

Town of Yucca Valley Private Land Development August 7, 2014

Conditional Use Permit, CUP-3-11, Senior Housing Project

The project includes the construction of a 74 unit affordable senior housing development, and the construction of all improvements associated with the project. A managers unit will also be constructed.

Status: Construction continues to move forward. The application of stucco had started on building, and building two is scheduled for stucco in approximately 30 to 45 days. Completion of Building One has been scheduled for approximately mid-September 2014. Completion of Building two has been scheduled for approximately mid-December 2014.





Desert Pueblo Elevation



Yucca Valley Elevation



Yucca Valley Elevation



Desert Pueblo Elevation

Yucca Valley Seniors
 Yucca Valley, California
 National Community Renaissance



Scale: 1/8" = 1'-0"



Desert Pueblo Elevation



Yucca Valley Elevation

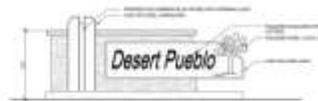
Yucca Valley Seniors
 Yucca Valley, California
 National Community Renaissance



Scale: 1/8" = 1'-0"



Yucca Valley Sign



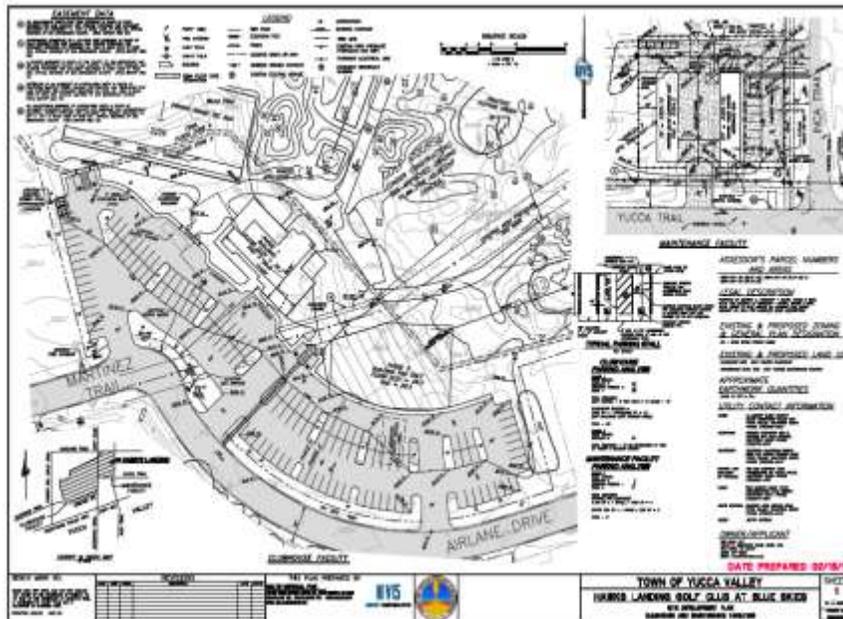
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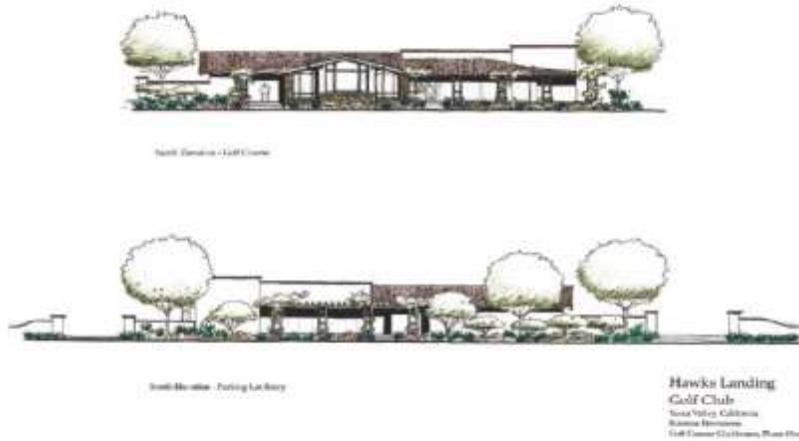


Site Plan Review, SPR-1-14, Hawks Landing Golf Club at Blue Skies

The project involves the reconstruction of the former Blue Skies Golf Course. The course has been reconstructed as a 12-hole golf course, and the first phase of the club house includes an approximate 5,001 square foot building.

