

July 27, 2023

Abimael Gonzalez
MMA Architecture
120 West Lime Avenue
Monrovia, CA 91016

**RE: Conditional Use Permit, CUP 01-23 Starbucks West
57037 Twentynine Palms Highway
Comment Letter**

Mr. Gonzalez:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on February 21, 2023. The latest plan submittal was received on June 13, 2023. The Traffic Impact Analysis was submitted on June 28, 2023. The project was deemed complete on July 12, 2023. Below are a list of comments after review of the proposed project.

1. The Photometric Analysis does not show the light intensity at each property line. Light intensity appears to potentially exceed 0.3 FC at the property boundaries. Town regulations do not allow light trespass to exceed the property line. Light should be less than 0.3 FC at all property lines. Please illustrate light intensity at each property line. Please see Chapter 8.70 of the Town's code for more information about outdoor lighting.
2. Section 9.14.0030(F) of the Town's Development Code requires space for at least five (5) waiting vehicles between the menu board and the drive-up service window. Site plan illustrates only four (4) vehicles between the drive-up service window and menu board (vehicle #2-5).
3. Section 9.33.070(C) requires parking stall striping to be double or hairpin lines. Site plan illustrate single lines only.

In addition to the corrections above, below is a brief summary of engineering comments provided for the Traffic Impact Analysis (see attached for full redline comments in study):

1. Page VII: Clarify why existing plus project would be lesser impact as compared to 2025 plus project.
2. Page 4: Reference(s) to "driveways" on Barberrry Avenue. There is only one (1) driveway on Barberrry Avenue.
3. Page 5: References to "Devore Road". There is no Devore Road in Yucca Valley.
4. Page 21: Reference to "southbound" approach on Barberrry Avenue. Should this be "northbound"?
5. Page 22: There is an existing Starbucks with drive-thru in the Town of Yucca Valley. Please include data from existing Yucca Valley Starbucks in analysis.

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The Town of
Yucca Valley

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

Please submit these items at your earliest convenience. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,

A handwritten signature in black ink, appearing to read 'Jared Jerome', with a long horizontal flourish extending to the right.

Jared Jerome
Associate Planner