



November 18, 2025
Soda with the Mayor

Land Development Update



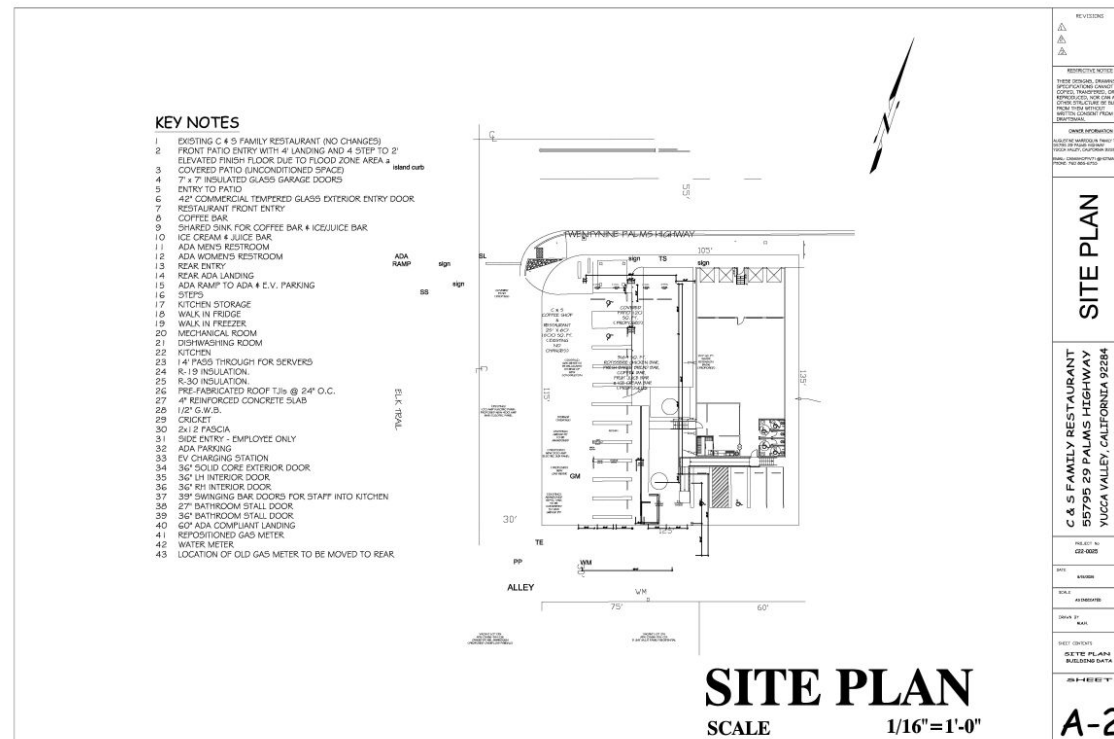
Land Use Permits Projects in Planning Review



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.