Status: The turf is currently in its establishment period on the course. Building plans for the 5,001 square foot club house have been approved, and construction is anticipated to be underway in the near future.



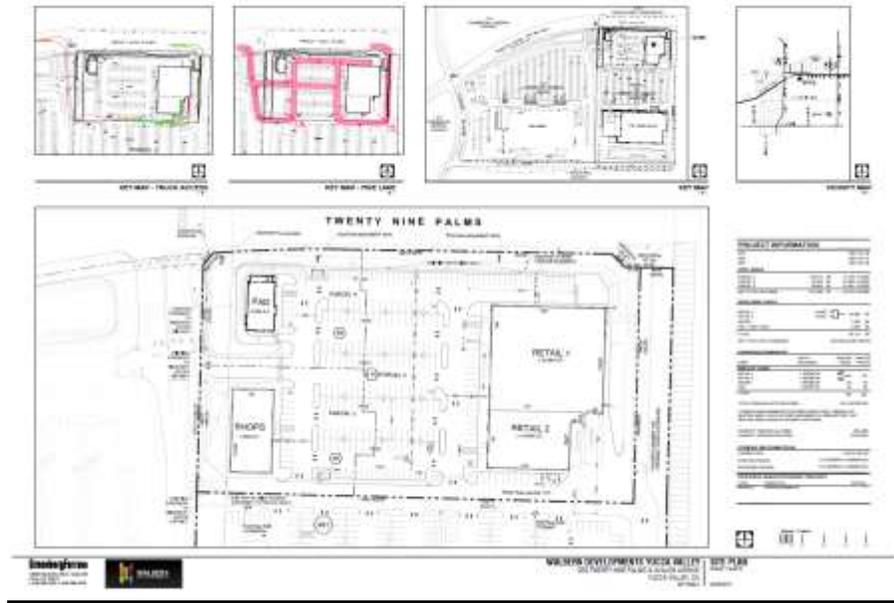


Site Plan Review, SPR-02-13, Marshalls/Petco

The project involves the construction of 34,650 square feet of retail space for a Marshalls/Petco commercial building on the Home Depot front parcels.

Status: Petco is open for business. The contractor has scheduled turn-over of the Marshall's building to the retail store on approximately August 18, 2014. Based upon information provided to the Town, Marshall's is planning to open in mid-September 2014.





Tract 10680, 40 Single Family Residential Unit Subdivision

The project involves a construction of a 40 single family residential unit development on Onaga Trail, south of Yucca Valley High School. The subdivision was approved and recorded in the mid-1980s through the County of San Bernardino.

Status: All single family homes have been completed. The Town Council will receive a recommendation to accept the streets into the Town's Maintained Road System in August 2014.





