



# **November 4, 2025 Town Council Meeting**

## **Land Development Update**



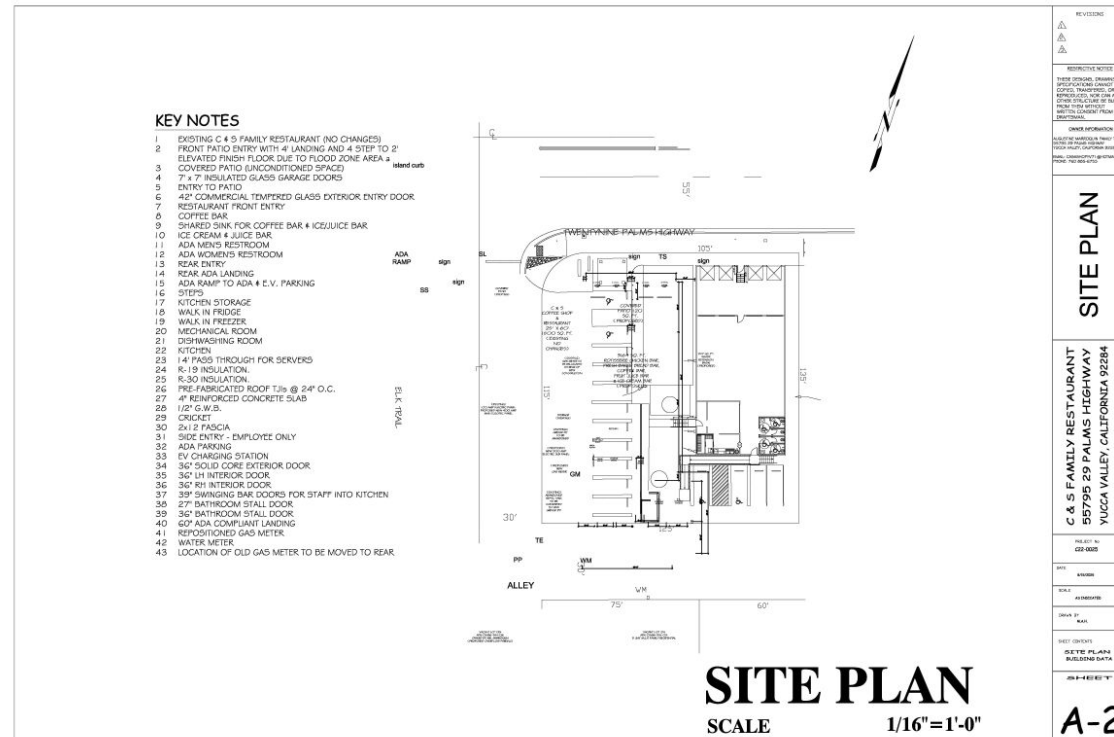
# **Land Use Permits Projects in Planning Review**



## SPR 01-25 & EA 15-25 C&S Chicken Restaurant

**Location:** 55795  
Twentynine Palms  
Highway, Yucca  
Valley, CA 92284.

**APN:** 0586-351-16



### Project Description:

New construction rotisserie chicken, fresh baked bread, coffee bar, fruit juice and ice cream bar. 3,164 square foot structure with 1,120 square feet of outdoor covered patio. Parking lot located on 0.24 acre parcel to south of restaurant. Completeness review provided to applicant on September 12, 2025.





