



Site Plan Review Application

Date Received	<u>5-24-21</u>
By	<u>MA</u>
Fee	<u>2910.00</u>
Case #	<u>SPR 02-21</u>
EA #	_____

General Information

APPLICANT Desert Days & Desert Nights, LLC Phone (323) 857-0409 Fax _____
 Mailing Address 2658 Griffith Park Blvd., #231 Email jsofio@builitinc.com
 City Los Angeles State CA Zip 90039

REPRESENTATIVE Brett Engstrom - Engstrom Planning Phone (626) 993-7350 Fax _____
 Mailing Address 1641 Paloma St. Email engstromplanning@gmail.com
 City Pasadena State CA ZIP 91104

PROPERTY OWNER Built, Inc. Phone (323) 857-0409 Fax _____
 Mailing Address 2658 Griffith Park Blvd., #231 Email jsofio@builitinc.com
 City Los Angeles State CA Zip 90039

Project Information

Project Address 55761 29 Palms Hwy. Assessor Parcel Number(s) 0586-341-13-0000

Project Location 55761 29 Palms Hwy., Yucca Valley, CA 92284 at intersection with Elk Trail.

Project Description: Site Plan Review to allow a Change of Use from automotive uses to
cafe/restaurant/retail for a 10,040 sf parcel located at the SE corner of 29 Palms Hwy and Elk Trail. New operation will
refurbish the existing commercial buildings to be operated as a cafe/restaurant/retail with on-site preparation
of food for both on-site dining and to-go. Sale of alcohol for on-site consumption and beer & wine for off-site consumption.

Please attach any additional information that is pertinent to the application.

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

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):

Lot: 85; Tract: 2865; APN: 058634113

2. Existing site zoning: OTMU Specific Plan 3. Existing General Plan designation: OTMU

4. Precisely describe the existing use and condition of the site: The 10,040 sf site is currently occupied by an automotive use, and includes two existing commercial buildings; 1,271 sf and 1,437 sf respectively.

5. Existing Zoning of adjacent parcels:

North OTMU South OTCR East OTMU West OTMU

6. Existing General Plan designation of adjacent parcels:

North OTMU South OTCR East OTMU West OTMU

7. Precisely describe existing uses adjacent to the site: Uses directly to the west, north and east along 29 Palms Hwy are car audio store, coffee shop, restaurant. Properties directly to the south across an alley are residential.

8. Describe the plant cover found on the site, including the number and type of all protected plants: Applicant is unaware of any significant plant life on the site.

Note: Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes Maybe No

9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
11. Is the site within a resource area as identified in the archaeological and historical resource element?
12. Does the site contain any unique natural, ecological, or scenic resources?
13. Do any drainage swales or channels border or cross the site?
14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
15. Is the site in a flood plain? (See appropriate FIRM)

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: Restaurant for on-site and to-go dining.
- B. Gross square footage by each type of use: Proposed use will occupy the entire 10,040 sf parcel, and slightly expanded the existing buildings to 1,308 sf and 1,536 sf respectively.
- C. Gross square footage and number of floors of each building: The existing buildings on the site the site will be slightly expanded the existing buildings to 1,308 sf and 1,536 sf respectively. They will remain single story structures.
- D. Estimate of employment by shift: 2-10 per shift depending upon anticipated patron traffic.
- E. Planned outdoor activities: Outdoor dining

2. Percentage of project site covered by:

25 % Paving, 29 % Building, 22 % Landscaping, 24 % Parking

3. Maximum height of structures 12 ft. 6 in.

4. Amount and type of off street parking proposed: 15 on-site parking space required and provided

5. How will drainage be accommodated? The proposed restaurant will be occupying a commercial property which contains two existing buildings. The new restaurant will update these two existing buildings without making significant changes to the remainder of the property including drainage.

6. Off-site construction (public or private) required to support this project: .

No off-site construction support is anticipated for this project.

7. Preliminary grading plans estimate N/A cubic yards of cut and N/A cubic yards of fill

8. Description of project phasing if applicable: The project includes remodeling and slight expansions to the two existing buildings on the site to accommodate the new cafe/restaurant/retail operation.

9. Permits or public agency approvals required for this project: In addition to approval by the City of Yucca Valley, and San Bernardino Co., applicant will apply to Dept of ABC for a Type #47 License.

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) _____

No, this subject project is not part of a larger project.

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

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. Additional fees may be required depending on additional administrative costs.

Name Brett Engstrom

Signature 

Date: 4/29/21

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. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

Brett Engstrom - Engstrom Planning

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

Name John Sofio - Built, Inc.

Signature 

Date: 04/26/21

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.


Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ _____

Applicants Name John Sofio - Desert Days & Desert Nights, LLC

Applicant's Signature _____ 

Date: 04/26/21

(Please print)

Developer Disclosure Statement

This portion of the application must be fully completed and signed by the applicant. If not fully completed and signed, the application will be deemed incomplete.

Address of subject property: 55761 29 Palms Hwy., Yucca Valley, CA 92284

Cross street: Elk Trail

Date this Disclosure Statement is completed: 4/15/21

Name of Applicant: Desert Days & Desert Nights, LLC

The Applicant is a:

- Limited Liability Company (LLC)
 Partnership
 Corporation
 None of the above

Information for LLC, Partnership, Corporation

Name Desert Days & Desert Nights, LLC Phone (323) 857-0409 Fax _____

Mailing Address 2658 Griffith Park Blvd., #231 Email jsofio@buitinc.com

City Los Angeles State CA Zip 90039

State of Registration California

Managing member(s), General Partner(s) officer(s)

Name John Sofio Phone (323) 857-0409 Fax _____

Mailing Address 2658 Griffith Park Blvd., #231 Email jsofio@buitinc.com

City Los Angeles State CA Zip 90039

Attach additional sheets if necessary

Agent for Service of Process

Name Same as Managing Member Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Owner is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name Built, Inc. Phone (323) 857-0409 Fax _____

Mailing Address 2658 Griffith Park Blvd., #231 Email jsofio@builtinc.com

City Los Angeles State CA Zip 90039

State of Registration CA

Managing member(s), General Partner(s) officer(s)

Name John Sofio Phone (323) 857-0409 Fax _____

Mailing Address 2658 Griffith Park Blvd., #231 Email jsofio@builtinc.com

City Los Angeles State CA Zip 90039

Attach additional sheets if necessary

Agent for Service of Process

Name Same as Managing Member Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name Same as Managing Member Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Party in escrow is a (if property is in escrow):

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____ Fax _____

Mailing Address _____ Email _____


City _____ State _____ Zip _____

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

A. Name of beneficiary of the deed of trust or lien N/A

B. Date of the deed of trust or lien. N/A

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below



Signature

Print Name: John Sofio - Built, Inc.

Title: Property Owner - Managing Member

Date of signing: 04/26/21

Location: Los Angeles, CA



HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 4/28/21

Brett Engtrom

Applicant/Representative printed name

Applicant/Representative signature