

April 02, 2025

Revised June 30, 2025, September 02, 2025

Attn: Town of Yucca Valley Planning Division

58928 Business Center Drive

Yucca Valley, CA 92284

PROJECT NAME: Tumbleweed Sanctuary

PROJECT DESCRIPTION:

The applicant seeks to obtain a Conditional Use Permit under the provisions of Development Code 9.38 to allow private outdoor weddings, celebrations of life, and similar size/scale private events to a location previously occupied by a "Religious institutions, religious assembly, and other public assembly" Use. The project spans three contiguous parcels, the north parcel (APN 0588-021-21) contains the existing facility, gardens, native landscaping, and parking lot, while the two southern parcels (APN 0588-021-28 & -29) contain an existing walking path and native landscaping.

This application is submitted under the current code standards for Special Events found at Development Code 9.38. This application is for a new conditional use, as permitted under Chapter 9.38, and is not a request to modify the previous Religious Use. However, where appropriate and for context, our proposal is compared to the permitted scope of the previous Religious Use for reference only. The previous Religious Use had no restriction on the number of events. Currently, Chapter 9.38 permits no more than 39 events, lasting a maximum of 2 days. This equates to 78 event days during a calendar year. This application requests 78 event days, within the maximum number of events allowed under the terms of the Development Code. The Development Code permits 100 persons at each event. The application will operate within this code allowed maximum. It is helpful to note that the previous Church Assembly use permitted 125 persons. This application is therefore a reduction in occupancy by 25 persons for each event. Consistent with the previously established Religious Use which had no restrictions on the frequency of events, the applicant requests an exemption from the 5-day rest period (9.38.020) for Temporary Special Events. While it is likely that most of the events will occur on the weekend, it is possible that some of the smaller events may occur during the week. The 5-day rest period would preclude these events. But these mid-week events would still comply with the 78-event maximum per year and would not permit attendance to exceed 100 persons. Further, all other conditions that would apply to the use would be enforced such as hours of operation, staffing and sound management as well as parking management, lighting and landscaping.

In sum, the Applicant requests:

1. An exemption from the 5-day rest period (9.38.020) for Temporary Special Events, consistent with the previously established Religious Use which had no restrictions on the frequency of events,
2. A maximum of 78 events in any one year period consistent with the maximum event days allowed under Development Code section 9.38.020, and consistent with the previously established Religious Use which had no restrictions on the total quantity of events.

3. A maximum quantity of 100 attendees as permitted under Chapter 9.38 at a parking ratio of 1 space per 4 persons, based on the current parking configuration. Based on previous use of the site, 28 parking spaces are sufficient to serve the proposed use. The applicant does not want to overbuild parking and create unnecessary impacts from parking construction that is not needed to serve the use. Further, the site will have no events 287 days a year. Creating potential environmental quality impacts for a use that is not needed for 78 days a year and certainly not needed at all, the other 287 days a year is not a supportable or sustainable environmental approach.

The adjacent parcel to the north which is owned by the applicant will undergo native landscape restoration as part of this project.

No Joshua Trees will be impacted by the proposed project. All regulated native plants are to remain in place, no trimming or relocating to occur.

SITE DESCRIPTION:

Property Description

APNs: 0588-021-21 (2.19 acres), 0588-021-28 (1.21 acres), 0588-021-29 (1.21 acres), 058801601 (0.87 acres, native landscape restoration only)

Address: 57889 Pueblo Tr, Yucca Valley, CA 92284

Lot Size: 4.61 acres total

Zoning: Residential, Single Family (R-S-2)

General Plan Designation: Rural Residential (RR-0.5) 0.5 acres min

Prior Use: 0400 Religious Assembly / Public Facility

Proposed Use: 0400 Religious Assembly / Public Facility

Code Compliance Summary

PROJECT COMPONENT	REQUIREMENTS PER DEVELOPMENT CODE	PROPOSED
Parking	Places of assembly 1:4 ratio 25 spaces	28 spaces. Parking analysis is included in Attachment A.
Building Setbacks	Front: 25' Side-Street Side: 25' Side: 5' one side, 10' one side Rear: 10'	Front: 25' Side-Street Side: 25' Side:10' shown Rear: 15'
Site Dedications		See Attachment A

Scope

Project scope include the following (see Exhibit A, B & C for more information):

Program:

- Existing event and support facility 3,729 sf (approximately), no work
- Existing vintage camper for beverage service, no work
- Existing outdoor ceremony sites, no occupiable structures, no work
- Existing vacant lot with previous unpermitted grading, to be restored with native plantings

Hours of Operation, Staffing, and Sound Management:

- Hours of operation: 8am-12am, setup beginning as early as 9am, exterior activities end at 10pm
- Staffed will be present before, during, and after events
- Guests and vendors vacate property by 12am.
- Alcoholic beverages provided by the guests or a licensed vendor. All alcohol to be served by licensed bartenders.
- Food will be provided via catering arranged by vendor
- All events are monitored for sound and will follow the requirements set forth in the local noise ordinance
 - Amplified music at interior space ending no later than 12am.
 - Amplified sound (speeches) at exterior spaces within the standard limits of 55dBA from 7AM to 10PM, measured at the property line.

Parking, Loading and Traffic:

- Guests most often come to the site from the north on Chula Vista Ave
- Deliveries will be made on Pueblo Trail
- Parking spaces are located on Exhibit A.
- Existing parking on south side of building will be reinstated

Fire Access and Safety:

- See Exhibit A for more information on Fire Apparatus Access and hose reach

Restroom Facilities:

- Restroom facilities exist within the building, one men's restroom and one women's restroom

Lighting and Landscaping:

The Project will fully comply with the Town of Yucca Valley outdoor lighting standards and requirements (Ch 8.70). All existing lighting is to remain and no new lighting is proposed by the project.

The existing site landscape contains species in the desert scrub plant community with few non-native species throughout the gardens. The site also contains existing rock gardens and features, walking paths, and sculptural elements. The three parcels are home to a number of Joshua Trees and Mojave Yuccas, all of which are intended to remain as-is. All regulated native plants are to remain in place, no trimming or relocating to occur. The north parcel will undergo native landscape restoration as part of this project, see Exhibit B.

Utilities:

- Electric: Southern California Edison
- Water: Hi Desert Water District
- Sewer: Hi Desert Water District
- Gas: None