



**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: _____

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: 058708167

Contact person: Andrew Slocum Phone: 310-467-9329

Email: Andrew@greendev.co Fax: _____

Description of project: Interior remodel and continuation of prior permitted use

Retail and Food Use

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

Project Narrative for Development Review

Project Address: 56425 Twentynine Palms Hwy, Yucca Valley, CA 92284

APN:058708167

Owner: Urman Elimeleh and Naomi Revocable Living Trust

Applicant: Andrew Slocum - Green Development Company Andrew@greendev.co 310-467-9329

Architect: Tomas Osinski, License #C22658

Zoning Classification: C-G: General Commercial

Project Description:

We are proposing an interior remodel of the existing commercial space located at 56425 Twentynine Palms Hwy. The project aims to modernize and enhance the interior while maintaining the area mix of retail (5,381 sq. ft.) and food service (11,782 sq. ft.) as previously permitted. The remodel will include updating finishes, improving the layout for better customer flow.

Scope of Work:

The scope of work includes:

- Upgrading electrical, plumbing, and HVAC systems as necessary.
- Refinishing floors, walls, and ceilings.
- Ensuring all changes comply with the C-G: General Commercial zoning requirements and other applicable regulations.

Coordination with Departments:

We understand the importance of multi-departmental coordination and will seek feedback and approval from the following departments:

- Planning: To ensure the project meets all zoning and land-use requirements.
- Building & Safety: To ensure all construction is up to code and safe.
- Engineering & Public Works: To address any external infrastructure or impact concerns.
- Any other applicable departments within or outside the City of Yucca Valley

Meeting Request:

We request a 20-minute slot for a Development Review Committee meeting on 1/11/2023, or the next available date to discuss our proposed project and receive guidance on any additional requirements.

Compliance and Regulations:

We are committed to adhering to all relevant town regulations, building codes, and safety standards. We will ensure the remodeled space is compliant with local, state, and federal guidelines, contributing positively to the community's commercial landscape. Our goal with this submittal for development review is to identify any potential issues early and ensure that our full submittal is as complete as possible, addressing comments from the development review to facilitate a smooth approval process.

Community Impact:

This remodel is designed to improve the aesthetic and functionality of the space, thereby enhancing the customer experience. We believe this project will not only benefit the property owners but also enrich the local community by providing a more pleasant and modern retail and dining environment.

Conclusion:

We are eager to collaborate with the Development Review Committee and all applicable departments to ensure this project meets the highest standards and contributes positively to Yucca Valley. We look forward to your feedback and guidance.

Best,

Andrew Slocum

REVISIONS	BY

TOMAS OSINSKI DESIGN INC.
 ARCHITECT
 4240 GLENMUIR AVE
 LOS ANGELES CALIFORNIA 90065
323 2260576
 FAX 323 2278803



OWNER:
 URMAN, ELIMELEH
 AND NAOMI
 REVOCABLE LIVING TRUST
 717 FOOTHILL RD
 BEVERLY HILLS, CA 90210

ADDRESS:
 56425 TWENTYNINE PALMS HWY
 YUCCA VALLEY, CA 92284
APN 058708167

PROJECT SCOPE
 TENANT IMPROVEMENT
 INTERIOR REMODEL
 RETAIL 5,381 SF.
 FOOD ESTABLISHMENT 11,782.

