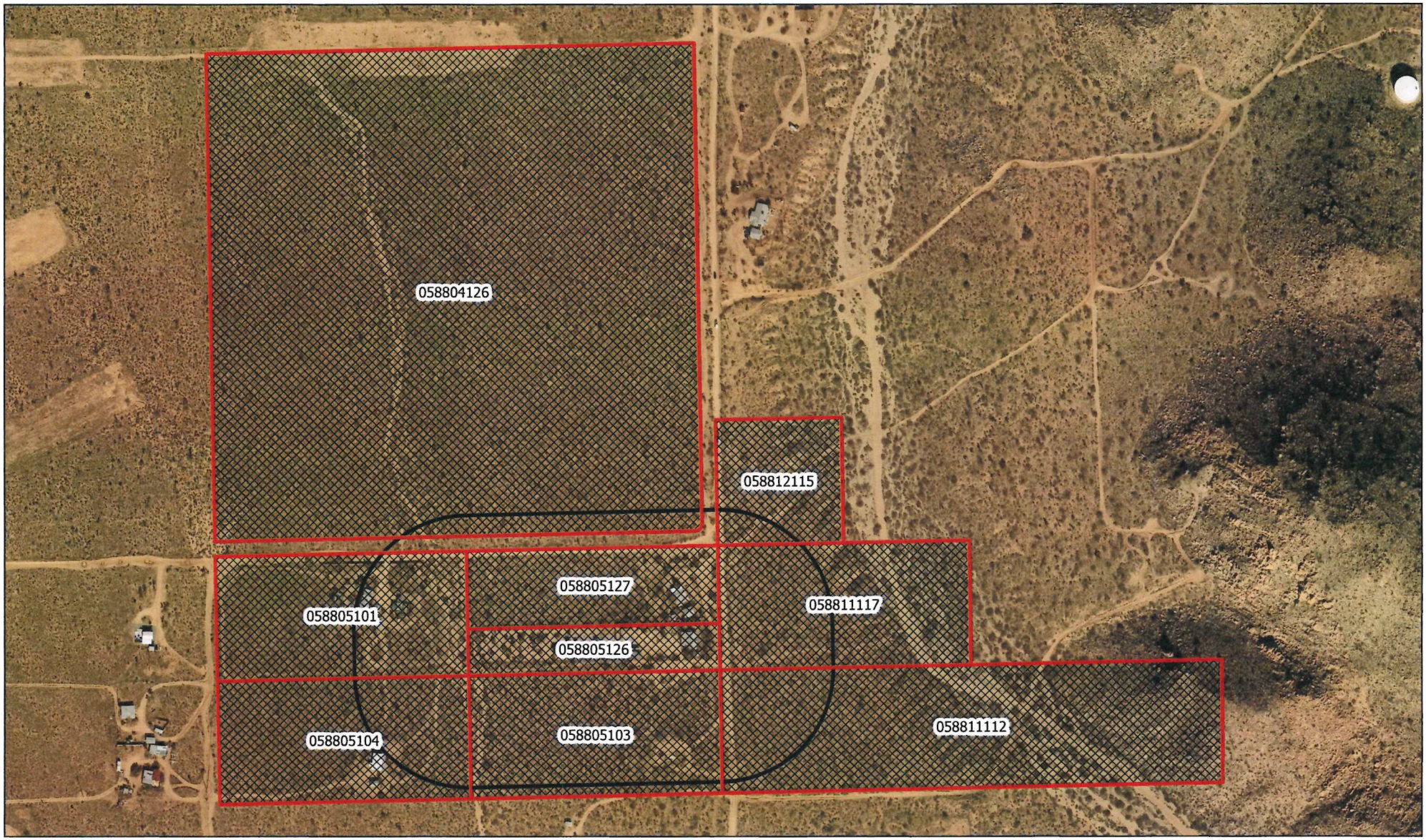
I, Lori Portillo, certify that on 6-18-2025 the attached property owners list was prepared by Lori Portillo pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300 feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated 6-18-25. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: Lori Portillo