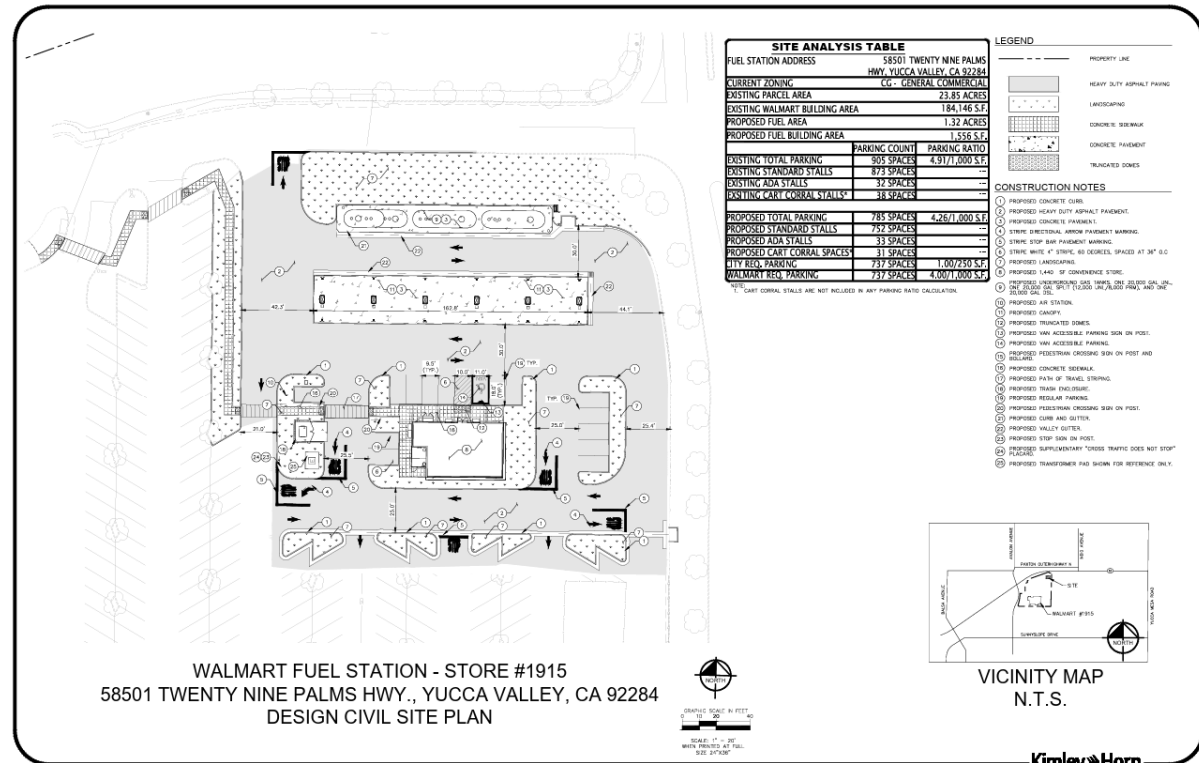




## S 01-04 Amendment #2, CUP 01-25, & EA 02-25 Wal-Mart Fuel Station

**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. CEQA kick-off meeting was June 30, 2025.

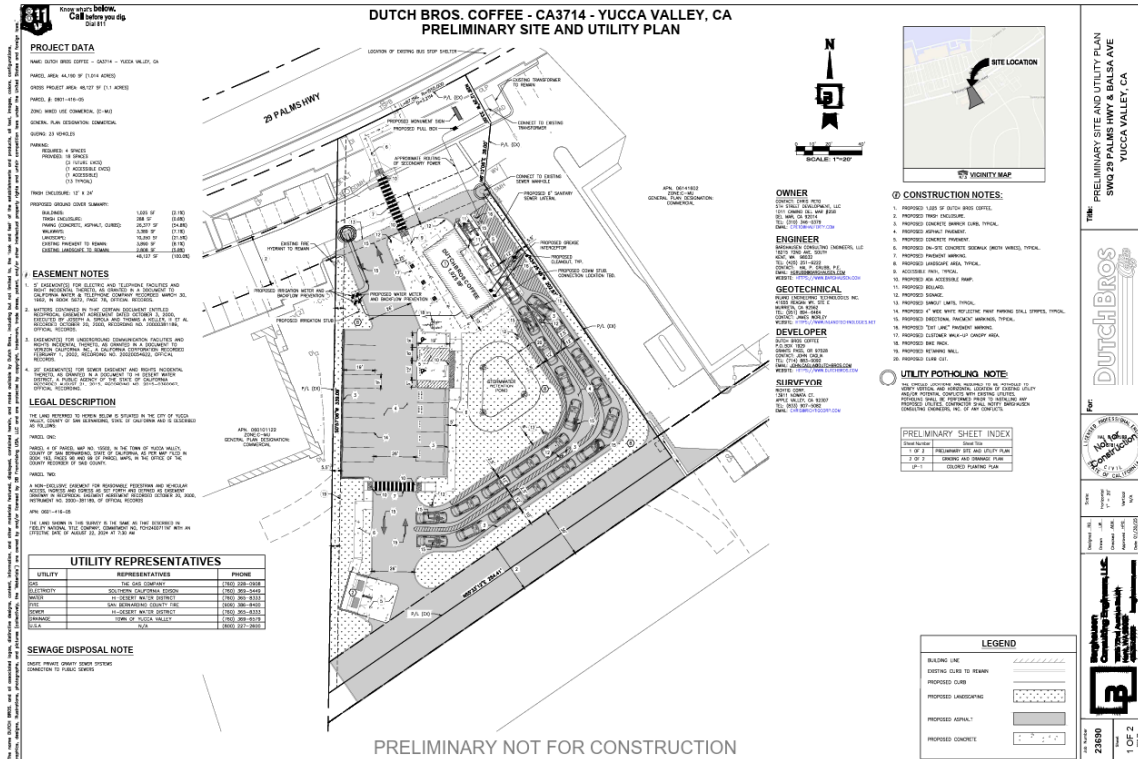


# CUP 02-25 & EA 03-25 - Dutch Bros

## Location:

The project is