Tract 16587, 55 Single Family Residential Unit Subdivision

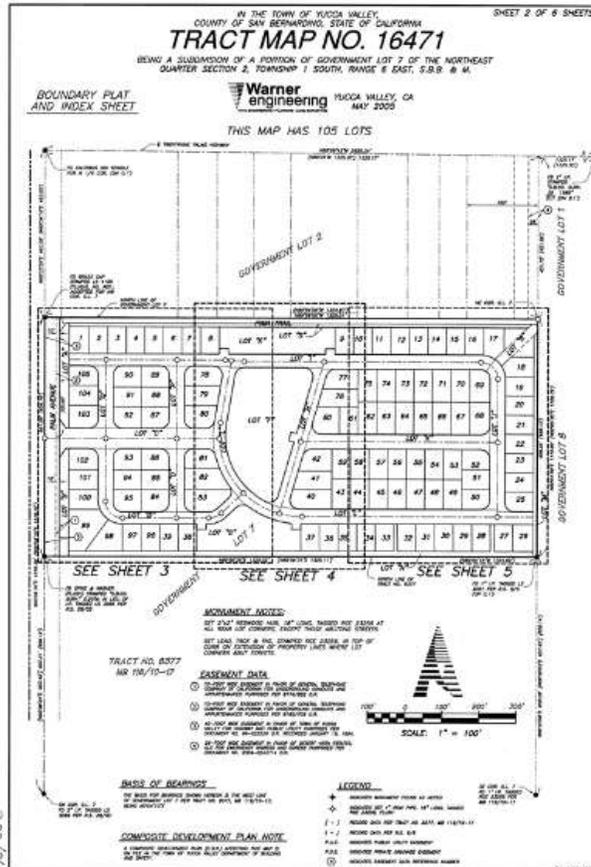
The project involves a residential development of 55 single family residential units on Acoma Trail, south of Onaga Trail. Seventeen of the 55 single family units have been constructed and completed.

Status: Four single family residential structures are currently under construction and in the framing stages.

Tract 16471, 105 Single Family Residential Unit Development, Senior Community

The project involves the construction of a 105 senior single family residential development on the east side of Palm Avenue, South of 29 Palms Highway. Twenty-nine (29) of the 105 single family units have been constructed.

Status: Final inspection of the four new model homes is anticipated in the next few weeks. The owner has indicated they plan on starting construction on the next four single family residential structures in the near future.



Ross Department Store, Tenant Improvements

The project involves a tenant improvement at 57646 29 Palms Highway, inside the former Rite Aid lease space at the Vons Center.

Status: Ross representatives have indicated that tenant improvements will begin on the project the week of August 11, 2014, and that they hope to complete the project in November 2014.

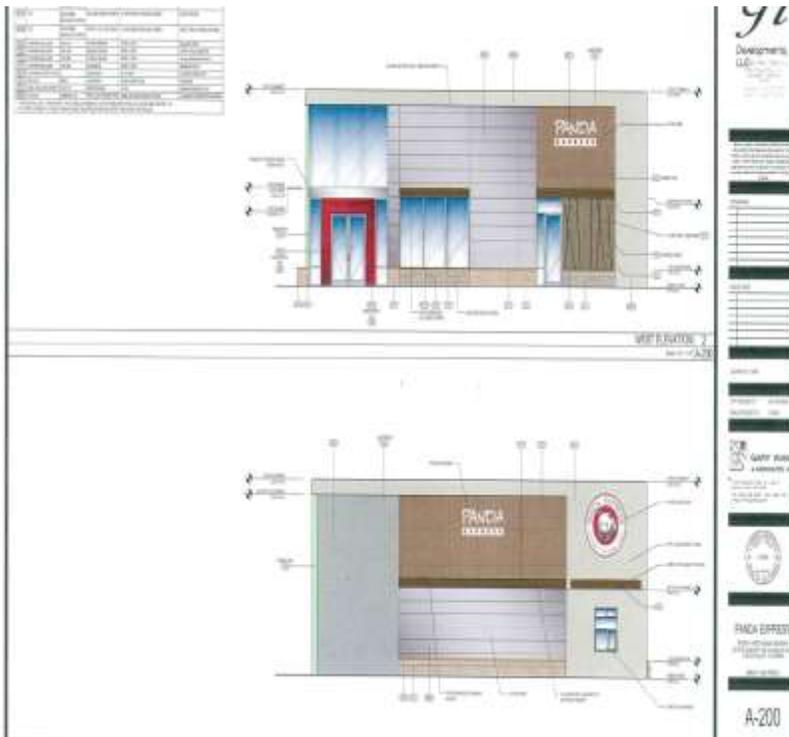
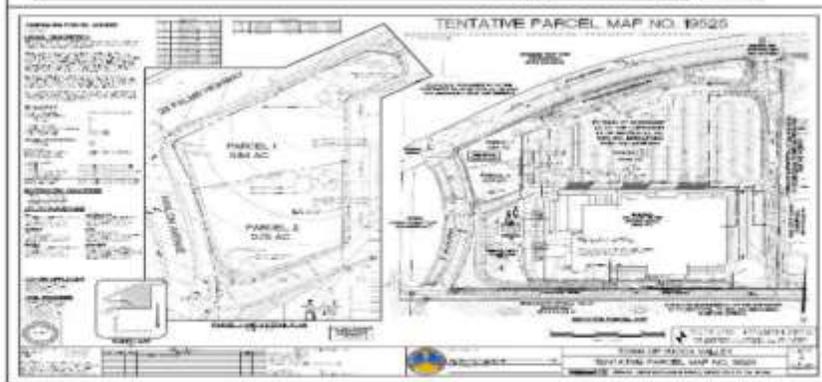