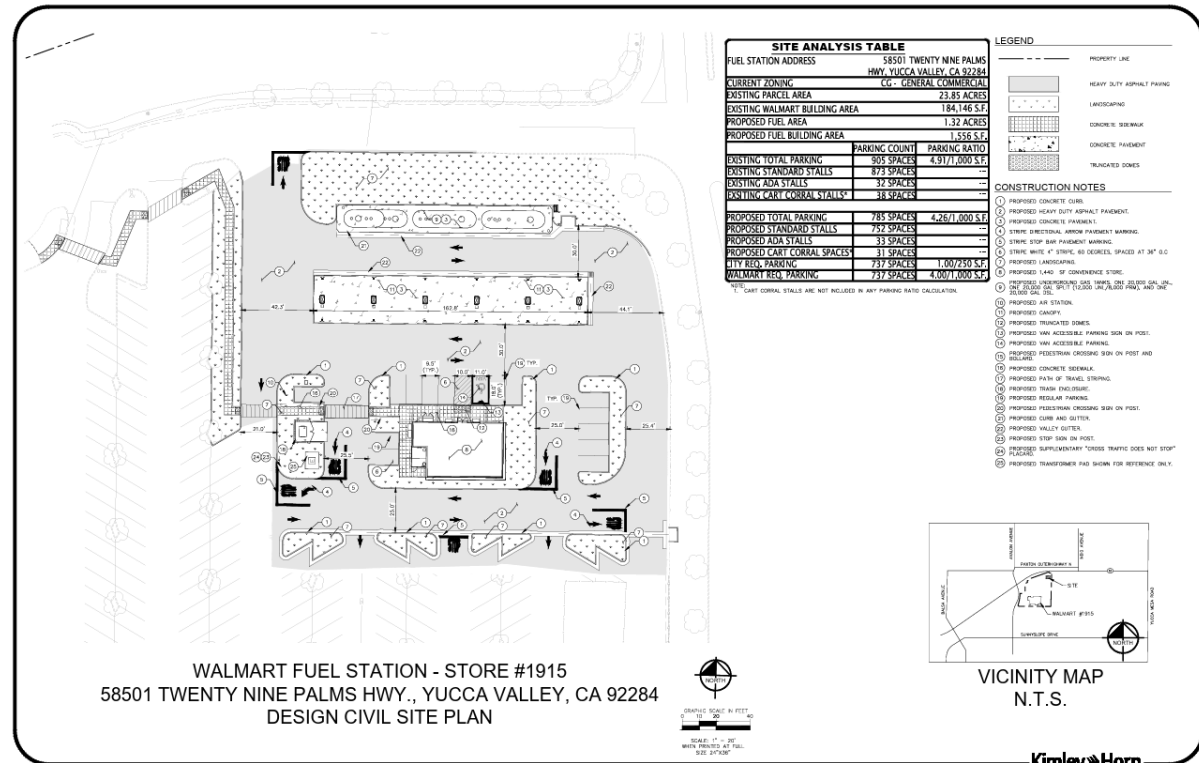




S 01-04 Amendment #2, CUP 01-25, & EA 02-25 Wal-Mart Fuel Station

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.



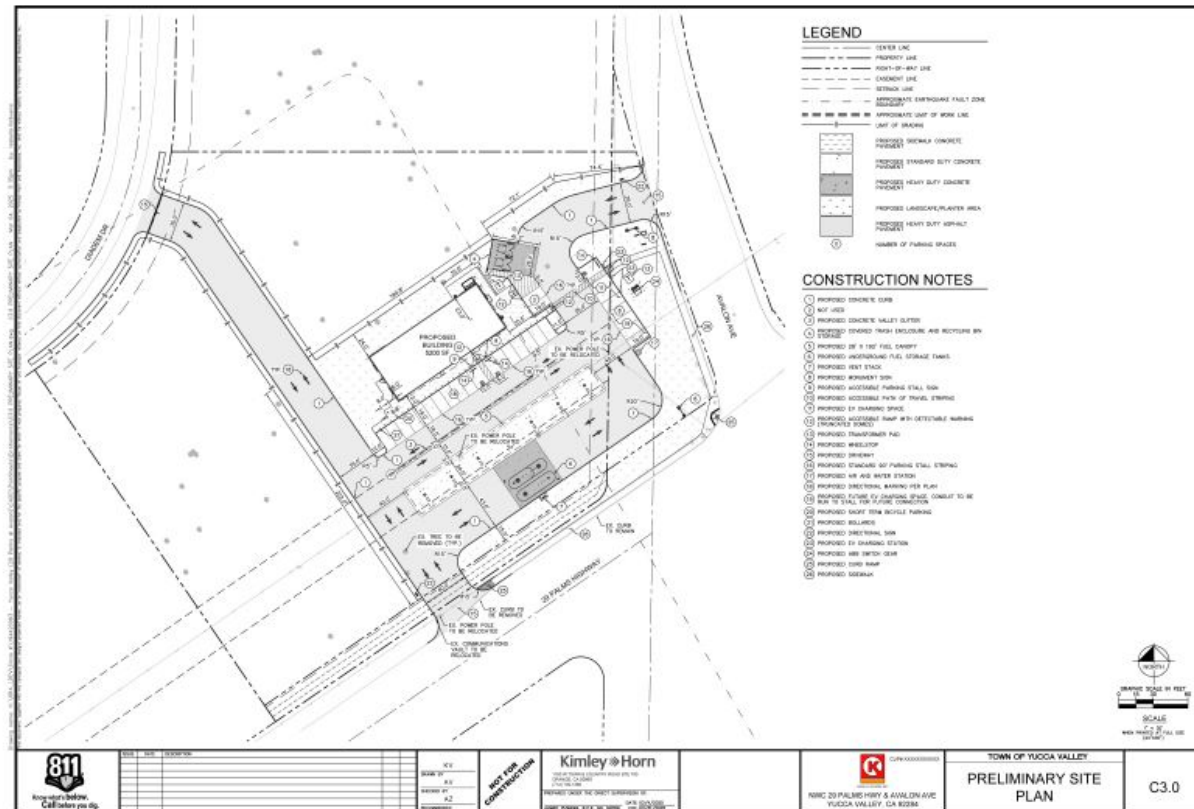
10/27/2025



Conditional Use Permit 03-25: Circle K Fuel Station

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

APN: 0601-543-01.



