



# Variance Application

Date Received 08/25/14  
By D OLSEN  
Fee \$ 865  
Case # V-02-16

## General Information

**APPLICANT** At The Cross Christian Fellowship Phone 760-799-8528 Fax \_\_\_\_\_  
Mailing Address 7333 Apache Trail Email aoaceves.atc@gmail.com  
City Yucca Valley State CA Zip 92284  
**REPRESENTATIVE** Alfredo Aceves Phone 760-799-8528 Fax \_\_\_\_\_  
Mailing Address 54065 Ridge Rd, Yucca Valley, CA Email aoaceves.atc@gmail.com  
**PROPERTY OWNER** At The Cross Christian Fellowship Phone 760-799-8528 Fax \_\_\_\_\_  
Mailing Address 7333 Apache Trail Email aoaceves.atc@gmail.com  
City Yucca Valley State CA Zip 92284

## Project Information

Project address or location 7333 Apache Tr., Yucca Valley  
Assessor Parcel Number(s) 586-304-09  
Description of variance being requested There is only room for 14 parking spaces of the 37 required by the Site Plan Review on the property. The variance is being requested to count street parking and parking spaces from the parking lot across the street in addition to the 14 on-site spaces toward the total spaces required.

Applicant Signature \_\_\_\_\_

Property Owner Signature \_\_\_\_\_

Town of Yucca Valley  
Community Development Department  
Planning Division  
58928 Business Center Dr  
Yucca Valley, CA 92284  
760 369-6575 Fax 760 228-0084  
[www.yucca-valley.org](http://www.yucca-valley.org)

## VARIANCE FINDINGS

Please respond to each question in as much detail as you possibly can.  
(Attach additional pages if necessary)

- 1) Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems?

No. The on-site spaces are on existing asphalt pavement. The off-site parking spaces are also on existing asphalt pavement including the existing street and the parking lot across the street. It is not feasible to place solar systems in the locations designated as parking.

- 2) Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity?

This property was subdivided prior to Town incorporation and requirements that provide for maximum building coverage. Therefore, there is very limited area to devote to parking. The existing parking lot adjacent to the building and historically used by all of the businesses in the area does not belong to the property and the owner was not able to secure the right to use this lot.

- 3) Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district?

Yes. The other properties in the vicinity do not have the same percentage of building coverage.

- 4) Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?

Yes. The variance proposes to utilize parking that is already in existence in the neighborhood. The project is located within the Old Town Specific Plan and the proposed use is allowable within the zoning Old Town Commercial/Residential.

## Owner/Applicant Authorization

**Applicant/Representative:** I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application.

Signed: Alfredo Acener  
Date: 8/25/16

**Property Owner:** I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. I am hereby authorizing

\_\_\_\_\_ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signed: Alfredo Acener  
Dated: 8/25/16