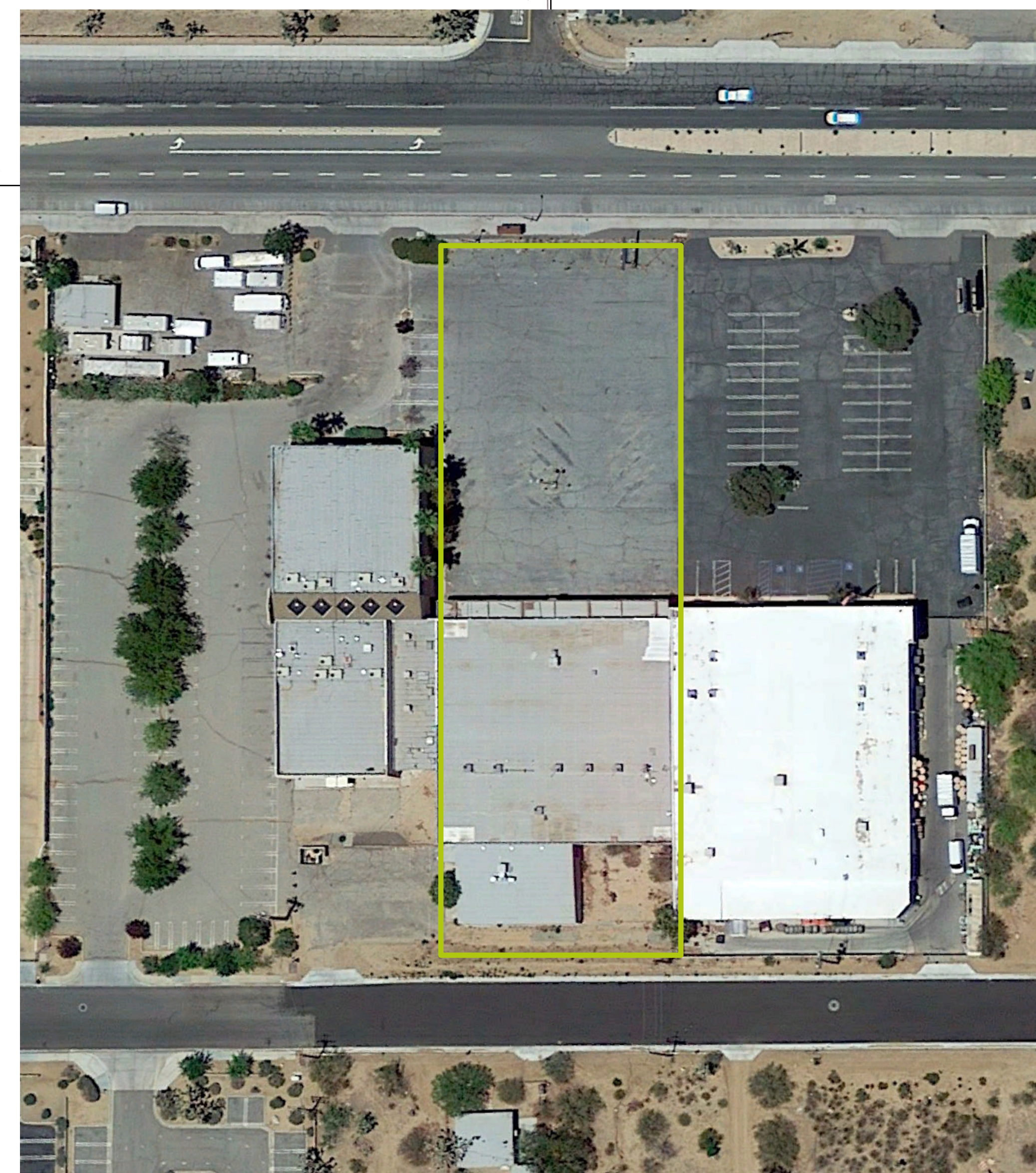
APPLICANT:
 ANDREW SLOCUM
 GREEN DEVELOPMENT CO.
 153 MARION AVE #4
 PASADENA, CA 91106
 Andrew@greendev.co
 310-467-9329

LEGAL DESCRIPTION:
 ALL THAT PORTION OF LOT 3 IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE FEBRUARY 16, 1904, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 646.03 FEET AS A POINT OF BEGINNING; THENCE SOUTHERLY 467.21 FEET; THENCE EASTERLY 374.6 FEET; THENCE NORTHERLY 465.04 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE WESTERLY 374.6 FEET, TO THE POINT OF BEGINNING.
 EXCEPTING THE EASTERLY 164.8 FEET THEREOF, ALSO EXCEPTING THE WESTERLY 84.3 FEET THEREOF.
 THE HEREIN DESCRIBED PROPERTY IS ALSO SHOWN ON LICENSED LAND SURVEYOR'S MAP SHOWN IN BOOK 4 OF RECORD OF SURVEYS, PAGE 31, RECORDS OF SAID COUNTY.

