



# Yucca Trail Project Narrative

## Owners

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## Architects

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## Contact

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## Property Information & Development Standards

APN's: 059-407-218 (Lot 8), 059-407-219 (Lot 9)

Individual Lot Sizes: Lot 8 = 0.1813 Acres (7,898sf), Lot 9 = 0.2704 Acres (11,779sf)

Merged Lot Size: 0.4517 Acres (19,677sf)

Development Standards: Per the Old Town Yucca Valley Specific Plan

Zone: Old Town Commercial Residential (OTCR) within a Highway Environs Overlay

Floor Area Ratio (FAR):

Baseline = 0.40 (7,870sf)

Lot Merge = +10% (.44, 8,657sf)

Mixed Use = +10% (.48, 9,444sf)

Dwelling Units Per Acre:

Baseline = 24 (10)

Lot Merge = +5 (29, 13)

Mixed Use = +10 (39, 17)

Setbacks:

Front = 15 Feet

Side = 10 Feet (Abutting Residential)

Street Side = 0 Feet

Rear = 10 Feet

Building Height:

Baseline = 3 Stories, 45 Feet

Mixed Use = +1 Story (4 Stories, 45 Feet)

Roadways:

Yucca Trail = Primary Local Street, 80 Foot Right of Way

Pioneertown Road = Secondary Local Street, 60 Foot Right of Way

Parking:

Residential = One Enclosed Space Per Bedroom, Plus One Guest Space

Commercial = 1 Space Per 250sf (General Office, Retail Sales, Shopping Centers)

\* 20% Parking Reduction for Mixed Use Projects (9.33.020.G)

Accessible Spaces:

1 Space Per 25 Spaces

Minimum 1 Van Accessible

## Project Description

This project consists of a proposed mixed-use development on Lots 8 and 9 at the corner of Yucca Trail and Pioneertown Road. The project includes the proposed merging of lots 8 and 9. The lots are both currently vacant.

This is a highly visible corner lot that is adjacent to an increasingly vibrant area of town. It is also somewhat of a 'gateway' property to the greater Pioneertown area as visitors turn off the Highway and begin their ascent into the hills. For this reason, the overall design of the project is intended to engage the street corner in an interesting and visually appealing way. We are proposing a series of small retail spaces that abut the sidewalk underneath a continuous covered promenade, creating a 'main street' feeling along the entire length of the corner. The architecture of the building will be in line with Old Town Specific Plan requirements, historical precedents, and pedestrian friendly design.

There is a utility easement mentioned in the property documents but the size and location is not known. The project will likely utilize existing available utilities as follows. Existing electrical service along the alley to the north of the property. Existing water and sewer along Yucca trail.

This is a corner lot with street frontage on both Yucca Trail and Pioneertown Road. We are seeking clarity on expected street sections and required road improvements. According to the assessor's map, we are currently assuming Yucca Trail to be a Primary Local Street with a ROW of 80 feet, and Pioneertown Road to be a Secondary Local Street with a ROW of 60 feet.

Our setbacks, as listed above are taking into consideration the alley to the north as well as the residential property to the east. We would like to confirm these setbacks including the Street Side Setback of 0 feet along Pioneertown Road.

Our Parking and Circulation is in line with municipal standards. Parking space dimensions are 9 feet by 19 feet. We are accessing the property off Yucca Trail, as far away from the intersection as possible. We have a 26 foot wide two-way driving isle that connects Yucca Trail with the Alley. Residential parking is located in a separate area, accessed by a 12 foot wide one-way drive that empties into the alley.

Given the non-standard geometry of the lot, we would like clarification on the 'Clear Sight Triangle' requirements at the corner of Yucca Trail and Pioneertown Road.

We are proposing a mixed-use development consisting of office and retail space on the first floor with residential units on the second floor. While restaurants and cafés are not listed as allowable uses for our property, we would like to discuss any options for providing food preparation services within the development. We are also asking for clarity on short-term rental policy as it would apply to the residential units on this property.

The parking standards for residential units state that parking spaces are to be 'enclosed'. We would like to discuss alternatives for enclosed parking and are curious if covered parking would be an acceptable alternative.

We appreciate your input and consideration on this. If you have any questions, please feel free to contact us. Thank you.

PROPOSED NEW LOT:  
ACREAGE: 0.4517 (19,877 SF)

**DEVELOPMENT STANDARDS**  
FLOOR AREA RATIO:  
BASELINE: 0.40 = 7,870 SF  
LOT MERGE: +10% (.44 = 8,657 SF)  
MIXED USE: +10% (.48 = 9,444 SF)

**SETBACKS:**  
FRONT: 15 FEET  
SIDE: (RESIDENTIAL) 10 FEET  
STREET SIDE: 0 FEET  
REAR: 10 FEET

**ROADWAYS**  
YUCCA TRAIL: 80' ROA (PRIMARY LOCAL STREET)  
PIONEERTOWN ROAD / DEER TRAIL: 60' ROA (SECONDARY LOCAL STREET)

**PARKING**  
RESIDENTIAL SPACES REQUIRED:  
ONE ENCLOSED SPACE PER BEDROOM, PLUS ONE GUEST SPACE.

COMMERCIAL SPACES REQUIRED:  
GENERAL OFFICE, RETAIL SALES, SHOPPING CENTERS: 1 SPACE  
PER 250 SF

ACCESSIBLE SPACES REQUIRED:  
1-25: 1  
26-50: 2  
1 VAN ACCESSIBLE FOR EVERY 8 (1 MINIMUM)

### PROPOSED DESIGN

**RESIDENTIAL:**  
DWELLING UNITS: 5  
BEDROOM COUNT: 8  
PARKING REQUIRED: 13

**COMMERCIAL:**  
TOTAL AREA: 2,880 SF  
PARKING REQUIRED: 12

TOTAL PARKING REQUIRED: 25  
REDUCTION FOR MIXED USE: 20 (20%)  
DISABLED PARKING REQUIRED: 1 VAN ACCESSIBLE

**AREA TABULATIONS**  
FLOOR AREA RATIO  
RESIDENTIAL - 2,880 SF (14.5% OF LOT)  
COMMERCIAL - 2,880 SF (14.5% OF LOT)  
TOTAL: 5,760 SF (29% OF LOT)

**IMPERVIOUS SURFACE**  
VEHICULAR - 9,328 SF (47.5% OF LOT)  
PEDESTRIAN - 1,716 SF (8.5% OF LOT)  
TOTAL: 11,044 SF (56% OF LOT)



## Proposed Site Plan - 1st Floor



## Proposed Site Plan - 2nd Floor