Conditional Use Permit, CUP-02-04 Amendment #1, Panda Express Restaurant

The project includes a Conditional Use Permit Amendment and a Tentative Parcel Map for the subdivision of 26 acres into three parcels of 0.84 acres, 0.75 acres and 23.88 acres; and the construction of a 2,230 +/- square foot Panda Express located at the southeast corner of 29 Palms Hwy and Avalon Ave.

Status: Building construction plans are approved, and construction may begin when the owner obtains the construction permits. The owner has indicated they desire to complete the project before the end of calendar year 2014.





Conditional Use Permit, CUP-02-04 Amendment #1, Taco Bell Restaurant

The project includes a Conditional Use Permit Amendment and a Tentative Parcel Map for the subdivision of 26 acres into three parcels of 0.84 acres, 0.75 acres and 23.88 acres; and the construction of a 2,423 +/- square foot Taco Bell located at the southeast corner of 29 Palms Hwy and Avalon Ave.

Status: Building construction plans are approved. The grading plan is in plan check. The owner has indicated they desire to complete the project before the end of calendar year 2014.

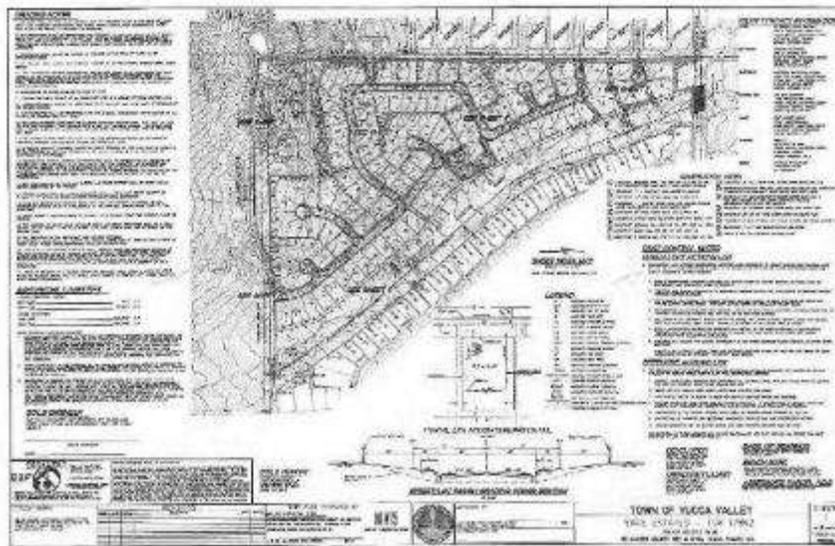


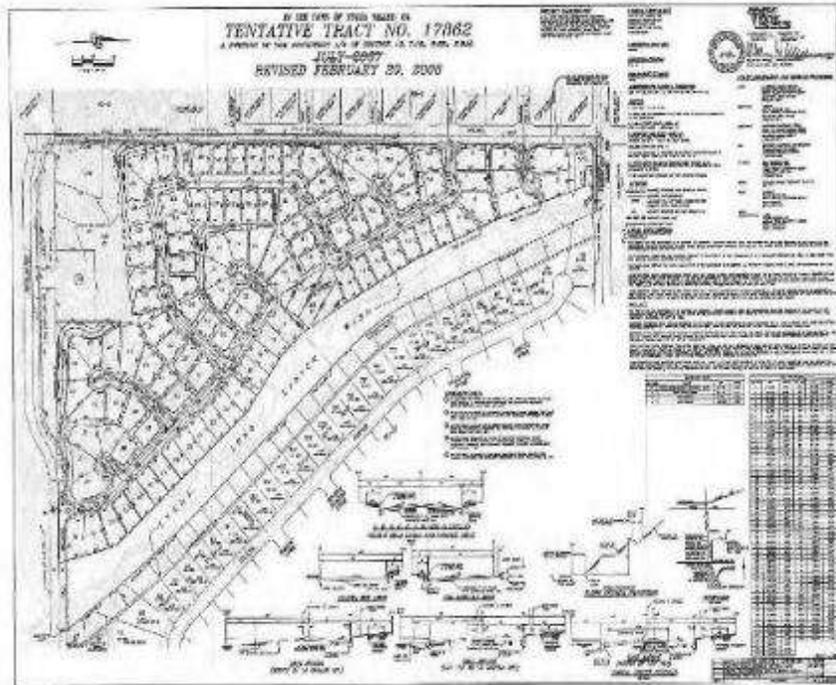
Tract 17862, 107 Single Family Residential Unit Subdivision, Sage Estates

The project involves the subdivision and development of 107 single family lots on a 63.4 acre parcel. The project also includes 4.68 acres of parks and open space, a package treatment plant for wastewater, and public streets. The proposed project is located at the southeast corner of Golden Bee and Sage Avenue. With construction of this project, additional streets will be added into the Town's Maintained Road System. Simultaneously, the project will also form an assessment district whereby the property owners agree to tax themselves for street and drainage maintenance. Through the use of these tools, the new public streets will not take away existing financial resources from street maintenance efforts throughout the Town.