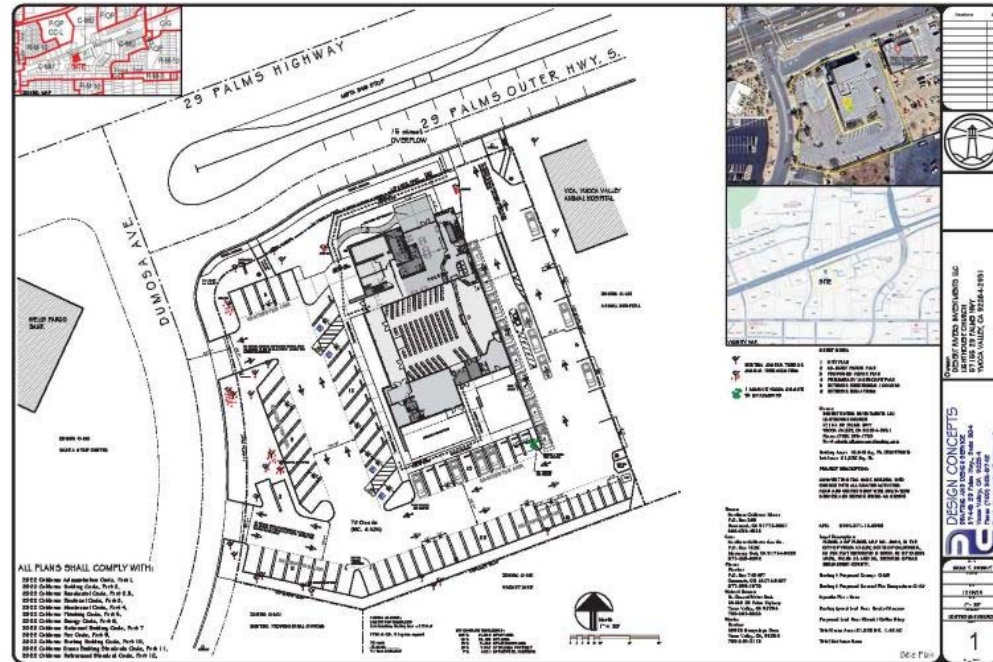
Project Description: Construction of a fueling station with 7 fuel dispensers and 5,200 square foot convenience store. Completeness review was provided to the applicant on April 2, 2025. Street Vacation and Subdivision applications received August 2025. Currently in the CEQA consultant selection process.



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.