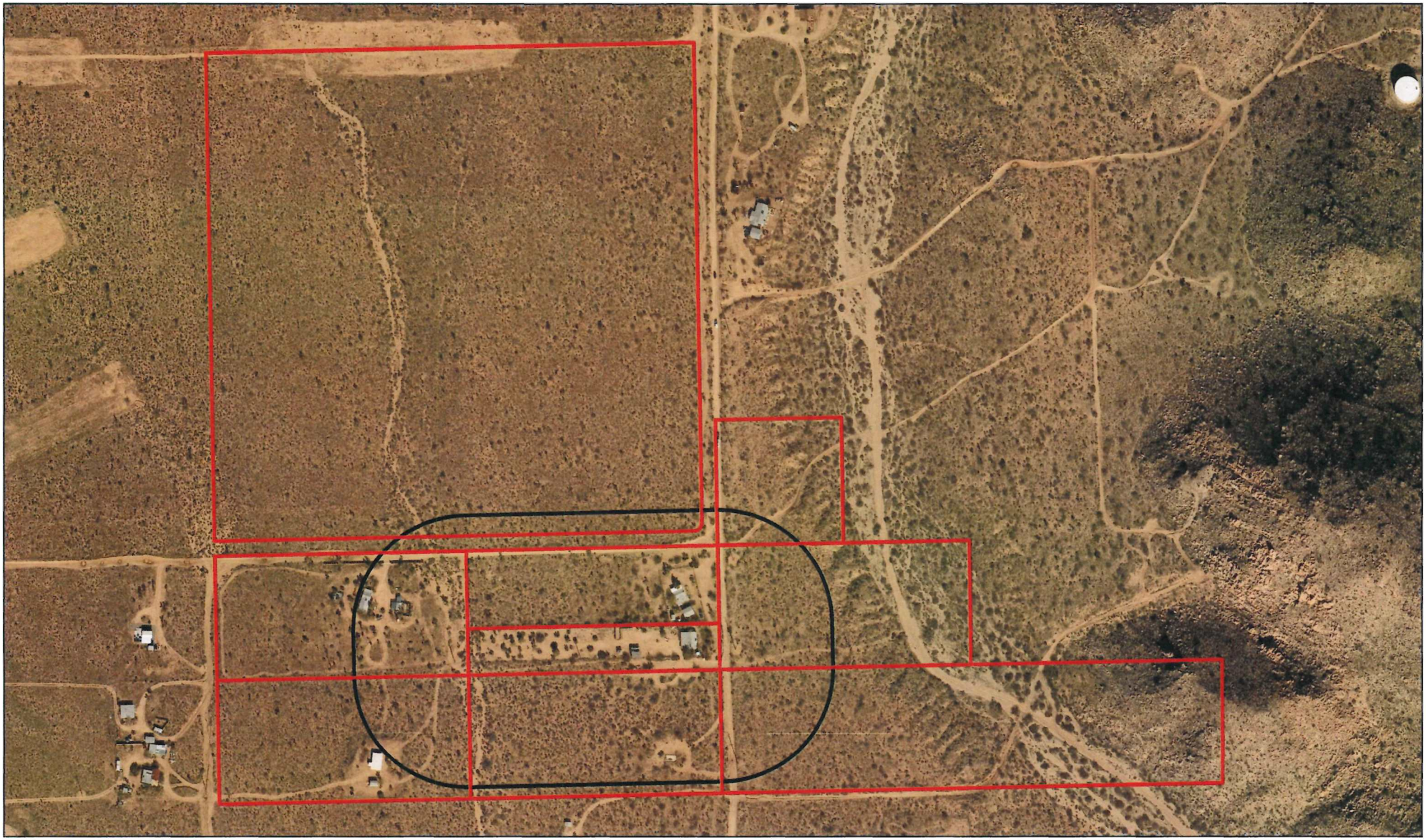
Print Name: Lori Portillo Date: 6-18-2025

