



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.

February 1, requested

Meeting date you are requesting: _____

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: 0586-334-02-0000, 0586-334-03-0000 TRA 023-019

Contact person: Phone: 951-206-9820 Robert Grajeda

Email: robertgrajeda@ymail.com

Description of project: Interior and exterior remodeling of buildings at 55631-55639 Twentynine Palms Highway, Yucca Valley, CA. Project will include installing ADA restroom, upgrading HVAC, electrical systems, roof repairs and installing roof solar electrical system, Int/Ext paint, drywall.

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, 2024

Robert Grajeda
(951) 206-9820
robertgrajeda@ymail.com

**RE: DEVELOPMENT REVIEW COMMITTEE; RETAIL & ART GALLERY
55631 – 55639 TWENTYNINE PALMS HWY**

Mr. Grajeda:

Thank you for taking the time to meet with staff on February 1, 2024, to discuss the proposed remodel of the commercial buildings located at 55631 – 55639 Twentynine Palms Highway (APN 0586-334-03 & 0586-334-02). Below is a summary of the Town's understanding of the project description:

- The existing commercial buildings on the site are approximately 4,200 square-feet and 1,200 square-feet in size.
- The proposed use of the existing commercial buildings includes art gallery, retail, meeting room, office, and performance space.
- The proposed remodel would include: (1) ADA restrooms remodel, (2) ADA ramp upgrades, (3) Reroof, (4) HVAC upgrade, (5) Front/rear doors and window upgrades, (6) Flood control options, (7) Exterior signage, (8) Exterior paint, (9) Solar panel system electrical panel upgrade, (10) Awning structure improvements, (11) Permits for items listed in scope of work.

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 not considered a change of use and therefore additional parking spaces or on-site parking improvements, outside of ADA compliance, will not be required.
2. 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:

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

- a. Old Town Specific Plan – Chapter 5
<https://www.yucca-valley.org/home/showpublisheddocument/2496/63700897943453000>
0
 - b. Exterior Color Change Application
<https://www.yucca-valley.org/home/showpublisheddocument/2996/63700965457833000>
0
 - c. Resolution No. 10-06 – Color Palettes
<https://www.yucca-valley.org/home/showpublisheddocument/3056/63700965520307000>
0
3. 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
4. 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>
0
 - b. Sign Permit Application
<https://www.yucca-valley.org/home/showpublisheddocument/3072/63700965523460000>
0
5. 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.
6. For your convenience, a list of designers, engineers, or architects that frequently submit plans to the Town of Yucca Valley is attached to this letter. This list is made available to project applicants and prospective applicants for informational purposes only. This list is NOT an endorsement or recommendation by the Town of Yucca Valley, nor does the Town of Yucca Valley make representation or warranty

of any kind, expressed or implied, of any firm's or individual's qualifications, ability, capacity, or professionalism. The public is advised to conduct appropriate reference and background checks prior to engaging any firm or individual to verify that the firm or individual is qualified to perform the applicant's proposed scope of work and is in compliance with all applicable laws or regulations.

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

The following list provides the contact information of designers, engineers, or architects that frequently submit plans to the Town of Yucca Valley.

This list is made available to project applicants and prospective applicants for informational purposes only. This list is NOT an endorsement or recommendation by the Town of Yucca Valley, nor does the Town of Yucca Valley make representation or warranty of any kind, expressed or implied, of any firm's or individual's qualifications, ability, capacity, or professionalism. The public is advised to conduct appropriate reference and background checks prior to engaging any firm or individual to verify that the firm or individual is qualified to perform the applicant's proposed scope of work and is in compliance with all applicable laws or regulations.

Designers

Art Marquez
art@bluhausdesign.com
626-235-8751

Brian Diebolt
design.online@verizon.net
760-365-8742

David Schriver
dcs@dcsdesigners.com
760-369-2550

Engineers

DRP Enterprises
dpatneude@drpenterprisesllc.org
206-734-7765

NV5
Vickie.Bridenstine@nv5.com
760.341.3101



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From: [Robert Grajeda](#)
To: [Shane Stueckle](#); [Alex Qishta](#); [Paul Osterman](#); [Shawn Koedel](#); [Jared Jerome](#); [Cheyanne Sauter](#); ededkeesling@aol.com; [Evan Willoughby](#)
Subject: Re: Development Review Committee Meeting - 55631 & 55639 Twentynine Palms Highway - Plot Plan Attached
Date: Thursday, February 1, 2024 9:48:52 AM
Attachments: [55635 29 Plms Hwy Plot Layout \(3\).docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Willoughby, Development Committee Review Members, Ed, Cheyanne,

Attached, please find a plot plan to which I and the Hi-Desert Artists/AHA Team will refer at today's Zoom meeting. It is not to scale, but will aid in understanding the descriptions of planned remodeling at the site.