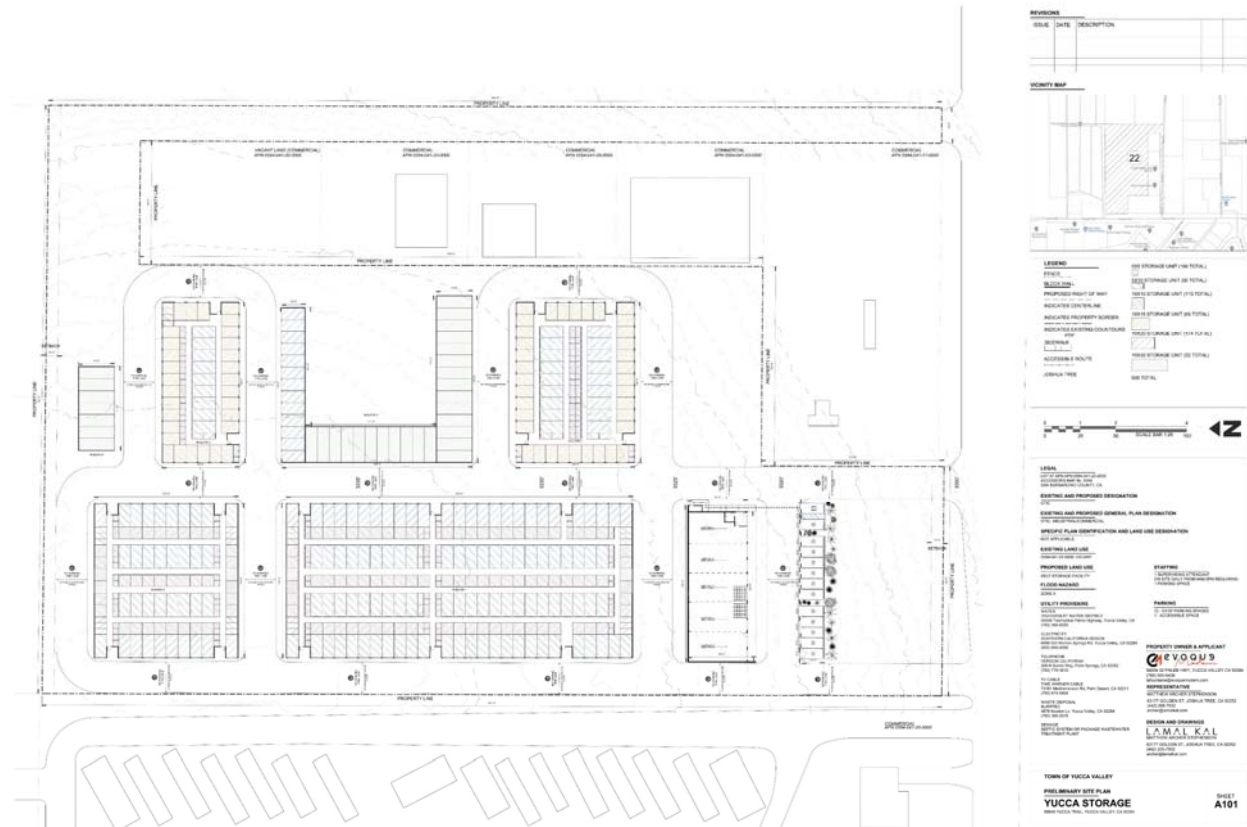
10/27/2025



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

Location: 55546 Yucca Trail, Yucca Valley, CA 92284.

APN: 0594-041-22.



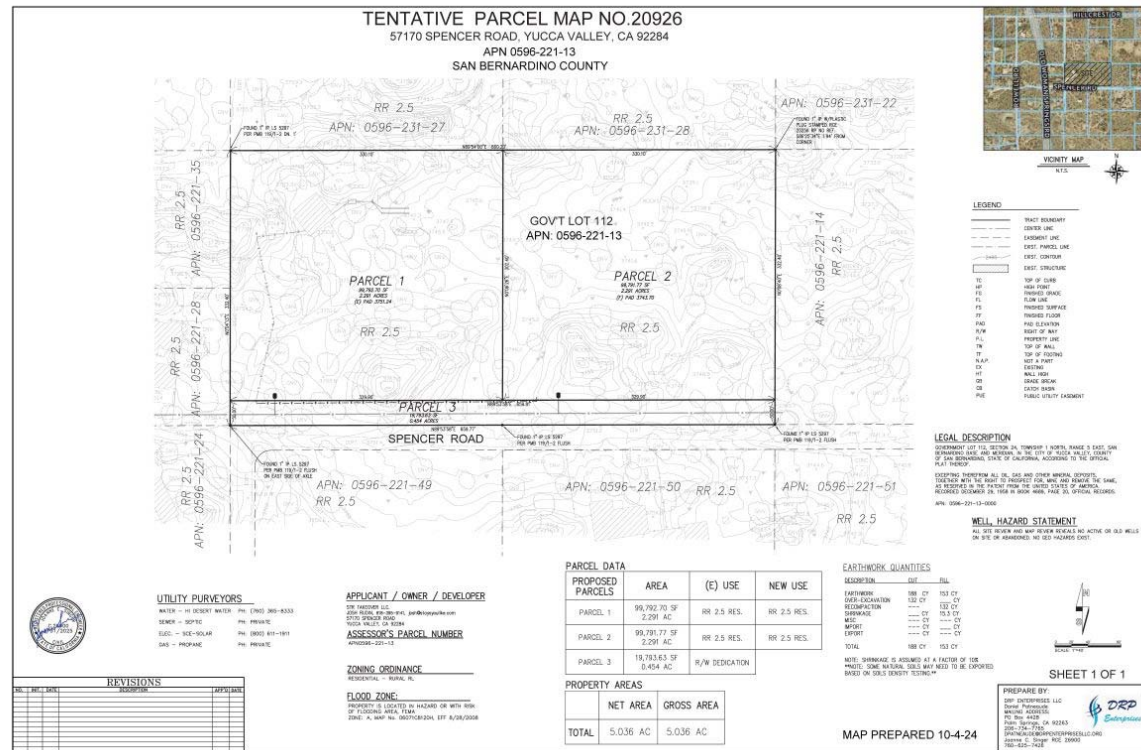
Project Description: Construction of a 606 unit self-storage facility with an additional 5 warehouse storage buildings with landscaping and off-site road and sidewalk improvements. Completeness review provided June 16, 2025.