located near the intersection of Twenty-nine 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. CEQA kick-off meeting was August 27, 2025.



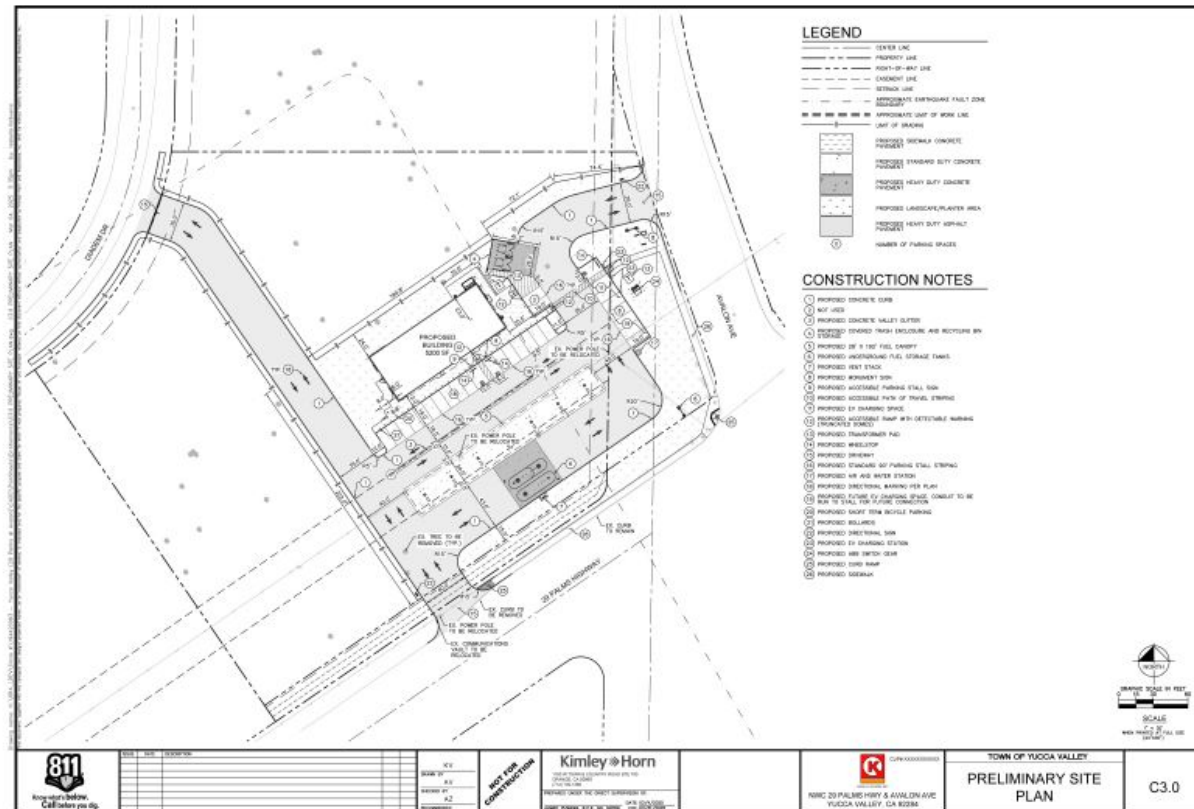




## Conditional Use Permit 03-25: Circle K Fuel Station

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

APN: 0601-543-01.