ZONING INFO:
 C-G: GENERAL COMMERCIAL

DRAWING LIST
 T1 PROJECT INFO
 A1.0 EXISTING FLOOR PLAN
 A1.1 PROPOSED FLOOR PLAN

ARCHITECT:
 TOMAS OSINSKI
 4240 GLENMUIR AVE
 LOS ANGELES, CA 90065
 PHONE: 323 226-0576
 todinc19@gmail.com
 LICENSE# C22658

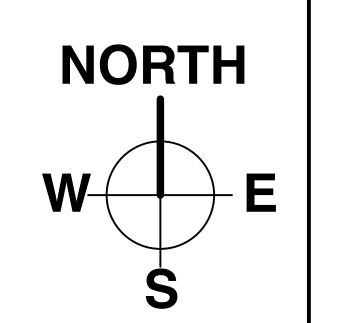


PROJECT INFO

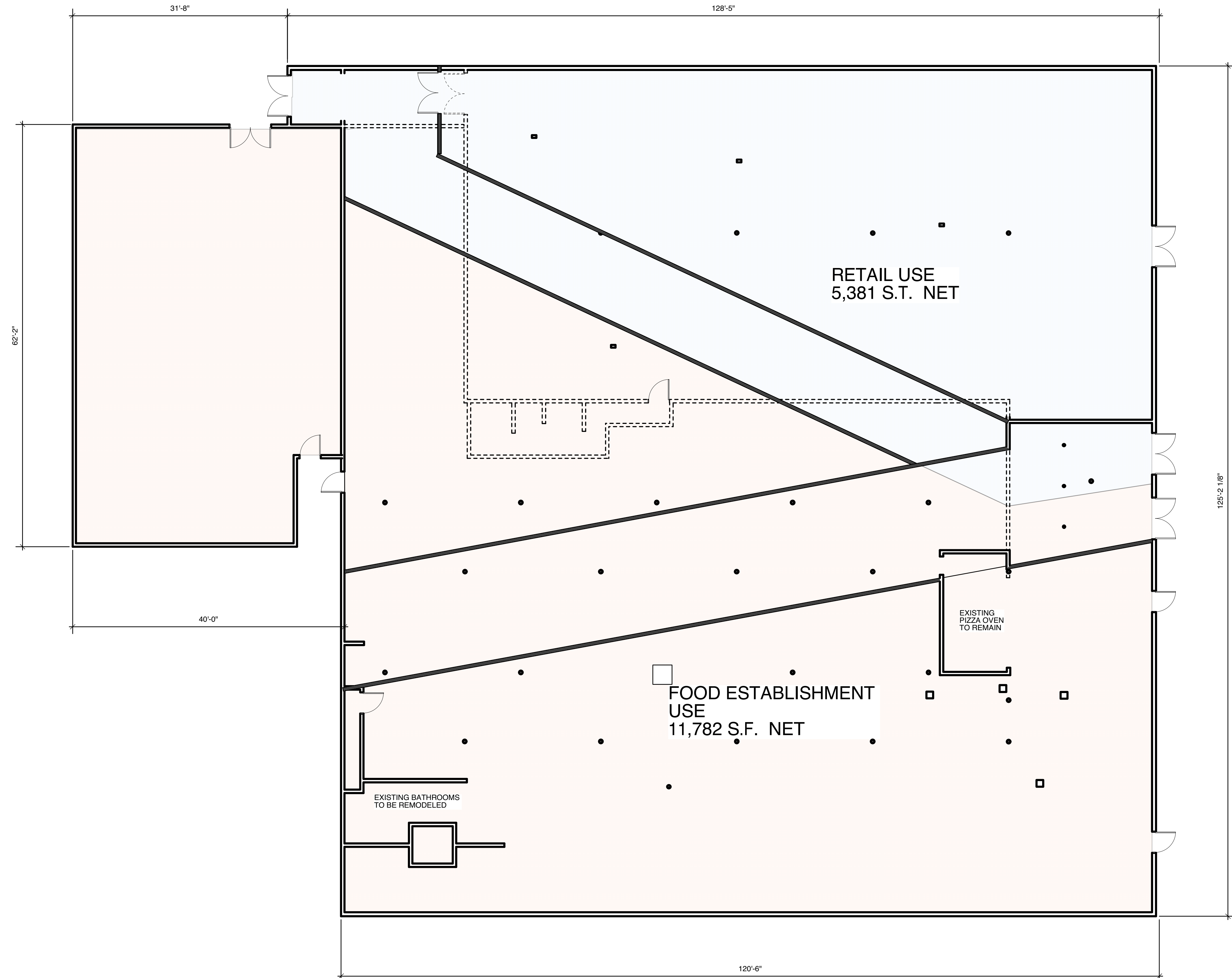
56425 TWENTYNINE PALMS HIGHWAY