Tentative Parcel Map 20926: 57170 Spencer Road

Location: 57170
Spencer Road, Yucca
Valley, CA 92284.

APN: 0596-221-13



Project Description: Divide one (1) existing 5-acre parcel into two (2) 2.5 acre parcels. Completeness review provided to applicant on November 14, 2024. Project applicant changed representatives on April 1, 2025. Applicant working on outstanding items.



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

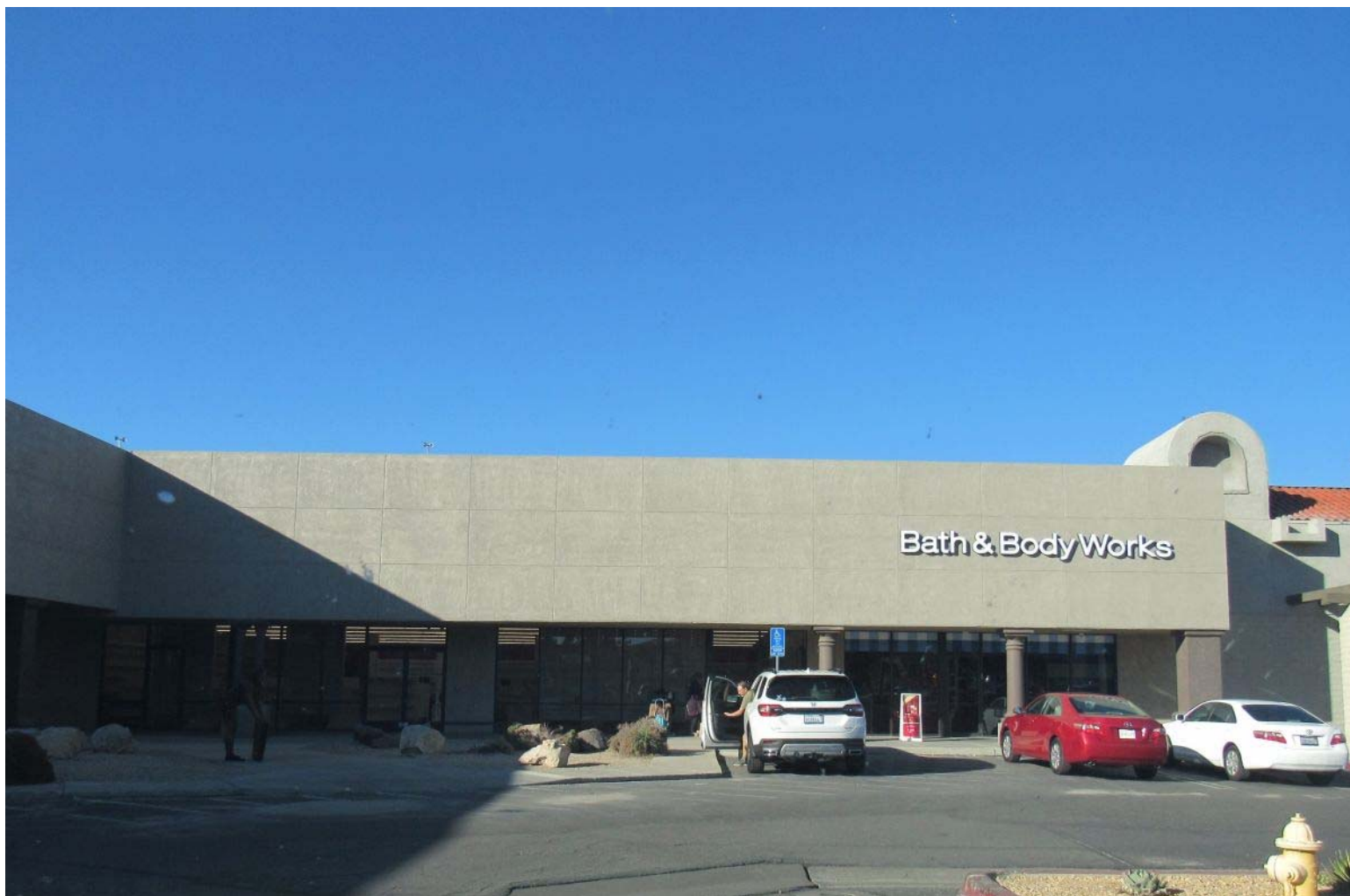


Roadrunner Motel (Operational)





Bath & Body Works & Famous Footwear (Operational)





Mojave Gold Mural (Operational)





Chipotle Landscaping





Land Development Update

Staff is available for questions following public comment.