

May 19, 2023

Bailey Shugart
9105 Sunset Blvd
Hollywood, CA 90069

**RE: SITE PLAN REVIEW, SPR 03-23 NICE DREAMS ICES
30-DAY COMPLETENESS REVIEW, RESUBMITTAL MAY 10, 2023**

Ms. Shugart:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on February 27, 2023. Revised materials were received by the Town on May 10, 2023. In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required.

Completeness Review

The application is deemed incomplete due to the outstanding submittal items listed below.

1. Project Description and Existing Conditions letter, requested in prior completeness review letter dated March 29, 2023. This is a one-page narrative that includes information on the existing conditions, your proposed project scope, and business operations (hours of operation, number of employees, products, services, and any other information relevant to your project.)
2. Preliminary Grading and Drainage Plan, requested in prior completeness review letter dated March 29, 2023, is not consistent with the Site Plan received on May 10, 2022 (e.g., parking lot design, outdoor dining area, etc.). The Preliminary Grading and Drainage Plan must be consistent with the Site Plan. All plans should be consistent with each other.

Planning
(760) 369-6575
Public Works
(760) 369-6579
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The Town of
Yucca Valley

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

3. Please submit additional information, ITE Trip Generation data, to support the Traffic Trip Generation Letter/Memo submitted on May 10, 2023.
4. Drainage Study, requested in prior completeness review letter dated March 29, 2023.
5. Please submit additional information, CalEEMod Output Tables, to support the Air Quality and Greenhouse Gas Analysis submitted on May 10, 2023.
6. USB/flash drive with the outstanding submittal materials, requested in prior completeness review letter dated March 29, 2023

Preliminary Comments/Corrections:

Below is a list of preliminary corrections as staff performed your completeness review. The corrections are not intended to be comprehensive but are provided as a courtesy during the completeness review. Please note that additional comments may be anticipated based on additional materials provided. These comments are based on review of the most recent submittal received by the Town on May 10, 2023 and differ from comments provided on your previous submittal.

1. Site plan is incomplete. Please illustrate planned infrastructure improvements (e.g., three (3) travel lanes, curb, gutter, sidewalk, etc. per Town engineer comments) regardless of whether a waiver of improvements is requested, structures/streets within 100 feet, and topography within 50 feet of site boundary. Please review Plan Preparation and Guidelines provided in Site Plan Review application for site plan and grading plan requirements.
2. Provide information on total landscape area and percentage.
3. Vehicle turning templates indicate that a vehicle would be unable to exit parking stalls #1 & #2 without hitting the landscape planters to the rear of the parking stalls.
4. Parking stalls #9 & #25 appear to require vehicles to back into drive aisle to exit, which is not an allowable design. Please refer to Chapter 9.33.110 for parking design guidelines.
5. Drive aisle between landscaping and parking stall #10 narrows to approximately 22'. Minimum two-way drive aisle requirement is 26'.
6. A variance may be necessary to address the total number of required parking spaces and design. A variance is subject to mandatory public noticing requirements and may potentially delay Planning Commission review. If necessary, a request for a variance must be processed concurrently with the complete Site Plan Review application.
7. Please illustrate dimensions of sign/dog depicted on the south elevation. Please note, the Planning Commission prefers to see proposed signage, colors, and architectural details combined with these applications; while this is not required by the Development Code, you should anticipate that the Planning Commission may make this request. Staff understands that the business owner would like to use the

dog eating ice cream as part of the business marketing and signage; including this as part of the application at this time will assist in that goal.

8. ADA van accessible parking space requires an 8' passenger side loading area. Please see 9.33.050 Table 3-10 for more information.
9. Photometric plan does not show light values to property lines. Light intensity shall not exceed 0.3 foot candles at each property line in order to illustrate lighting compliance.

Staff can see support for a variance on some of the parking code issues that are affecting site design. The flood channel impacts to the size and shape of this parcel would lead towards the basis of supporting a variance application and the required findings.

As we have discussed, the project is consistent with the General Plan and is reflective of the business establishments the Town desires to see growing within the commercial corridors. Staff is ready to assist you in moving this project forward in a timely manner.

Please feel free to reach out with any questions. If you would like to meet (Teams or in person) to discuss these issues, meetings can be set to accommodate those discussions.

Best regards,



Evan Willoughby
Assistant Planner

5/19/23

Date