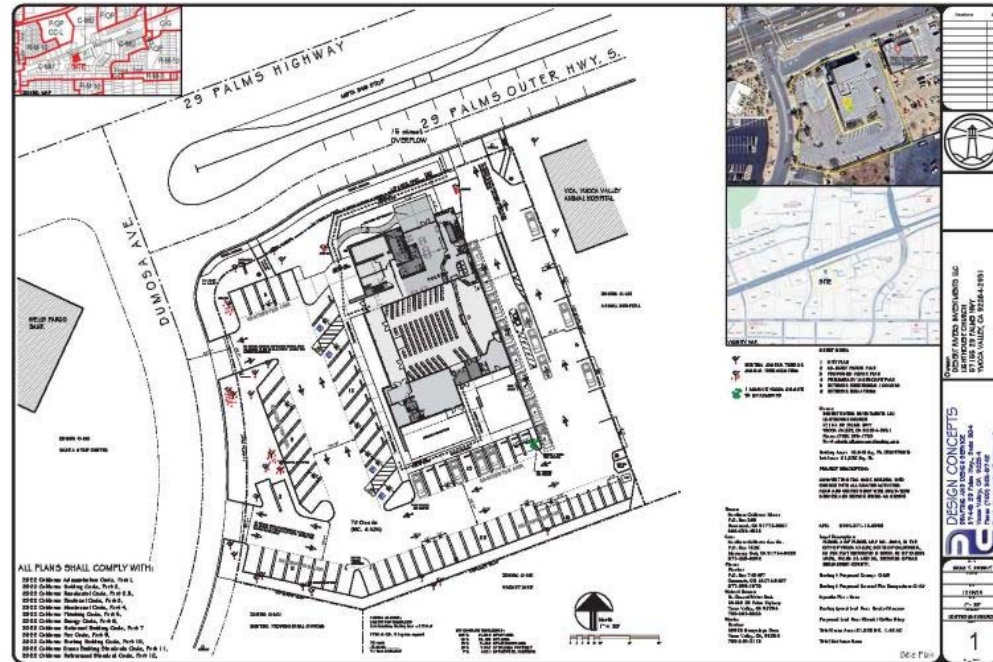
**Project Description:** Construction of a fueling station with 7 fuel dispensers and 5,200 square foot convenience store. Completeness review was provided to the applicant on April 2, 2025. Street Vacation and Subdivision applications received August 2025. Currently in the CEQA consultant selection process.



## 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. Deemed complete on June 19, 2025. Applicant working on corrections.