Parcel #	Owner's Name	#	Street	Type	City	St.	Zip	Owner's Address	City-St.-Zip
058804126	CORONA SOUTH MAIN DEVELOPMENT LP		JOSHUA	DR	YUCCA VALLEY	CA	92284	1370 JET STREAM DR STE 100	HENDERSON NV 89052
058812115	MAYS, DUANE		LA CONTENTA	RD	JOSHUA TREE	CA	92252	PO BOX 25	PIONEERTOWN CA
058811117	MAYS, DUANE		LA CONTENTA	RD	JOSHUA TREE	CA	92252	PO BOX 25	PIONEERTOWN CA
058805127	MAYS, DUANE	8120	LA CONTENTA	RD	YUCCA VALLEY	CA	92284	P O BOX 25	PIONEERTOWN CA
058805101	EDWARDS, TAURAWA J	59171	JOSHUA	DR	YUCCA VALLEY	CA	92284	8181 INDIO AVE	YUCCA VALLEY CA 92284
058805126	PORTILLO, LORI A	8140	LA CONTENTA	RD	YUCCA VALLEY	CA	92284	8282 LA CONTENTA RD	YUCCA VALLEY CA 92284
058811112	JONES, GRETA							3545 19TH ST	SAN FRANCISCO CA 94110
058805103	ANTARES TRUST DTD 04-05-06	8178	LA CONTENTA	AVE	YUCCA VALLEY	CA	92284	4217 CONTE DR	CARSON CITY NV 89701
058805104	ACOSTA, JOSE M TRUST 04/06/23							74137 SCHOLAR LN EAST	PALM DESERT CA 92211