Status:

The final map, grading plans, street improvement plans, landscaping plans and associated documents are in the plan check process. According to the property owner, grading is anticipated to begin in late 2014. Town Council action on the final map is anticipated in the fall of 2014.





Joshua Springs Calvary Chapel, Minor Improvements

The project is a parking lot expansion and construction of a new bathroom for the Joshua Springs Calvary Chapel.

Status:

The permit for construction of the new bathroom has been issued and construction has begun. The plans for the parking lot expansion have been approved, but permits have not been issued.

Conditional Use Permit, CUP-04-11 Brehm Park

The installation of playground equipment and shade sails at the new Brehm II Park.

Status:

The installation of playground equipment is complete and the last of the shade sails have been installed.



Conditional Use Permit, CUP-02-02, Valley Community Chapel

This project involves the addition of a new walkway and ramp to add access to the second story of the building. This project is located at 59025 Yucca Trail.

Status:

The permit has been issued.



Behavioral Health Center – HDMC, Tenant Improvements

The project involves a 7,481 square foot tenant improvement at 57047 Twentynine Palms Highway. This location was formerly the County offices which were recently vacated, adjacent to the Star Market.

Status:

The first phase of the major tenant improvement project continues to move forward and may be completed in August 2014.



Appeal of Planning Commission Approval, A-01-14 Koenig

An appeal of the Planning Commission's approval of a request for renewal of a Home Occupation Permit, HOP 11-05 Falossi Art Studio.

