



**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: Thursday Feb 8th or Wednesday Feb 14

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: 060113330

Contact person: Faisal Alserri Phone: 760-880-4894

Email: falserr@gmail.com Fax: _____

Description of project: Take away food service baked goods with a pick up window concept using existing building footprint.

Renovation to be limited to existing footprint, paved parking added, ADA restroom added with kitchen and staff prep area, Joshua Trees to remain.

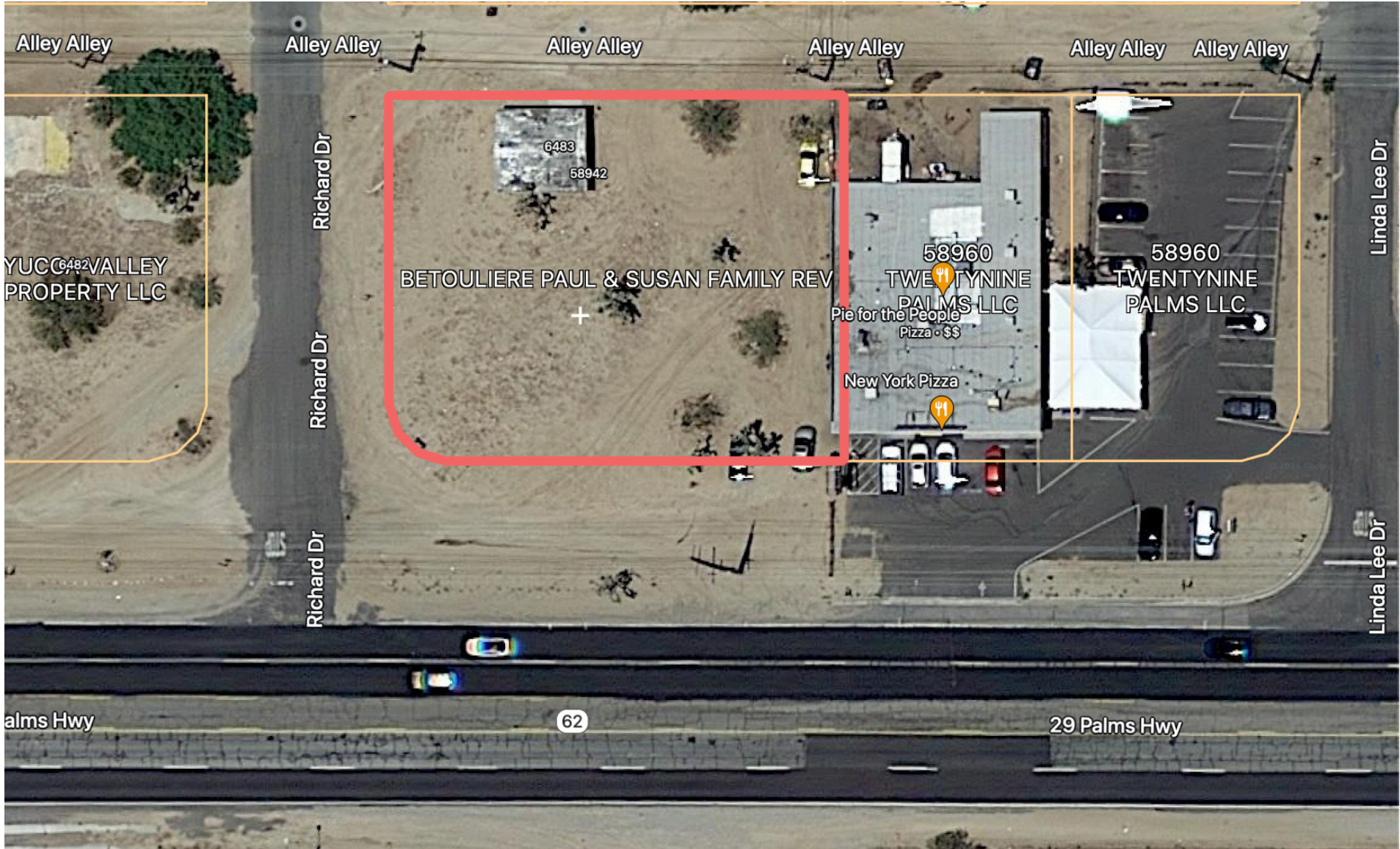
To assist staff members with the project, it is recommended to provide basic conceptual site plans and project description/narrative.

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

Please be aware that, although the Town will make every effort to have all DRC members present at each meeting, at times this is not possible. A property owner or developer considering building in the Town of Yucca Valley is responsible to contact all other applicable agencies to obtain their standards and requirements for construction.

Return this completed application to the Planning Division via email at ewilloughby@yucca-valley.org



February 2, 2009

Paul Betouliere
PO Box 806
Topanga, CA 90290

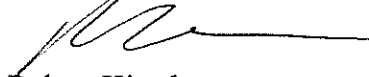
RE: 6483 RICHARD DRIVE

Dear Paul,

Thank you for your interest in the Town of Yucca Valley. The Town received your letter on January 22, 2009 regarding the property at the above mentioned address. In that letter you state that there is an existing private workshop on the site that you would like to bring up to code without being required to complete street improvements, etc. Based upon the previous historical use of the building as a private workshop, that use may continue. Additionally, the building can be improved to meet current building codes.

Should you have any questions please feel free to contact Staff at your convenience.

