



Conditional Use Permit Application

Date Received 2/21/23
 By Even
 Fee \$3,910.00 Total Deposit
 Case # CUP 01-23
 EA # EA 03-23

\$2,985.00
 \$925.00

General Information

APPLICANT Black Lion Holdings, LLC Phone 562-977-8565
 Mailing Address 4490 Ayers Avenue Email michelle@avantrealestate.com
 City Vernon State CA Zip 90058
REPRESENTATIVE MMA Architecture Phone 626-583-8348
 Mailing Address 120 West Lime Avenue Email agonzalez@mmaarchitecture.com
 City Monrovia State CA Zip 91016
PROPERTY OWNER Black Lion Holdings LLC. Phone 562-977-8565
 Mailing Address 4490 Ayers Avenue Email ara@avatco.com
 City Vernon State CA Zip 90058

Project Information

Project Address ⁵⁷⁰³⁷58060 Twentynine Palms Highway Assessor Parcel Number(s) 0595-371-21
 Project Location S.E.C of Twentynine Palms Highway and Barberry Avenue.
 Project Description: A construction of a new 1,200 s.f. drive thru building with 15 parking stalls and trash enclosure, within an existing shopping center.

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

Town of Yucca Valley
 Community Development Department
 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):
183.93' X 134.81'

2. Existing site zoning: C-MU MIXED USE COMMERCIAL

3. Existing General Plan designation: COMMERCIAL

4. Precisely describe the existing use and condition of the site: _____
Existing concrete pad with parking with in the Stater Bros shopping center

5. Existing Zoning of adjacent parcels:

North C-MU South C-MU East C-MU West C-MU

6. Existing General Plan designation of adjacent parcels:

North C-MU South C-MU East C-MU West C-MU

7. Precisely describe existing uses adjacent to the site:

North Restaurant

South Retail Shops

East Retail

West Tire Shop

8. Describe the plant cover found on the site, including the number and type of all protected plants: _____

The site is an existing parking with minimal trees and plants

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 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: Drive thru - Coffee
- B. Gross square footage by each type of use: 1,200 s.f.
- C. Gross square footage and number of floors of each building: One story, 1,200 s.f. building.
- D. Estimate of employment by shift: T.B.D.
- E. Planned outdoor activities: None

2. Percentage of project site covered by:

Paving 29 % Building 17 % Landscaping 27 % Parking 15 %

3. Maximum height of structures 22' FT.

4. Amount and type of off street parking proposed: 2 ADA, 1 EV, 12 Standard = 15 stalls total

5. How will drainage be accommodated? Drainage will be by parking lot surface drainage

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

7. Preliminary grading plan estimate of cut and fill Cut 150 CY. and Fill 100 CY.

8. Description of project phasing if applicable: This project will be complete in one phase.

9. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) Existing building was demolish by previous owner.

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.

Signature: Ara Tchaghlassian Digitally signed by Ara Tchaghlassian
Date: 2023.02.08 18:10:35 -08'00'

Name: Ara Tchaghlassian

Date: 02/07/2023

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

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

Signature: _____

Name: _____

Date: _____

Same as above

The Town of Yucca Valley is hereby granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application including phone numbers, addresses and e-mail addresses, for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: _____

Name: _____

Date: _____

Same as above

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: \$ 3,910.00

Applicants Name Ara Tchaghlassian

Applicant's Signature Ara Tchaghlassian
Digitally signed by Ara Tchaghlassian
Date: 2023.02.08 18:11:02 -08'00'

Date: 02/07/2023

(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: 57037 Twentynine Palms Highway

Cross street: Barberry Avenue

Date this Disclosure Statement is completed: 02-06-2023

Name of Applicant: Avant Real Estate

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Black Lion Holdings, LLC. Phone 562-977-8565

Mailing Address 4490 Ayers Avenue Email ara@avatco.com

City Vernon State CA Zip 90058

State of Registration California

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

Name Ara Tchaghlassian Phone 562-977-8565

Mailing Address 4490 Ayers Avenue Email Michelle@avantrealestate.com

City Vernon State CA Zip 90058

Attach additional sheets if necessary

Agent for Service of Process

Name MMA Architecture - Abi Gonzalez Phone 626-583-8348

Mailing Address 120 West Lime Avenue Email agonzalez@mmaarchitecture.com

City Monrovia State CA Zip 91106

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

Name _____ Phone _____

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 Black Lion Holdings, LLC

Phone 562-977-8565

Mailing Address 4490 Ayers Avenue

Email ara@avatco.com

City Vernon

State CA Zip 90058

State of Registration California

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

Name Ara Tchaghlassian

Phone 562-977-8565

Mailing Address 4490 Ayers Avenue

Email michelle@avantrealestate.com

City Vernon

State CA Zip 90058

Attach additional sheets if necessary

Agent for Service of Process

Name MMA Architecture - Abi Gonzalez

Phone 626-583-8348

Mailing Address 120 West Lime Avenue

Email agonzalez@mmaarchitecture.com

City Monrovia

State CA Zip 91016

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

Name _____

Phone _____

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 _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

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

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

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

Name _____ Phone _____

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 _____

B. Date of the deed of trust or lien. _____

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

Ara Tchaghllassian

Digitally signed by Ara Tchaghllassian
Date: 2023.02.08 18:11:25 -08'00'

Signature

Print Name Ara Tchaghllassian

Title: Manager

Date of signing 02/07/2023

Location: Vernon, CA

Hazardous Waste and Substance Sites

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Yucca Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Attachment: Hazardous Waste Site Statement



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: 02/07/2023

Ara Tchaghlassian

Applicant/Representative printed name

Ara Tchaghlassian

Digitally signed by Ara
Tchaghlassian
Date: 2023.02.08 18:11:47 -08'00'

Applicant/Representative signature