Status:

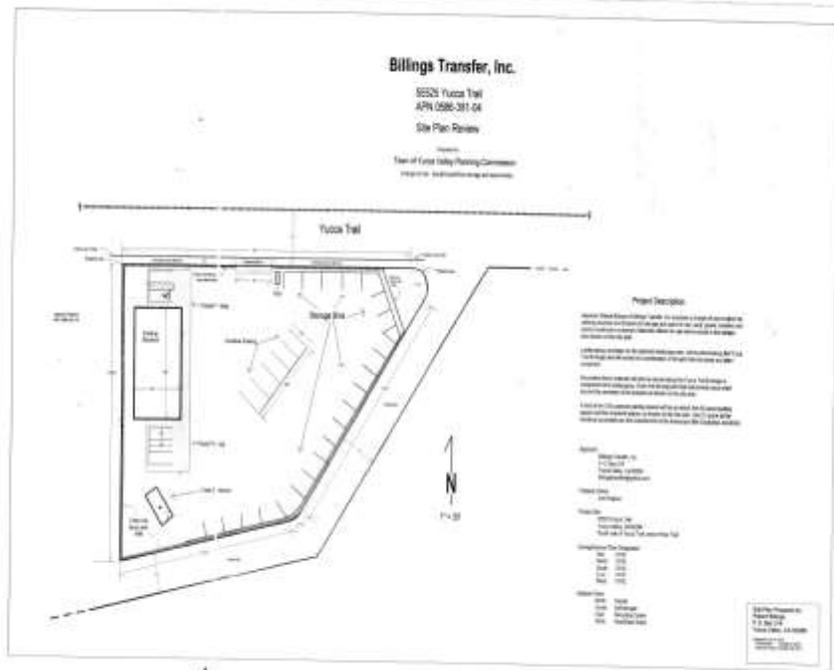
The appeal is scheduled to be heard by the Town Council on August 19, 2014.

Site Plan Review, SPR -01-13, Billings Rock and Sand

The project involves a Site Plan Review for the development of a rock and sand yard to be located at 55525 Yucca Trail.

Status:

This project is scheduled to be heard by the Planning Commission on August 12, 2014.



Conditional Use Permit, CUP-2-14, Restaurant and Hookah Lounge

The project is an application for a conditional use permit to convert a Chinese restaurant to a Middle Eastern restaurant and hookah lounge. The hookah lounge is proposed for the outdoor patio/dining area.

Status:

The project is scheduled to be heard by the Planning Commission on August 12, 2014.



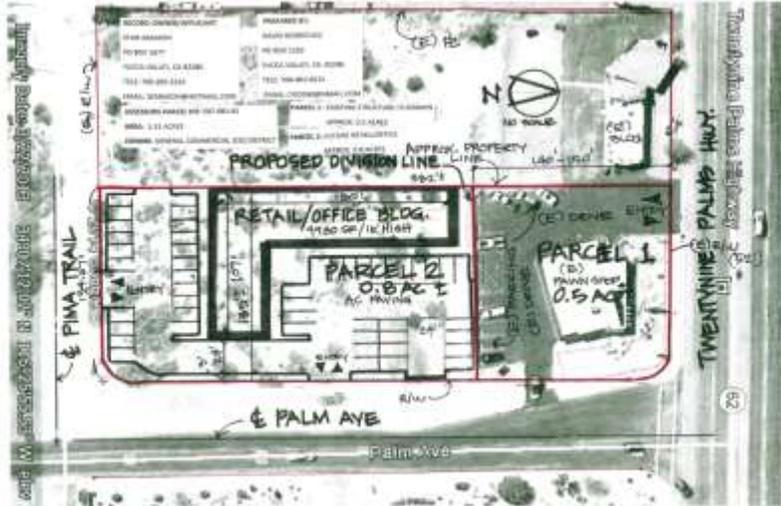
Commercial Development and Subdivision, Zarakov Pre-Application, PA-02-14

The project is a pre-application review for a potential subdivision of a 1.3 acre parcel into two parcels and for the development of a second commercial building. The property is located at 56475 29 Palms Hwy, on the southwest corner of 29 Palms Hwy and Palm Ave and is identified as APN 587-081-82. The property also has frontage on Pima Trail. The property is zoned General Commercial (C-G). Parcel one is a 0.5 acre parcel with an existing structure of 2,520 square feet and paved parking. Access to the parcel is from Palm Ave. Parcel two is a 0.8 acre vacant parcel with access from Palm Ave and Pima Trail.