 YUCCA VALLEY
 CALIFORNIA, 92284

DATE: DEC. 28, 2023
 SCALE: NOTED
 DRAWN: T.O.
 SHEET

VICINITY MAP



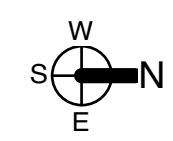
T1
 OF SHEETS



1 PROPOSED FLOOR PLAN
Scale: 1/8" = 1'-0"

WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALL



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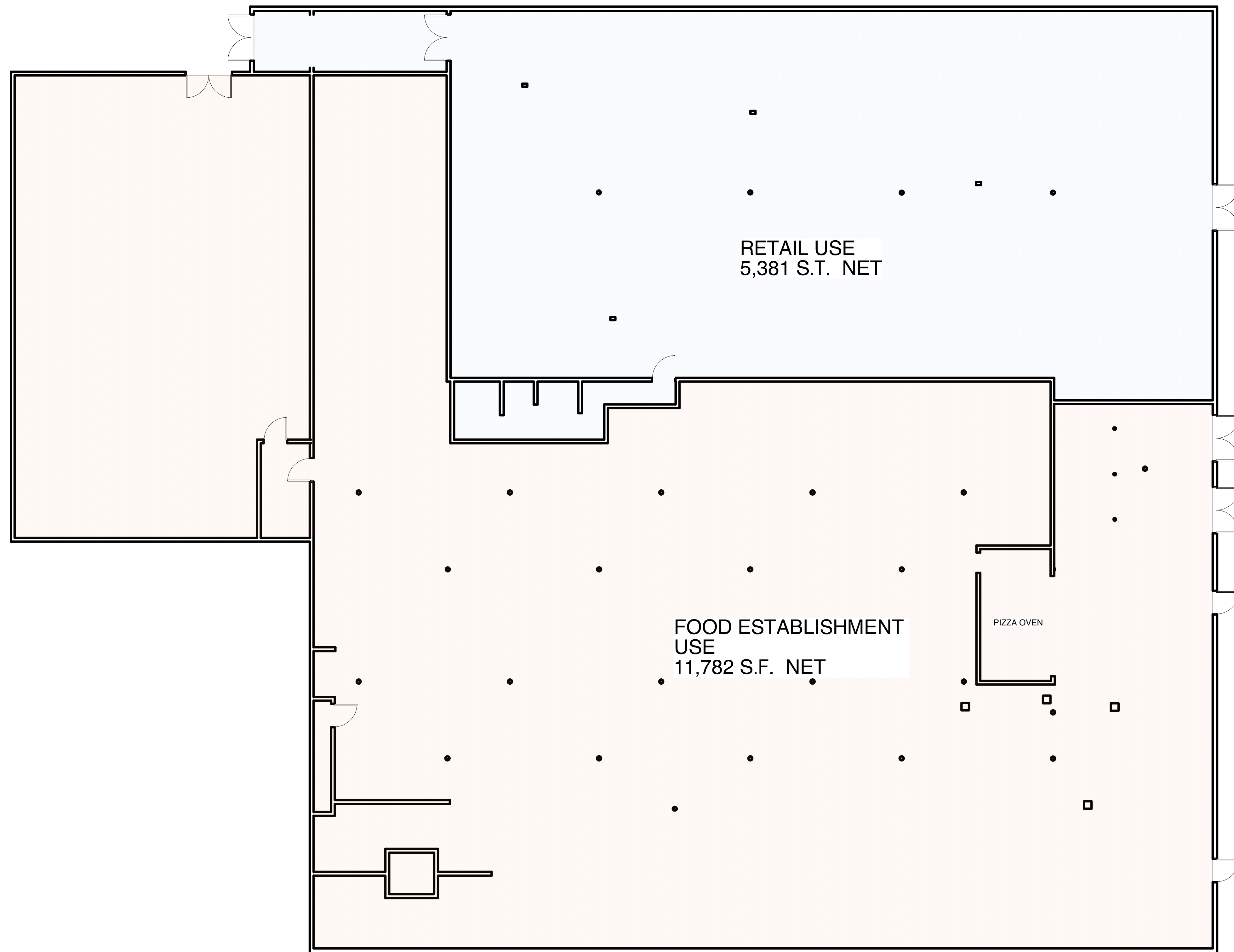