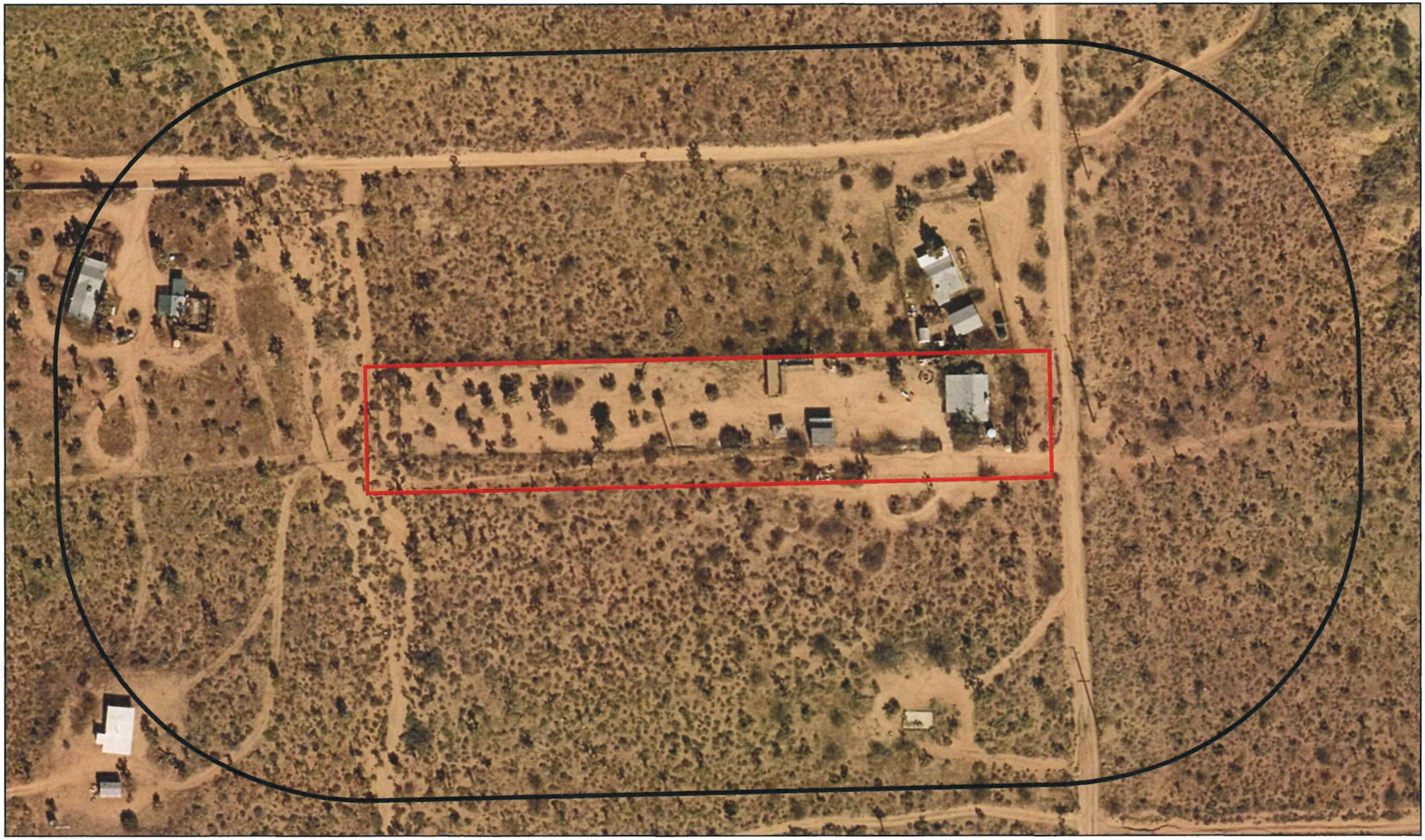
0588-051-26 300ft Radius



0588-051-26 300ft Radius



0588-051-26 300ft Radius



0588121150000
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588111170000
Duane Mays
PO Box 25
Pioneertown, CA 92252

058811117
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588121150000
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588 05101
Tawasa Edwards
8181 India Ave
Yucca Valley CA 92284

0588 05101
Tawasa Edwards
8181 India Ave
Yucca Valley CA 92284

0588805101
Tawasa Edwards
8181 India Ave
Yucca Valley CA 92284

0588 05127
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588 05127
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588805103
Antares trust DTD 04-05-06
4217 Conte Drive
Carson City NV 89701

0588 05103
Antares trust DTD 04-05-06
4217 Conte Drive
Carson City NV 89701

0588 05104
Acosta, Jose M trust 04/06/23
74137 Scholar Lane East
Palm Desert CA 92211

0588 05104
Acosta, Jose M trust 04-06-23
74137 Scholar Lane East
Palm Desert CA 92211

0588 04126 0000
Corona South Main Development LP
1370 Jet Stream Blvd.
Henderson, Nevada 89052

0588041 26 0000
Corona South Main Development LP
1370 Jet Stream Blvd
Henderson NV 89052

05881112
Greta Jones
3545 19th Street
San Francisco, CA 94110

05881112
Greta Jones
3545 19th Street
San Francisco, CA 94110

Property Owners Mailing List

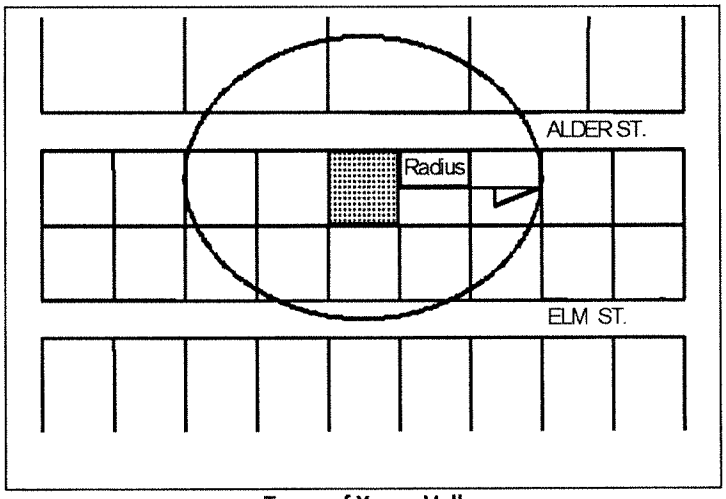
All applications that are subject to a Public Hearing require the applicant to submit a list of property owners who own property contiguous to and within 300 feet of the project site. This process is required by Section 83.010330 of the Development Code to notify residents and property owners in the immediate vicinity. Staff will send public notices to these individuals informing them of the proposed project and scheduled public hearings.

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll or shall be prepared and verified by a title company doing business in San Bernardino County. A County Assessor's office is located at 63665 Twentynine Palms Highway in Joshua Tree. The general telephone number for the Assessor's office is 760-366-1420.

MATERIALS REQUIRED:

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor's Parcel Number, property owner's name, address, and zip code.
- One (1) copy of the label sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.
- One (1) electronic copy of all submitted materials.

Sample Vicinity/Radius Map



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Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: $ _____

Applicant Signature Lori Portillo

Applicant Name Lori Portillo
(Please print)

Remaining balance refunded to:

_____

_____

_____