

October 15, 2025

Attn: Town of Yucca Valley Planning Division

58928 Business Center Drive
Yucca Valley, CA 92284

PROJECT NAME: Yucca Valley Material Lab

PROJECT DESCRIPTION: The applicant seeks to rebuild existing (approx. 30' x 42') 1,188 sf industrial building (due to substantial damage) and construct an (approx. 30' x 16'-7") 570 sf building addition (50% max building expansion) with an attached patio cover (approx. 20' x 30') 588 sf. Total 50% max pad expansion. The applicant also seeks a change of use from historic farm and feed supply use (Group U) to art studio (Group B). The art studio will include a new accessible restroom and open studio work area. Site improvements include paving 8 stalls in the existing parking lot area, including 1 ada van and constructing an accessible path of travel from the parking stall to the building entrance and landscape features.

SITE INFORMATION:

Address: 56885 Sunflower Drive, Yucca Valley, CA 92284

APN: 0598-081-21

Lot Area: 2.5 acres (108,900 SF)

Zoning: Industrial (I)

General Plan: Rural Mixed Use Spa

Existing Uses: U - Agricultural (Historically), R-3 - Residential

Proposed Uses: B - Art Studio, R-3 - Residential

RESUBMISSION REMARKS: In response to the Town of Yucca Valley's LTR SPR 0424 EA 2324 56885 Sunflower Drive Completeness Review, please find the following documents:

New Attachments:

- Preliminary Grading and Drainage Plan
- Preliminary Landscape Plan
- Utility Plan including location and capacity (included on site plan)
- Materials Board (included with Building Elevations)
- Applicable utility service availability letters
 - Utilities on site:
 - Electric: Southern California Edison
 - Water: Hi Desert Water District
 - Sewer: Septic
 - Gas: None

Revised Attachments:

- Site Plan with preliminary corrections integrated
- Floor Plan with preliminary corrections integrated
- Building Elevations with preliminary corrections integrated
- Native Plant Plan (included in landscape plan)