

February 22, 2022

Brett Engstrom
Engstrom Planning
1641 Paloma Street
Pasadena, CA 91104

**RE: SITE PLAN REVIEW, SPR 02-21, DIAMOND AUTO CAFÉ
55761 TWENTYNINE PALMS HIGHWAY**

Mr. Engstrom:

Thank you for your re-submittal of the plans for SPR 02-21. Staff has reviewed the additional submittals. The application is deemed incomplete as the following items that were requested on November 4, 2021 have yet to be submitted (November 4 letter attached):

1. Materials Board
2. Utility Service Letters
3. Preliminary Soils and Geotechnical Report
4. Drainage Study

Below is a summary of the revisions to the plans that were re-submitted by the applicant:

1. Outdoor seating is increased from four (4) tables to 17 tables.
2. On-site parking is increased from four (4) compact spaces and one (1) ADA space to four (4) compact spaces, one (1) ADA space, and eleven (11) standard parking spaces.
3. Landscaping has been added to the outdoor seating areas.
4. Seating in the northwest structure has increased from 17 seats to 23 seats.

Below is a summary of comments on the revised plans:

1. Illustrate ADA path from public right-of-way.
2. Illustrate ADA seating.
3. Illustrate ADA access for trash enclosure.
4. Parking space 4 blocks waste hauler access to trash enclosure.
5. Parking spaces 17, 18, 19, 20 do not appear to be functional. Does not support vehicle turning radius without hitting wall or structure.
6. Parking spaces 1-4 do not show wheel stops. Wheel stops are required for parking adjacent to any structure, wall, or fence and must be not less than three feet (3') from said structure, wall, or fence. It also appears that when occupied, there may not be space for vehicles to exit these spaces. Please include turning path diagram if using these spaces as designed.
7. Illustrate property lines and center lines of streets ("PL"; "CL").



The Town of
Yucca Valley

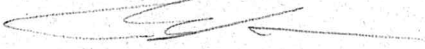
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8. Include elevations on preliminary grading plan starting from centerline of adjacent roadways.
9. Provide color building elevations and materials board for Planning Commission presentation.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317 or via email at jjerome@yucca-valley.org.

Best regards,



Jared Jerome
Associate Planner