Best regards,



Robert Kirschmann
Associate Planner

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) 369-7207
FAX (760) 228-0084



The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

January 22, 2009

Robert Kirschmann
Yucca Valley Planning
RE: 6483 Richard Drive APN: 0601-133-15

Dear Robert,

I am requesting that the use of the existing building at 6483 Richard Drive be allowed to remain as a private workshop without being required to make capital improvements such as curbs, gutters, sidewalks, paving of alley and frontage road, etc until such time as the building is used for general commercial public commerce.

The original permit #30159 was issued on September 7, 1972 for construction of an "appliance repair" workshop.

On 3/13/1974 construction file note states "Still not finished".

On 9/26/74 a cancellation notice was sent.

On 4/18/77 Assessor note states "used as storage and repair"

I have met in the field with Mike Martin. Mr. Martin has offered to consider the work to be completed as a remodel permit.

We have agreed that the building will be brought up to code and will include the following.

1. Sheer outside walls
2. Strap top and bottom plates @ corners
3. Replace windows w/ dual glaze
4. Re-side with cement board or stucco
5. Finish bathroom and install septic
6. Remove drywall for electrical inspection, replace drywall
7. Simpson clips at rafter connections
8. R21 insulation in 2X6 existing rafter bays
9. Supply Title 24 calcs
10. Remove roofing, replace fascia and re-roof after penetrations
11. Establish gas service for heat
12. Install 3' entrance door

Optional

1. Replace two 4X4 posts with new ridge beam (stamped structural drawing required)

Note: Submit to Planning for approve of building look, colors and landscaping/courtyard design.

Thank you for your assistance,

Paul Betouliere 310 422-6067

March 28, 2024

Faisal Alserri
(760) 880-4894
falserr@gmail.com

**RE: DEVELOPMENT REVIEW COMMITTEE; BAKERY & RESTAURANT
6483 RICHARD DRIVE**

Mr. Alserri:

Thank you for taking the time to meet with staff on February 22, 2024, to discuss the proposed remodel of the commercial building located at 6483 Richard Drive (APN 0601-133-30). Below is a summary of the Town's understanding of the project description:

- The existing, unpermitted commercial building on the site is approximately 24' by 24', totaling 576 square-feet.
- The proposed use of the building includes bakery and kitchen operations, with outdoor restaurant seating.
- Details of proposed remodel to bring the property up to the current codes and regulations were not provided to staff.

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

1. The property in question is in the General Commercial (C-G) Zoning District.
2. Based upon the Town's understanding of the project description, the project is subject to a Site Plan Review and Environmental Assessment. The application is linked below for your convenience.

<https://www.yucca-valley.org/home/showpublisheddocument/7183/638109522666800000>

3. Projects subject to Site Plan Review are subject to the following:
 - a. Half (1/2) width street improvements (curb, gutter, sidewalk, streetlights, and pavement) on all streets fronting the project except as defined by the parameters of the council policies regarding street reconstruction.
 - b. On site water retention of the incremental increase.
 - c. Dedication of easements for drainage facilities, streets, trails, avigation easements as required by this code and any adopted plans.
 - d. Improvements to drainage facilities except as defined by the parameters of the council policies regarding drainage facilities.
 - e. Assessment districts formation (including landscape and lighting, street and drainage community facilities district and public safety).

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

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58928 Business Center Dr.
Yucca Valley, California 92284

- f. Utility undergrounding, pursuant to adopted standards.
 - g. Landscaping and landscaping plan regulations, pursuant to State Model Water Efficient Landscape Ordinance
 - h. Commercial design guidelines.
 - i. Outdoor lighting regulations.
 - j. Parking and screening requirements.
 - k. Sign regulations.
 - l. All other development code regulations.
4. As part of the overall Site Plan Review and Environmental Assessment application, architectural review is required. The Town of Yucca Valley Commercial Design Guidelines provide standards adopted by the Town Council for design review. Planning staff are available to assist you with any questions on this requirement. For your convenience, the following link is provided:
 - a. Town of Yucca Valley Commercial Design Guidelines
<https://www.yucca-valley.org/home/showpublisheddocument/7792/63844814223527000>
5. The project is subject to the California Environmental Quality Act (CEQA). The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent.
6. The project may require an incidental take permit through the California Department of Fish and Wildlife (CDFW) for Western Joshua Trees and any other biologically sensitive species on or adjacent to the project site. Please contact CDFW regarding Western Joshua Tree requirements and mitigation.
7. The following studies are anticipated to be required at project submittal. Additional studies may be required based on actual scope of the proposed project:
 - a. Traffic Impact Analysis
 - b. Hydrology Study
 - c. Drainage Study
 - d. Geotechnical Study
 - e. Biological Assessment addressing, at a minimum, Burrowing Owl, Western Joshua Tree, and Desert Tortoise.
8. 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 link is provided:
 - a. Chapter 8.70 Outdoor Lighting
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-2462
9. A sign permit is required for proposed signage. Town of Yucca Valley Ordinance 156 provides standards for signage. Signage is a separate submittal and may be submitted following the Site Plan Review and Environmental Assessment process:
 - a. Ordinance 156 – Signs

<https://www.yucca-valley.org/home/showpublisheddocument/3038/63700965516257000>
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b. Sign Permit Application

<https://www.yucca-valley.org/home/showpublisheddocument/3072/63700965523460000>
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10. 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.

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