



**TOWN OF YUCCA VALLEY
DEVELOPMENT REVIEW COMMITTEE
MEETING APPLICATION**

The Development Review Committee (DRC) meets at 1:30 PM – 2:30 PM., each Thursday at the Town's office located at 58928 Business Center Drive. Upon your arrival, please check-in at the front counter.

Meeting date you are requesting: ASAP

The deadline for application submittal is a minimum of one week in advance of the meeting date. Each application is granted a meeting not exceeding 20 minutes with the Development Review Committee. A maximum of three applications can be scheduled for one meeting date.

Has this project been considered previously by the Development Review Committee? No

Assessor's Parcel Number: 55684 29 palms Highway

Contact person: Brandon Howell Phone: 425-210-4760

Email: brandonxhowell@gmail.com Fax: _____

Description of project: A 3 part concept including a ¹ restaurant,
² co-working membership club and music venue and
³ a retail store. All concepts will be under one roof with
archways connecting each space.

To assist staff members with the project, it is recommended to provide basic conceptual site plans and project description/narrative.

Development Review Committee Contact List:

Planning	760-369-6579; ext. 317
Building & Safety	760-369-6579; ext. 302
Engineering & Public Works	760-369-6579; ext. 307

February 22, 2024

Brandon Howell
(425) 210-4760
brandonxhowell@gmail.com

**RE: DEVELOPMENT REVIEW COMMITTEE
RETAIL, RESTAURANT & BAR, CO-WORKING SPACE, MUSIC VENUE
55684 TWENTYNINE PALMS HIGHWAY**

Mr. Howell:

Thank you for taking the time to meet with staff on February 15, 2024, to discuss the proposed remodel of the commercial buildings located at 55684 Twentynine Palms Highway (APN 0586-332-09). Below is a summary of the Town's understanding of the project description:

- The existing commercial building is approximately 3,620 square-feet.
- The property is within the Old Town Mixed Use (OTMU) zoning district.
- The proposed use of the existing commercial building includes retail sale, coworking space, music venue, restaurant, and bar.

Based on the above project understanding, the following comments are provided to assist you:

1. Based upon the Town's understanding of the project description, the project is considered a change or expansion of use from prior restaurant and retail use to add office, dancing and entertainment, music venue, and bar uses to the site. Old Town Specific Plan, Chapter 4 Development Regulations, Table 4-1 identifies allowable uses and permit requirements.
 - "Restaurant or Cafes (excluding Fast Food or Drive-Ins)" uses are allowed within the Old Town Mixed Use (OTMU) zoning district.
 - "Retail Stores, General Merchandise" or specifically "Furniture, Furnishings and Equipment Stores" uses are allowed within the Old Town Mixed Use (OTMU) zoning district.
 - "Dancing and Live Entertainment" uses are allowed as an accessory use to a restaurant within the Old Town Mixed Use (OTMU) zoning district, subject to a Conditional Use Permit (CUP).
 - "Nightclubs" uses are allowed as an accessory use to a restaurant within the Old Town Mixed Use (OTMU) zoning district, subject to a Conditional Use Permit (CUP).

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

- “Liquor Sales (On-site Consumption Only) – Restaurant” uses are allowed as an accessory use to a restaurant use within the Old Town Mixed Use (OTMU) zoning district.
- “Offices, Professional” uses are allowed within the Old Town Mixed Use (OTMU) zoning district.

For your convenience, the Old Town Specific Plan, Chapter 4 Development Regulations are linked below.

<https://www.yuccavalley.org/home/showpublisheddocument/2500/637008979442030000>

2. Based upon the summary of uses listed above, a Conditional Use Permit (CUP) and Environmental Assessment (EA) are required for the project. The application and fees are linked below for your convenience. Initial submittal requirements are identified within the application. Planning staff are available to assist you through the application process.

