

March 29, 2023

Bailey Shugart  
9105 Sunset Blvd  
Hollywood, CA 90069

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

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. 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.

**Project Understanding:**

Below is a summary of the Town's understanding of the project description:

- The project includes change of use and remodel of an existing 3,936 square foot commercial structure to include retail, restaurant, kitchen, and associated improvements to parking and landscaping areas.
- Per the submitted site plan, 20 standard parking spaces, 2 accessible parking stalls, 5 compact parking stalls, 0 EV-ready parking stalls, and 0 bicycle racks are provided.
- The closest access to the site is provided by the existing driveway on Twentynine Palms Highway. In addition to Twentynine Palms Highway, the site plan depicts proposed ingress and egress driveways from the 25' full-width, unimproved alleyway to the north property line of the project site.
- The site is approximately 0.51 acres.

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

### Development Standards:

1. The property is located along Twentynine Palms Highway, identified in the Yucca Valley General Plan Roadway Classifications map as a planned 6 lane (3 lanes in each direction) highway with a full width of 134' (67' half-width). The existing highway dedication along the south frontage of the project is 55' half-width. The ultimate right of way should be 67 feet (half-width), however it appears that 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.
2. Twentynine Palms Highway (SR-62) requires in-lieu fees for future widening and infrastructure improvements including the addition of a median island.
3. The alley along the rear frontage (100 feet) shall be improved to Town Standard Drawing No. 231. The design of the alley shall show grades a minimum of 100 feet each side of the property to ensure that future alley construction will not cause ponding and the alley will carry storm waters as necessary.
4. The proposed Project is located adjacent to the San Bernardino County Flood Control Road Right of Way (FC R/W). The applicant will need to obtain an encroachment permit if they are proposing any work within the FC R/W.
5. Bike Lanes are not identified along any project street frontages in the Yucca Valley General Plan Circulation Element – Bike Facilities Map.
6. A 15' landscape planter shall be provided along all street frontages, not including the alleyway, as feasible. A preliminary landscape plan will be required as part of the submittal package. Upon Planning Commission approval of the project, a Landscape and Irrigation Review application will be required.
7. Please review parking and verify the design is in compliance with standards in chapter 9.33 of the Town's Development Code.
8. Please review Ordinance 233 (attached) for utility undergrounding requirements. Please contact Southern California Edison (SCE) for questions regarding path of power for electrical utility infrastructure.
9. The project is not located in an Alquist Priolo Fault Zone.
10. The site is located in Zone A per the FEMA maps. The applicant shall ensure that development of the site meets the Town Flood Plain Ordinance. Please see Chapter 8.04 of the Town's Municipal Code for more information.
11. The project site is located in airport avigation easement area 3 per the Yucca Valley Avigation Easement Map located in the Land Use chapter of the General Plan (see Figure LU-2). The project may require avigation easements. The distance from the project to the centerline edge of the airport runway is approximately 4,100 linear feet, so this is not anticipated as an issue based on the project design. Please see chapter 9.16 of the Town's Development Code for more information.
12. Maximum building height in C-G zoning is 40'.



13. Community Facilities District (CFD) formation or annexation may be required for street maintenance and potentially landscaping and lighting operating costs.
14. Construction documents shall be designed to the 2022 California Building Code and adopted code of the Town of Yucca Valley.
15. All lighting shall be shielded to comply with Yucca Valley Municipal Code, Chapter 8.70 Outdoor Lighting. The proposed project shall cause no light trespass at all property lines. Light trespass shall be defined as exceeding 0.3 foot candles at any property line.
16. Pursuant to 9.37.060 drainage facilities shall be designed to retain increment plus ten percent (10%) of the 100-year worst case storm runoff. A final drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the required storm water retention. Development Code Section 9.37 (“Erosion Control, Runoff Control, and Enforcement”).
17. Detailed architectural review of the project is required. The proposed project requires architectural treatments consistent with the guidelines presented in the Town of Yucca Valley Commercial Design Guidelines. Please refer to the Town of Yucca Valley Commercial Design Guidelines (attached) and review all guidelines applicable to the proposed development.

**Additional Agency Information:**

1. Please contact the County of San Bernardino Environmental Health, San Bernardino County Fire District, and San Bernardino County Flood Control District for their standards, application requirements, and fees.
2. Please contact the Mojave Desert Air Quality Management District (MDAQMD) for permit requirements and fees.

**Outstanding Submittal Requirements:**

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

1. Application is incomplete. Zoning and General Plan Designation information is missing or incorrect. Please see Zoning, General Plan Designation, and use information below.
  - a. Existing Site Zoning: C-G
  - b. Existing General Plan Designation: C (Corridor Residential Overlay)
  - c. Surrounding Zoning: North – C-G, South – C-G, West – C-G, East – C-G
  - d. Surrounding GP Land Use: North – C (Corridor Residential Overlay), South – C (Corridor Residential Overlay), West – C (Corridor Residential Overlay), East – C (Corridor Residential Overlay).

- e. Existing uses adjacent to the site: North – Alley/Vacant Land, South – Highway/Vacant Land/SBCFCD Facility, West – Automotive Service, East - SBCFCD Facility
- 2. Project Description and Existing Conditions letter
- 3. Preliminary Grading and Drainage Plan (See Section B)
- 4. Color & Materials Board
- 5. Title report dated within 60 days of application (December 29, 2022, or newer)
- 6. Copy of Grant Deed for the property
- 7. Traffic Trip Generation Letter/Memo
- 8. Drainage Study
- 9. Documentation illustrating compliance with Chapter 8.04 of the Town's Municipal Code (Hydrology/Floodplain analysis, appraisal analysis illustrating consistency with 8.04)
- 10. Air Quality and Greenhouse Gas Analysis
- 11. USB/flash drive with the outstanding submittal materials.

**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.

- 1. Site plan is incomplete. Please review Plan Preparation and Guidelines provided in Site Plan Review application for site plan and grading plan requirements.
- 2. SR-62 Centerline does not scale correctly. Centerline may be illustrated incorrectly.
- 3. Parking stalls to the northwest of the site plan would require backing into alley to exit stalls. Vehicles cannot back into alley from parking stalls. Please reference Chapter 9.33 of the Town's Development Code for more information.
- 4. Please illustrate alley improvements on site plan and civil plans.
- 5. Please illustrate ultimate right-of-way on site plan and civil plans.
- 6. Please illustrate building height on elevation sheets.
- 7. Photometric plan shows light trespass exceeding 0.3FC at property lines.
  - a. Please submit a digital copy of the photometric plan.
- 8. Application and plans are inconsistent.
  - a. Application states: *Retail - 1,179 sqft, Restaurant – 1,097 sqft, Single-Story 3,357 gross sqft.*
  - b. Plans state: *Retail – 1,179 sqft, Restaurant – 1,103, Building - 3,936 sqft.*
- 9. Site plan (or title sheet) to include parking calculations.