PROPOSED REMODEL

**56425 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY
CALIFORNIA, 92284**

DATE: DEC. 28, 2023
SCALE: NOTED
DRAWN: T.O.
SHEET

A1.1
OF SHEETS

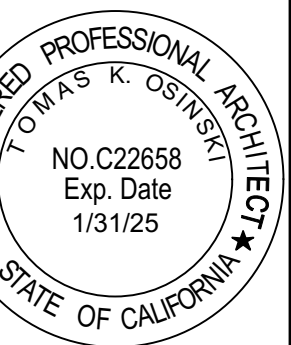


17,569 S.F. GROSS AREA

1 EXISTING FLOOR PLAN
Scale: 1/8" = 1'-0"

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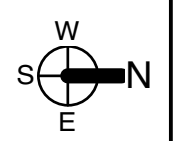
EXISTING USES

56425 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY
CALIFORNIA, 92284

DATE: DEC. 28, 2023
SCALE: NOTED
DRAWN: T.O.
SHEET

A1.0

OF SHEETS



From: [Evan Willoughby](#)
To: [Andrew Slocum](#)
Cc: [Jared Jerome](#); [TOMAS OSINSKI](#); [Roey Urman](#); [Maureen Neely](#)
Subject: RE: 56425 Twentynine Palms Highway
Date: Wednesday, January 31, 2024 8:54:00 AM

Good morning,

The public records request webpage can be found here.

<https://townofyuccavalleyca.nextrequest.com/>

The record I'm referencing below is Land Use Compliance Review (LUCR) 02-97. You may want to request that record and any other building permits or entitlements to the property in your request.

Best regards,

Evan Willoughby

Assistant Planner

Town of Yucca Valley

Community Development Department

58928 Business Center Drive

Yucca Valley, CA 92284

P: (760) 369-6579 ext. 328

F: (760) 228-0084

ewilloughby@yucca-valley.org

From: Andrew Slocum <andrew@greendev.co>
Sent: Tuesday, January 30, 2024 5:47 PM
To: Evan Willoughby <EWilloughby@YUCCA-VALLEY.ORG>
Cc: Jared Jerome <jjerome@YUCCA-VALLEY.ORG>; TOMAS OSINSKI <todinc19@gmail.com>; Roey Urman <roeyurman@yahoo.com>; Maureen Neely <maureen@greendev.co>
Subject: Re: 56425 Twentynine Palms Highway

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.

Hey Evan,

Very interesting I remember the Sears. Can you please share the dated written record of this use?

On Tue, Jan 30, 2024 at 5:29 PM Evan Willoughby <EWilloughby@yucca-valley.org> wrote:

Good afternoon,

Following up on a question that came up at the DRC meeting, the addition on the south side of

the property identified as 56425 Twentynine Palms Highway was permitted as storage space for Sears in 1997. The addition does not have any prior history as a food service or restaurant use based on staff research.

Best regards,

Evan Willoughby

Assistant Planner

Town of Yucca Valley

Community Development Department

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Yucca Valley, CA 92284

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F: (760) 228-0084

ewilloughby@yucca-valley.org

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Andrew Slocum

Principal

Green Development Company

■ [310 467 9329](tel:3104679329)

■ andrew@greendev.co

■ [Greendev.co](http://greendev.co)

■ [153 Marion Ave 4, Pasadena, CA](http://153MarionAve4.Pasadena.CA)