Items we will address at the meeting:

1. ADA restroom remodel;
2. ADA ramp upgrade;
3. Reroof;
4. HVAC upgrade;
5. Front/rear doors and windows upgrades;
6. Flood control options (retaining wall);
7. Requirements for new Hi-Desert Artists sign at front of property;
8. Guidelines for repainting building exteriors.
9. Solar Panel System, electrical system upgrade.
- And
10. Permitting for the listed items.

I look forward to our meeting.

Robert Grajeda
Hi-Desert Artists, AHA Projects
951-206-9820

On Thursday, January 25, 2024 at 05:08:26 PM PST, Evan Willoughby <ewilloughby@yucca-valley.org> wrote:

Comdev Zoom is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/91533894679?pwd=VW85ZEJyNkJPeUp4TmZFY1B1cEdtQT09>

Meeting ID: 915 3389 4679

Passcode: 195318

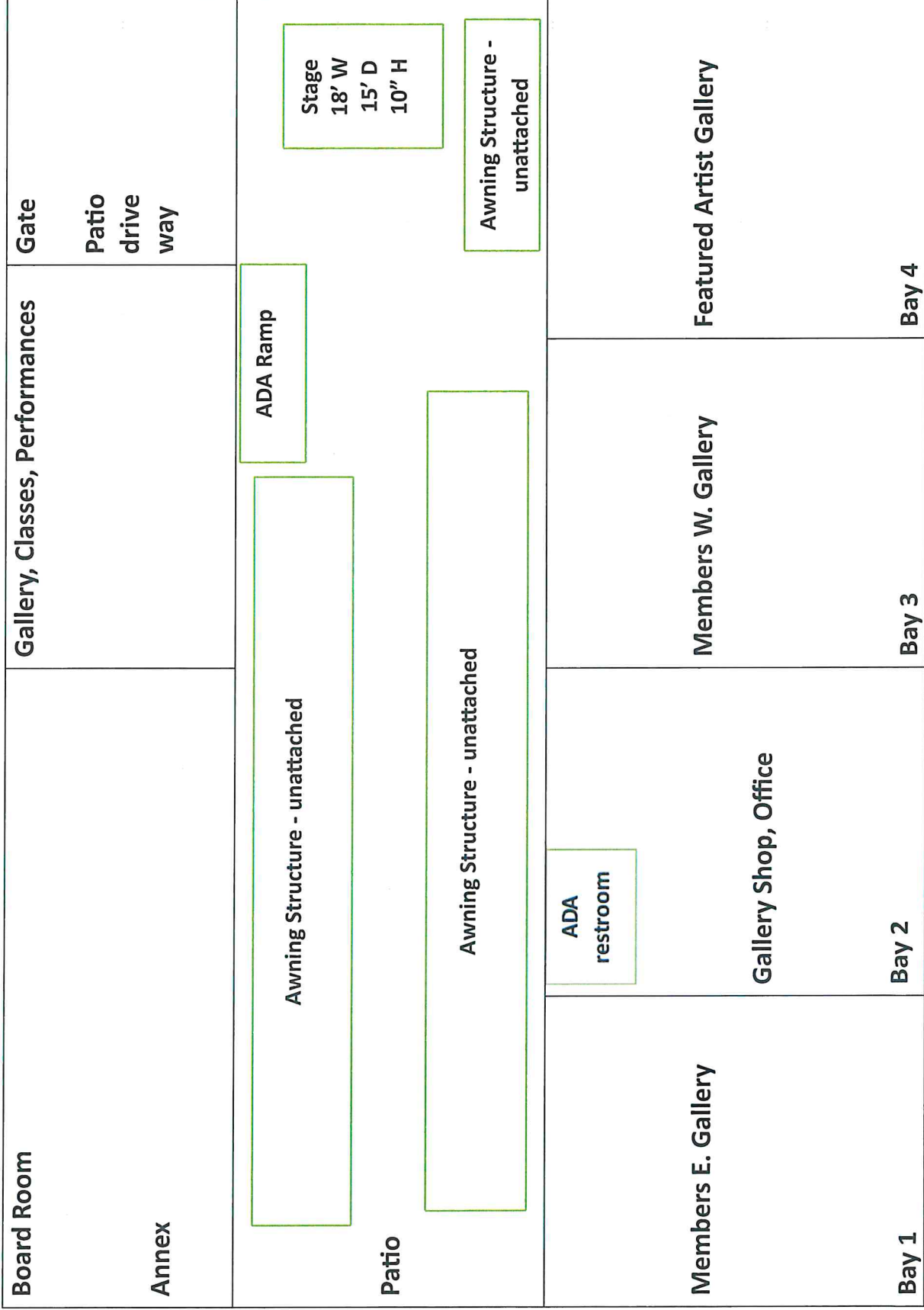
One tap mobile

+16699006833,,91533894679#,,,,*195318# US (San Jose)

+16694449171,,91533894679#,,,,*195318# US

Dial by your location

G E R O N I M O T R A I L
P A R K I N G L O T



FRONT GARDEN

29 PALMS HWY