

March 3, 2020

Anton Goss
C/O NV5, Inc.
42829 Cook Street, Suite 104
Palm Desert, CA 92211

**RE: PRE-APPLICATION, PA 01-20
ACME 5 LIFESTYLE**

Mr. Goss:

Thank you for submitting a Pre-Application to the Town of Yucca Valley. Staff has reviewed the project and provides the following comments based upon the plans submitted.

Please note that the pre-application process is designed to be informal. Therefore the Town's feedback may or may not include draft conditions of approval. Based upon the plans received to date for this pre-application, a number of issues require clarification and more specific information, and it would be premature for the Town to issue a set of draft set of conditions of approval. There are a number of questions that Town staff have regarding the project at this time. The informal process of a pre-application allows dialogue between Town staff and project proponents so that a thorough and complete project understanding has been accomplished.

While the Town appreciates efforts under taken to improvement any property within the Town, and while the community desires to see the Old Town area continue to increase business activities, please note that the gravel-based parking lot that has been constructed on the east side of the existing buildings violates federal law, state law and local regulations. Regardless of how the future business expansion plan progress, and prior to addressing the proposed business expansion at the meeting on Wednesday March 4, 2020, staff will be requesting a project scope and timeline for addressing the disregard for ADA accessibility on the parking lot constructed without any Town approvals. In addition to ADA and California accessibility laws being violated, activities undertaken to date are also in violation of the California Environmental Quality Act, as well as the Town's Development Code.

Planning (760) 369-6575
Public Works (760) 369-6579
Building and Safety (760) 365-0099
Code Compliance (760) 369-6575
Engineering (760) 369-6575
Animal Control (760) 365-1807
Animal Shelter (760) 365-3111
FAX (760) 228-0084



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

The proposed land uses of restaurants, outdoor seating/dining/eating are allowed and anticipated uses under the General Plan and Development Code. Clarification is requested on what the outdoor retail space is intended for and how it is going to be used; in addition to the apparent "mobile" trailers for food vending. Please address the type of construction proposed for the various facilities. Please address your understanding of how FEMA regulations regulated these structures when located inside an identified 100-year flood plain. Please address how the outdoor stage is planned to be used, hours of operations, etc., and how noise levels from music venues or other amplified sounds will impact adjacent and surrounding business, both short and long term.

1. The property is located in the Old Town Mixed-Use (OTMU) zoning district and restaurant and retail activity is permitted in this zoning.
2. The setbacks for the property are:
 - i. Front - 0'
 - ii. Side - 0'
 - iii. Rear (Abutting Alley) - 5'
3. The maximum structure height in OTMU is 45' and the maximum floor-to-floor area ratio is 1.0 for structures and impervious surfaces.
4. Required parking is based upon one parking stall per 50 square feet of seating area for dining, and one parking stall per 250 square feet of retail area. The parking area will need to be striped with parking stalls of 9' x 19' with double or hairpins lines. All parking stalls adjacent to any building, wall or fence shall have wheel stops not less than 6 inches in height and not less than three feet from the building, wall or fence. A parking analysis shall be prepared in accordance with the Yucca Valley Old Town Specific Plan parking requirements. It appears from review of the existing and proposed improvements that parking requirements cannot be satisfied, but as indicated above, a parking analysis is necessary. Please address the landscaping requirements contained within the Town's Development Code for parking facilities as well.
5. No on site retention was identified on the plans. On site retention is based upon increment plus ten (10) percent.
6. The ultimate right of way for Twentynine Palms Highway is a 67' half-width. The project will require a dedication of additional right of way to meet this requirement. Dedication of less than 67' half width may be allowed along the frontages of the existing buildings. Please provide dimensions from the center line of SR62 of existing dedications, improvements and General Plan required dedications so that dedications and potential improvements can be technically evaluated.
7. In the case of demolition, re-building, of the existing structure located at 55870 Twentynine Palms Highway, the property shall require a deed restriction for the dedication of a 67' half-width for the ultimate Twentynine Palms Highway right of way.

8. The proposed project shall connect to Hi Desert Water District sewer system. Please identify existing septic tank and disposal systems on the site plan.
9. Because the only parking provided for the existing buildings and proposed site expansion is accessed through the existing alleyway, providing paved access on the alley north of the project site from Pioneertown Road to Cherokee Trail may be necessary.
10. An encroachment permit from Cal-Trans will be required for work performed within Cal-Trans right of way.
11. The trash enclosure shall be designed to accommodate two bins, plus organics recycling in compliance with CA AB 1826 and shall provide pedestrian/ ADA access.
12. Please address how ADA accessibility path of travel will be provided from the structure to the public right of way, parking lot, proposed restrooms, and all other proposed improvements.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317.

Best regards,



JARED JEROME
Associate Planner