<https://www.yuccavalley.org/home/showpublisheddocument/7181/638109522663370000>

3. Architectural review is required. Within the Old Town Specific Plan area, Chapter 5 of the Old Town Specific Plan provides guidelines for design. Section 5.3.2 addresses building materials and color. The design guidelines provide standards, but they are flexible and are not meant to limit creativity. Exterior color change applications with color elevations and paint swatches may be referred to the Planning Commission for approval. Planning staff are available to assist you with any questions on this requirement. For your convenience, the following links are provided:

- a. Old Town Specific Plan – Chapter 5

<https://www.yuccavalley.org/home/showpublisheddocument/2496/637008979434530000>

- b. Exterior Color Change Application

<https://www.yuccavalley.org/home/showpublisheddocument/2996/637009654578330000>

- c. Resolution No. 10-06 – Color Palettes

<https://www.yuccavalley.org/home/showpublisheddocument/3056/637009655203070000>

4. All lighting shall be shielded to comply with Chapter 8.70 Outdoor Lighting. Planning staff are available to assist you with any questions on this requirement. For your convenience, the following links are provided:

- a. Chapter 8.70 Outdoor Lighting

https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-2462

5. A sign permit is required for proposed signage. Within the Old Town Specific Plan area, Chapter 4, Section 4.9 of the Old Town Specific Plan provides regulations for signage. Existing signage that does not conform to current Town ordinance is required to come into conformance with current ordinance. Planning staff are available to assist you with the sign ordinance requirements when provided with a more detailed description or plan of proposed signage for the site. Please note that pole signage is not allowed within the Old Town Specific Plan area, therefore modifications to the existing, freestanding pole sign may be necessary to bring the sign into conformance as a monument sign with the appearance of a solid base. For your convenience, the following links are provided:
 - a. Old Town Specific Plan – Chapter 4
<https://www.yucca-valley.org/home/showpublisheddocument/2500/63700897944203000>
 - b. Sign Permit Application
<https://www.yucca-valley.org/home/showpublisheddocument/3072/63700965523460000>
6. Construction documents shall be designed to the current California Building Code and adopted code of the Town of Yucca Valley. Building & Safety staff are available to assist you with any construction permit questions.
7. Parking standards for the site are summarized as follows, based upon the Old Town Specific Plan and Town of Yucca Valley Development Code. The list below is not exhaustive. You are encouraged to review the parking standards and codes in their entirety:
 - a. Old Town Specific Plan
 - i. Section 4.6.3 Mixed-Use Development (4)(b) Nonresidential Uses: Off-street parking for nonresidential uses shall be provided for each separate use in compliance with applicable sections of this Specific Plan and the Yucca Valley Municipal Code.
 - ii. Section 4.7.2 Regulations for Off-Street Parking (2) On-Street Parking: Existing parking spaces for standard-sized vehicles along a public street that abut a parcel are eligible to meet part or all of the parking requirements for the development on that parcel. For parcels fronting on State Route 62 within the OTMU district, 50 percent of the on-street parking spaces for standard sized vehicles within 100 feet of a parcel or 50 percent of the spaces that will be within 100 feet upon completion of planned street and parking improvements (whichever is greater) may be counted toward the required number of parking spaces for commercial or mixed-uses. Please note that portions of Twentynine Palms Highway, including the majority of Old Town, is not currently constructed at the ultimate right-of-way.

Therefore, Twentynine Palms Highway street parking is potentially not available to be used to meet parking standards.

- iii. Section 4.7.2 Regulations for Off-Street Parking (3) For parcels with mixed-use development in the OTMU, OTCR and OTIC districts, the number of off-street parking spaces required by the Yucca Valley Municipal Code may, upon approval by the Department Director, be reduced by the greater of the number of spaces listed below. If the parcel is within 400 feet of a public parking lot or parking structure, a reduction of 10 spaces or 25 percent of the required number of spaces (whichever is greater) shall be allowed. The Old Town Parking Project, located at Elk Trail between Twentynine Palms Highway and Yucca Trail, is more than 400 feet from the project site.
 - iv. Section 4.7.2 Regulations for Off-Street Parking (5) Location of Parking: Required parking spaces for commercial or mixed-uses shall be located on the same parcel or on another parcel not farther than 400 feet from the parcel they are intended to serve.
- b. Yucca Valley Development Code, Chapter 9.33 Parking and Loading Regulations:
- i. Section 9.33.040 Off Street Parking Requirements
 - 1. Furniture store requires 1 space per 300 square feet.
 - 2. Restaurants and nightclubs require 1 space per 50 square feet of seating area (including outdoor dining).
 - 3. Live performance requires 1 space per 4 fixed seats up to 800 seats.
 - 4. Office requires 1 space per 250 square feet (4 space minimum).

For your convenience, please see the link below to Yucca Valley Development Code, Chapter 9.33 Parking Regulations.

https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15974

Thank you again for your interest in the Town of Yucca Valley. Should you have any questions please feel free to contact staff at your convenience at 760-369-6579.

Best regards,



Evan Willoughby
Assistant Planner