

February 17, 2022

Justin Boyes
59006 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: LAND USE COMPLIANCE REVIEW, LUCR 02-21 Wine & Rock
59006 Twentynine Palms Highway**

Justin Boyes:

Thank you for submitting an application for a Land Use Compliance Review, which the Town received on December 22, 2021.

Staff's understanding of the project description is as follows:

1. Addition of 299 square feet of bar area. Floor plan for fixed seating calculations to be provided.
2. Addition of up to 540 square feet of outdoor dining/bar area. Floor plan for fixed seating to be provided.
3. Addition of one (1) ADA parking space.

Based on the project description above, the following comments are provided:

4. The 8.5"x11" reductions of plans show a floor plan with a bar in the north portion of the structure. A full-scale sheet of the floor plan is required to determine parking and other requirements for the bar area.
5. A color elevations sheet and material board are required for Planning Commission presentation.
6. Title sheet shall include existing and proposed occupancy load. Please see attached redline mark-up comments from Building & Safety.
7. A standard parking space is 9'x19'. The parking spaces on the site plan show 8'x18'9" parking spaces. Please see Chapter 9.33 of the Town's Development Code for more information.
8. The drive aisle is shown as 19' wide. Parking stalls oriented at 90 degrees require a minimum drive aisle of 26'. Angled stalls require a lesser drive aisle. Please refer to Table 3-12 located in Chapter 9.33 of the Town's Development Code.
9. Retail requires 1 parking stall per 250 square feet of retail space. 605 square feet of retail requires 3 parking stalls. The bar and patio would require 1 parking stall per 50 square feet of fixed seating area. A 540 square foot patio and 299 square foot bar could require up to 17 parking stalls depending on the design of the space. Total parking requirements are

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

estimated to be up to approximately 20 parking stalls depending on floor plan review for the bar and exterior patio.

10. Land Use Compliance Review applications require consistency with the Commercial Design Guidelines, outdoor Lighting regulations, parking and screening requirements, sign regulations, and dedication of easements. Roof mounted signs are not permitted by the Town's Sign Ordinance. Existing signage shall be brought into compliance as part of the proposed project. Please provide signage details consistent with the Town's requirements. The Town's sign ordinance is attached.

As staff continues to review the plans, corrections may be required. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317 or via email at jjerome@yucca-valley.org.

Best regards,



Jared Jerome
Associate Planner