Status:

The pre-application conference is scheduled for August 20, 2014.



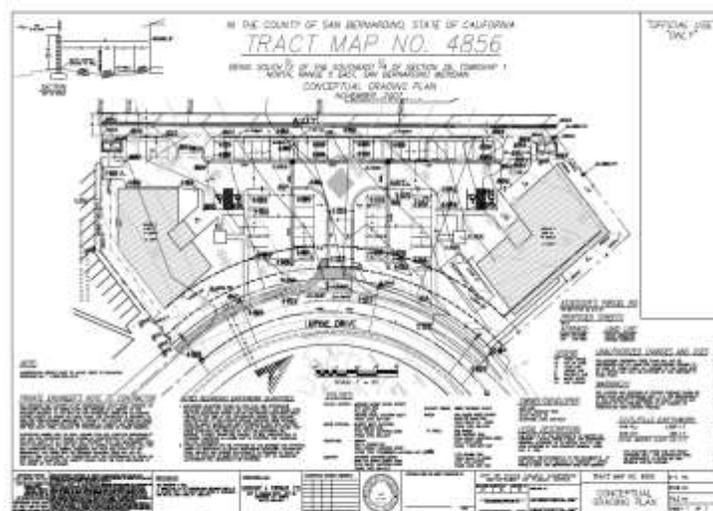


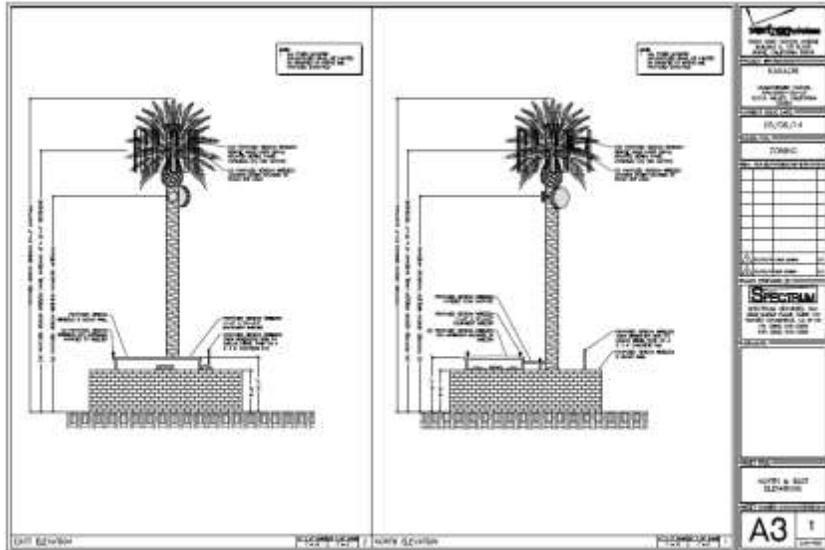
Conditional Use Permit, CUP-09-07, Lupine Planza

This project involves a request for extension of time for CUP 09-07, for approval of the construction of two office buildings on the north side of Lupine Drive. The original approval was for a Conditional Use Permit to allow the construction of two office buildings, one consisting of 6,460 square feet, and one consisting of 8,520 square feet, both located on a 2 acre parcel.

Status:

This time extension request is scheduled to be heard by the Planning Commission on August 12, 2014.





Former Wal-Mart Building, Tenant Improvements, 99cent Only Retail Store

The project includes tenant improvements in the former Wal-Mart building for the development of an approximate 19,342 sq. ft. division.

Status:

Tenant improvement building plans are in the plan check process.

Site Plan Review, SPR 02-07, Professional Office Building, Miller

Site Plan Review, SPR-02-07 approved the construction of a 6,000 square foot office building at the southeast corner of Barberry Avenue and Highway 62. The applicant is requesting a time extension for the approval until construction is ready to proceed.

Status:

This time extension request is scheduled to be heard by the Planning Commission in the fall of 2014.