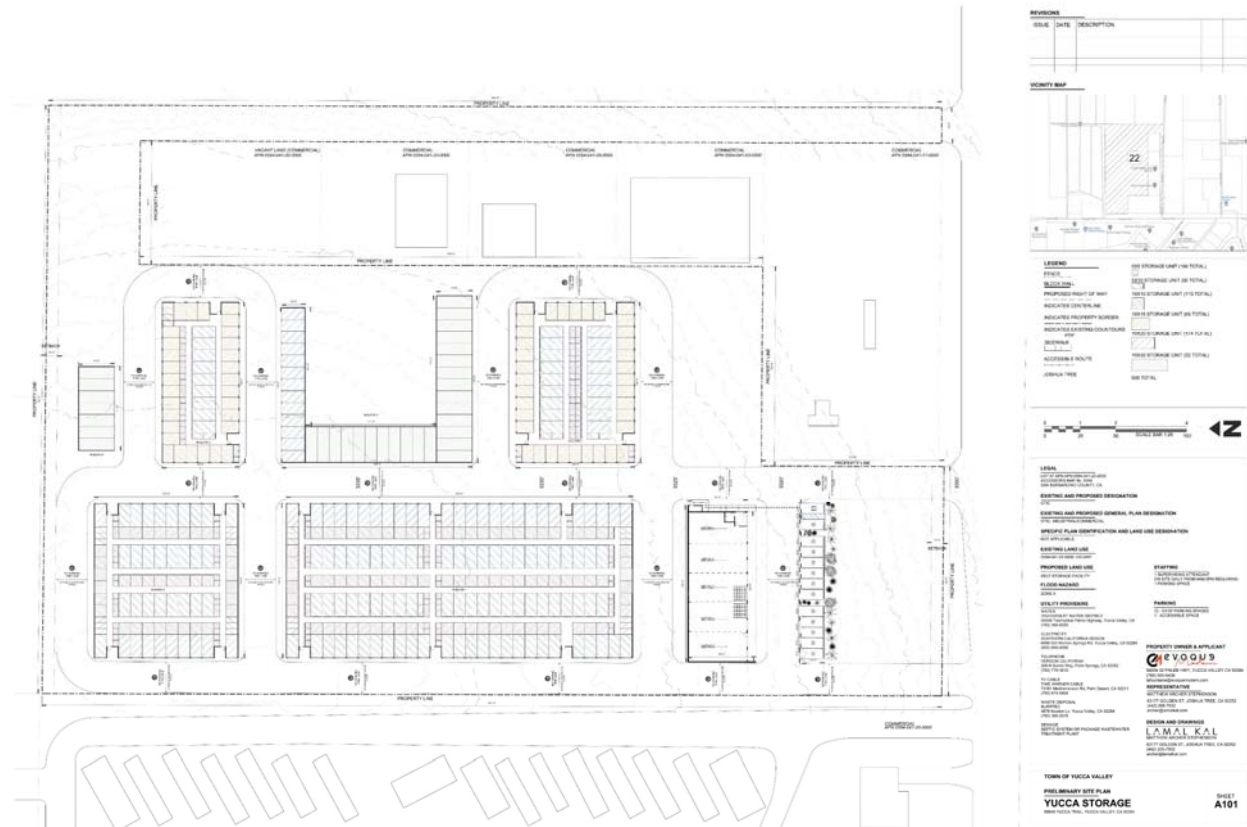




## Site Plan Review 01-24: 55546 Yucca Trail Mini-Storage Facility

**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. Completeness review provided June 16, 2025.

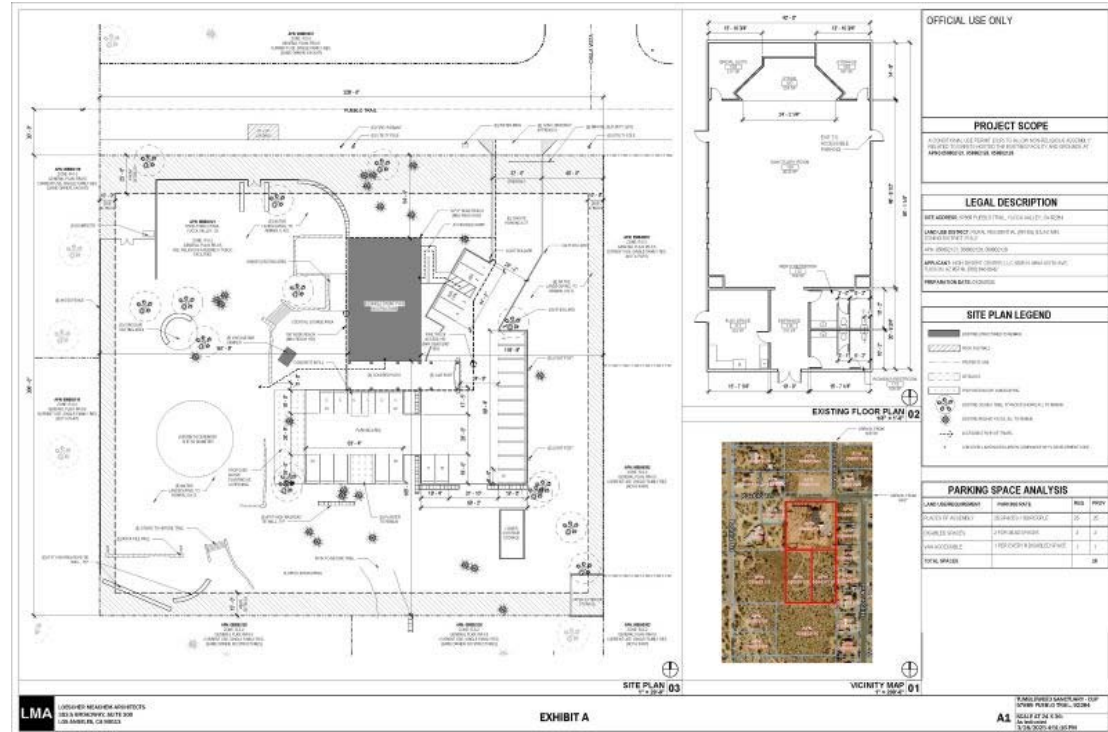




## Conditional Use Permit 01-24: Tumbleweed Sanctuary

**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. Completeness review provided to applicant on April 18, 2024. Latest resubmittal received June 30, 2025. Applicant is currently revising proposed project.



## 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. Applicant working on resolving legal access. New project representative as of July 2025.



