



# Design Concepts

Drafting & Design Service  
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March 25, 2024

Town of Yucca Valley  
Community Development Department  
58928 Business Center Drive  
Yucca Valley, CA 92284

## RE: Project Description for Previous Bank of America Building

**57155 29 PALMS HWY**  
**YUCCA VALLEY, CA 92284-2931**  
**APN: 0595-371-15-0000**  
**Lot Area: 60,000 SF, 1.37 ac.**  
**Total Square Footage: 10,945 Sq. Ft.**

This proposal is for Tenant Improvements to remodel the current Bank into a Church. The attached floor plan shows a main assembly area without fixed seats at 2617 sf. Surrounding areas will be ancillary uses to the main gathering room and consist of a Nursery, Nursing Mothers Room, Entry/Foyers, Restrooms, Childrens Ministries, Sunday School Classrooms, Administration, Janitorial and Youth Activities room (upstairs).

An additional area will be a Coffee House utilizing the area shown and the current Drive-Thru. The Coffee house will be open Monday -Saturday and closed on Sunday when main church activities will take place. Coffee house area will be approx. 1470 sf. (87 parking spaces will provide more than adequate parking for this use)

### Parking Analysis:

Main Assembly Room = 2617 SF  
2617 SF / 30 = 88 parking spaces required (largest use by footage)

The attached site plan will be re-worked and re-striped to offer better 2-way circulation and to use the space more efficiently. New on-site parking plan will provide 87 parking spaces including seven spaces of "Employee or Staff" parking stacked in the drive-thru lane on Sundays only. Coffee House operation will be closed to the public on Sundays. Approximately 15 street spaces are also available on the outer highway for overflow if needed. The proposed use is also served by a public bus stop on the same corner as the current building.

Our intention with this submittal is to determine Town requirements to secure proper approvals and the permitting process to move forward with working drawings beyond these preliminary designs and studies. Please provide the necessary steps and approvals necessary for us to move forward with construction and occupancy.

### Hours of operation as follows:

Church:  
2 staff  
Monday - Saturday 9am-5pm  
Sundays 7am-9pm (main service day)  
Wednesday 6pm-9pm (Bible study with smaller crowd)

Coffee shop:

4 staff

Monday - Saturday 6am-9pm

Sunday - Closed

The coffee shop operations and fully attended church operations will not overlap at any time.

Thank you for your time and consideration.

A handwritten signature in blue ink that reads "BTD". The letters are stylized and connected, with a long horizontal stroke extending from the end of the "D".

Brian T Diebolt  
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