

November 22, 2023

Anton Goss
C/O Acme 5 Lifestyle
55870 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: PRE-APPLICATION, PA 08-23
ACME 5 LIFESTYLE OUTDOOR MARKET**

Mr. Goss:

Thank you for submitting a Pre-Application to the Town of Yucca Valley. Staff has reviewed the project information and provides the following comments based upon the plans submitted. Please note that the pre-application process is designed to be informal. The Town appreciates efforts undertaken to improve any property within the Town.

The proposed use of the property is described as a new asphalt parking lot, 3,000 square feet of outdoor retail for individual artisans and crafts people, and up to two food vendors. The property would periodically have themed events such as fine art painting show, sculpture show, ceramics show, and crafts show.

The land uses of retail, furniture stores, art gallery/sales, restaurants, outdoor seating/dining/eating are allowed and anticipated uses under the General Plan and Development Code. However, the project description including various individual vendors is most consistent with the Town's definition of a "swap meet":

SWAP MEETS: Any indoor or outdoor place, location, or activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual, licensed vendors usually in compartmentalized spaces. A fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. The term swap meet is interchangeable with and applicable to: flea markets, auctions, open air markets, farmers' markets, or other similarly named or labeled activities, but the term does not include the usual supermarkets or department store retail operations.

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The Town of
Yucca Valley

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

Chapter 9.14.080, Swap Meets, of the Town's Development Code specifies the following:

1. No swap meets shall be allowed on any land that is adjacent to or abutting either SR-62 or SR-247 unless the sales activity is a minimum of four hundred feet (400') from any property line adjacent to either highway.

Below are preliminary comments based on the information provided to the Town for review:

1. A Site Plan Review (SPR) and Environmental Assessment (EA) application is required to process retail, restaurant, and/or parking lot use.
2. An assessment of the on-site western Joshua Tree(s) is required to ensure construction activities cause any damage or impacts to the western Joshua Tree(s), prepared by a qualified native plant specialist (arborist, biologist, etc.).
3. The property is located in the Old Town Mixed-Use (OTMU) zoning district and restaurant and retail activity is permitted in this zoning.
4. The setbacks for the property are:
 - i. Front - 0'
 - ii. Side - 0'
 - iii. Rear (Abutting Alley) - 5'
5. The maximum structure height in OTMU is 45' and the maximum floor-to-floor area ratio is 1.0 for structures and impervious surfaces.
6. Required parking is based upon one parking stall per 50 square feet of seating area for dining, and one parking stall per 250 square feet of retail area. The parking area will need to be striped with parking stalls of 9' x 19' with double or hairpins lines. All parking stalls adjacent to any building, wall or fence shall have wheel stops not less than 6 inches in height and not less than three feet from the building, wall or fence. Based on the site plan, it does not appear that there is enough parking provided for the proposed uses.
7. Dedicate additional right of way for State Route 62. The ultimate right of way should be 67 feet (half width), however it appears that for APN 0586-323-11 the building would encroach into that right of way. In lieu of the ultimate right of way the applicant shall dedicate sufficient right of way such that the face of the building is 1' away from the right of way dedication. Based on the site plan the dedication would be approximately nine (9) feet. The dedication shall be in fee title.
8. APN 0586-323-12 shall dedicate to the ultimate 67 foot right of way.
9. Pay an in-lieu fee of \$59,500 for future widening of SR-62.
10. There does not appear to be sidewalk along the frontage of APN 0586-323-12. The applicant shall install sidewalk along the frontage of this parcel. The plans for the sidewalk, as well as the new driveway, shall be processed through Caltrans and a Caltrans encroachment permit obtained for construction.

11. The site shall retain 10% of the 100-year worst case storm runoff from the site plus an additional 10%. A drainage study shall be required to determine the storage amount.
12. An encroachment permit from Cal-Trans will be required for work performed within Cal-Trans right of way.
13. The trash enclosure shall be designed to accommodate two bins, plus organics recycling in compliance with CA AB 1826 and shall provide pedestrian/ ADA access.
14. It appears that the trash enclosure would be accessed by the alley behind the property. Paved access is required if alley use is proposed. Paving shall be installed to Town Standard Drawing #231 (Alley).
15. Please address how ADA accessibility path of travel will be provided from the structure to the public right of way, parking lot, proposed restrooms, and all other proposed improvements.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317.

Best regards,



JARED JEROME
Associate Planner