10/27/2025



# **Building & Safety Permits**

## **Projects in Building & Safety Review**



## Old Town Public Market (In Plan Check)





## El Pollo Loco (In Plan Check)





# El Pollo Loco (In Plan Check)





## **Projects Under Construction**



## CUP 01-20: Domino's/Jersey Mike's (Under Construction)





## CUP 01-23: Starbucks West (Under Construction)





## SPR 03-23: Nice Dream Ices (Under Construction)





## CUP 03-23: Star Café (Under Construction)





## CUP 02-23: Charter/Time Warner Communications (Under Construction)





## SPR 03-24: The Pit Stop (Under Construction)





## SPR 02-24: 7251 Palo Alto 4-Plex (Under Construction)





## Mojave Freeze (Under Construction)





## **Completed/Operational Projects**

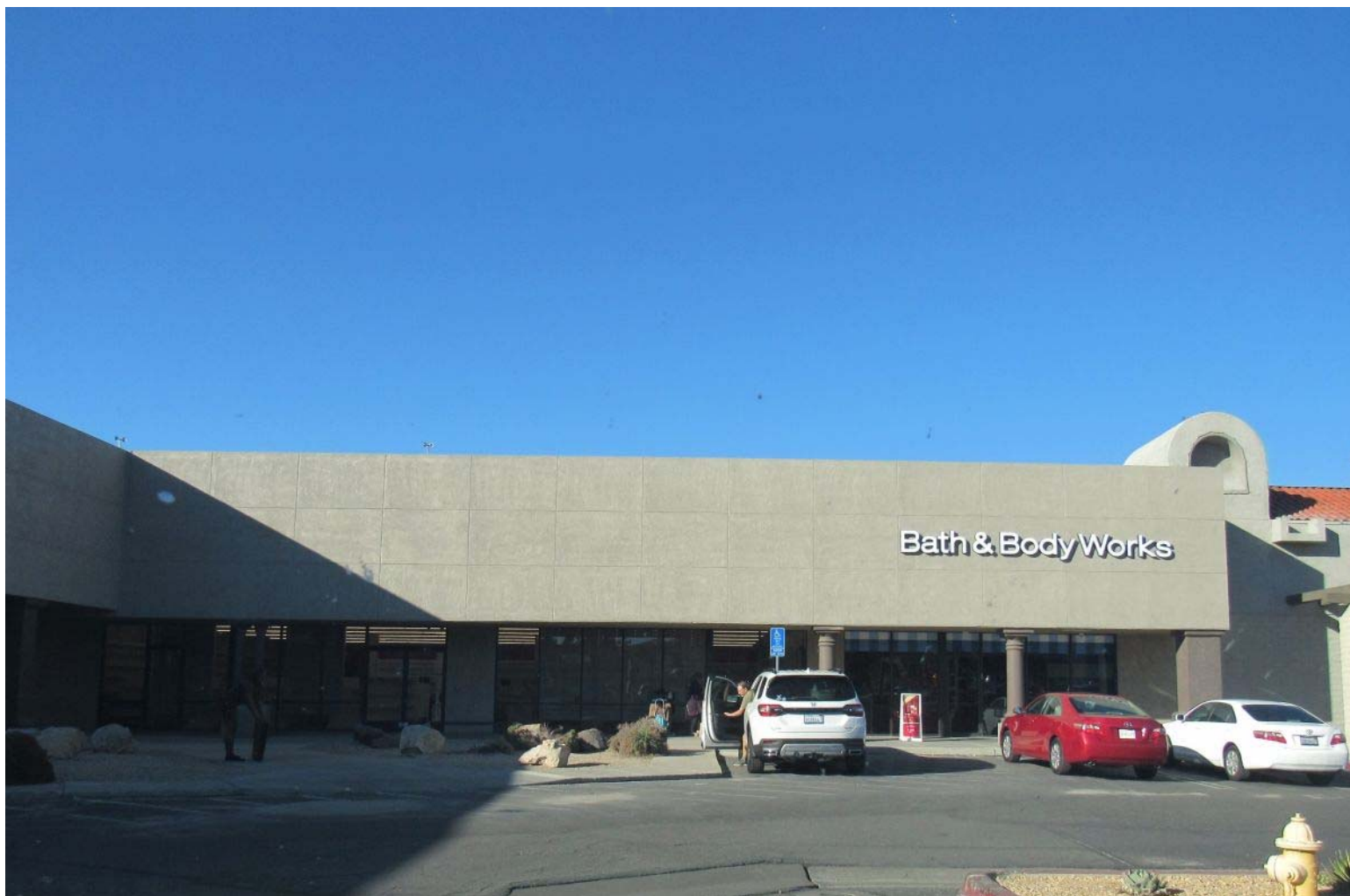


## Roadrunner Motel (Operational)





## Bath & Body Works & Famous Footwear (Operational)





## Mojave Gold Mural (Operational)





# Chipotle Landscaping





## Land Development Update

Staff is available for questions following public comment.