



Land Use Compliance Review Application

Date Received 4/15/24
 By Evan
 Fee \$840, \$925
 Case # LUCR 01-24
EA 03-24

Proj 3292

General Information

APPLICANT CARMEN MELLOW Phone 917-723-0283 Fax _____

Mailing Address 56581 MOUNTAIN VIEW TR Email CARMENGMELLOW@GMAIL.COM

City YUCCA VALLEY State CA Zip 92284

REPRESENTATIVE BRIAN DIEBOLT Phone 760-365-8742 Fax 760-365-8743

Mailing Address 57445 29 PALMS HWY #304 Email DESIGN.ONLINE@VERIZON.NET

City YUCCA VALLEY State CA ZIP 92284

PROPERTY OWNER DAVID LEACH Phone 760-799-7232 Fax _____

Mailing Address 7022 CHOLLA AVE Email DAVIDLEACH11@ICLOUD.COM

City YUCCA Vly. State CA Zip 92284

Project Information

Project Address 57205 29 PALMS HWY Assessor Parcel Number(s) 0595-162-02

Project Location REAR OF ABOVE ADDRESS FOR COVERED DINING.

Project Description: PROPOSED COVERED OUTDOOR PATIO W/ DINING

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

Town of Yucca Valley
 Community Development Department
 Planning Division
 58928 Business Center Dr
 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084
www.yucca-valley.org

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.

Signed: _____

BTR

Date: _____

4-10-24

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.~~

Signed: _____

DHS

Dated: _____

4/15/24

Environmental Assessment

- Property boundaries, dimensions and area (also attach an 8 1/2 x 11" site plan):
240' x 80' 19,200 SF .44 AC
- Existing site zoning: C-MU 3. Existing General Plan designation: MU
- Precisely describe the existing use and condition of the site: EXISTING RESTAURANT AND MARKET UNDER CONSTRUCTION
- Existing Zoning of adjacent parcels:
North C-MU South C-MU East C-MU West C-MU
- Existing General Plan designation of adjacent parcels:
North MU South MU East MU West MU
- Precisely describe existing uses adjacent to the site: WEST - FIRE STATION
EAST - OFFICE BLDG NORTH - HIGHWAY 62 (CARLS JR.) SOUTH - VACANT
- Describe the plant cover found on the site, including the number and type of all protected plants: NONE

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

- | | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Is the site within a resource area as identified in the archaeological and historical resource element? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Is the site in a flood plain? (See appropriate FIRM) |

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and 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: OUTDOOR COVERED DINING
- B. Gross square footage by each type of use: 2002 SF - MARKET NEXT DOOR
2286 SF TOTAL RESTAURANT 533 SF COVERED PATIO
- C. Gross square footage and number of floors of each building: _____
ONE FLOOR . SEE ABOVE
- D. Estimate of employment by shift: 8-10
- E. Planned outdoor activities: DINING AS PROPOSED

2. Percentage of project site covered by:

50 % Paving, 24 % Building, 26 % Landscaping, 50 % Parking
OUTDOOR DINING

3. Maximum height of structures 10 ft. 6 in.

4. Amount and type of off street parking proposed: 19 SPACES

5. How will drainage be accommodated? NO CHANGE TO EXISTING

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

NONE

7. Preliminary grading plans estimate 0 cubic yards of cut and 0 cubic yards of fill 0

8. Description of project phasing if applicable: NONE

9. Permits or public agency approvals required for this project: TOWN OF YUCCA VALLEY PLANNING + BUILDING + SAFETY

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) YES
TINY PONY RESTAURANT WAS APPROVED AND CURRENTLY OPEN.

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?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: BOTR Date: 4-8-24



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: 4/15/24

Carmen Mello
Applicant/Representative printed name


Applicant/Representative signature

Land Use Compliance Review Submittal Requirements

Initial Submittal Requirements	# Required
Completed and Signed Applications and Filing Fee	1 ✓
Signed completed Project Description and Existing Conditions Letter	1 ✓
Signed completed Environmental Information form	1 ✓
Signed Agreement for Cost Recovery	1
Site Plan (See Section A)	4 ✓
Building elevations	4 ✓
Preliminary Landscape Plans (if applicable)	4 ✓
Native Plant Plan (If applicable)	4 ✓
8 1/2 x 11 reductions of all plans	1 ✓
Preliminary Title Report within 60 days of application date	1
Signed Hazardous Waste Site Statement	1
Underlying Conditions of Approval (if applicable)	1
All maps, plans, special studies, reports, etc. submitted in hard copy as part of this application are also to be delivered electronically, by CD, flash drive or email at time of submittal.	1 <i>E-MAIL</i>
<p><i>Please note that each project and each property are unique. Some projects may not require the submittal of each item listed above at time of submittal. Some circumstances may require items not included on the above list. Please contact Planning Staff if you have any questions.</i></p>	

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760 369-6575 Fax 760 228-0084
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Design Concepts

Drafting & Design Service
57445 29 Palms Hwy., Suite 304
Yucca Valley, CA 92284

Phone (760)365-8742
Fax (760)365-8743
E-Mail: design.online@verizon.net

March 7, 2024

Town of Yucca Valley
Planning Department
Building and Safety Department

Response to plan check comments for Covered Rear Patio at the Tiny Pony Restaurant

Planning Comments:

-Land Use Compliance package is now being provided.

Building and Safety Comments:

1. Covered patio proposed use is outdoor dining. (See notes added and dining table layout)
2. See seating plan added to page 1 at patio area. Floating tables and chairs, ADA at one space.
3. path of travel is thru restaurant.
4. addressed in above comments
5. See note added at hall between dining and outdoor dining
6. concrete surface now shown on page 2, slope to drain.

Thanks,

Brian Diebolt
Design Concepts

Agreement to Pay All Development Application Fees

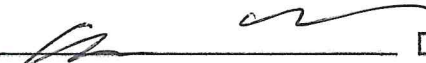
In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less 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 the letter, staff may stop processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council.

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 time spent processing this application will be paid to the Town of Yucca Valley

Deposit Paid: \$ 840, \$ 925

Applicant's Signature  Date: 4/15/24

Applicants Name Carmen Mello
(Please print)

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