

May 9, 2024

Brian Diebolt
57445 Twentynine Palms Highway, #304
Yucca Valley, CA 92284

**RE: LAND USE COMPLIANCE, LUCR 01-24 & EA 03-24
TINY PONY OUTDOOR PATIO WITH DINING
57205 TWENTYNINE PALMS HIGHWAY**

Mr. Diebolt:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on April 15, 2024. 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. The application was deemed complete.

Staff's understanding of the project description is as follows:

- The project site consists of an existing 2,286 square foot restaurant and bar.
- The proposed project consists of a 533 square foot covered patio with an additional twenty (20) guest seating.
- The proposed project is adjacent to a 2,002 square foot retail business.
- The restaurant and bar located in the "west unit" and the retail business located in the "east unit" share 19 parking stalls.

Based on the project description above, the following corrections/comments are provided:

- The parking appears to be shared between the east and west units. Please provide parking calculations for both units illustrating that the parking lot can accommodate the required parking for both businesses. If parking is proposed at a neighboring property, please provide a copy of the shared parking agreement.

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

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



ALL PLANS SHALL COMPLY WITH:
2022 California Administrative Code, Part 1,
2022 California Building Code, Part 2,
2022 California Building Code, Part 2.5,
2022 California Residential Code, Part 3,
2022 California Electrical Code, Part 4,
2022 California Mechanical Code, Part 4,
2022 California Plumbing Code, Part 5,
2022 California Energy Code, Part 6,
2022 California Historical Building Code, Part 7
2022 California Fire Code, Part 9,
2022 California Existing Building Code, Part 10,
2022 California Green Building Standards Code, Part 11,
2022 California Referenced Standard Code, Part 12,

SECURITY MAP
Responsible: Transit Improvement Fee
The Tiny Firm
57205 WALKER HWY
YUCCA VALLEY, CA 92284-2929
APN: 0595-161-03-0000

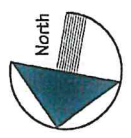
LEASE REVENUE TRUST IMPROVEMENT
OWNER: THE TINY FIRM
OWNER OPERATION
(917) 733-0293

PROJECT DESCRIPTION:
CONSTRUCT 833 SF PATIO COVER
AT BACK OF EXISTING RESTAURANT
OCCUPANCY: A-2
SPRINKLED: NO
NO. OF STORIES: 1

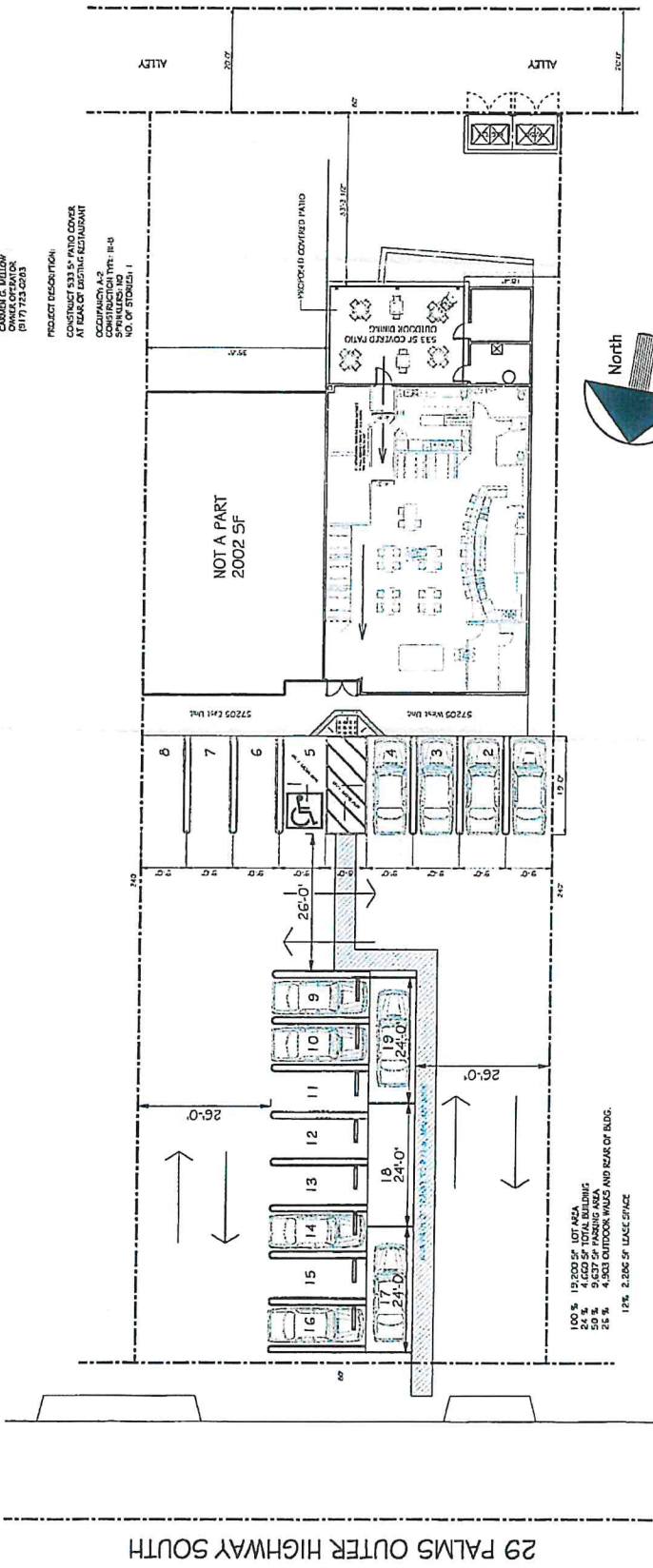
Outdoor Patio Improvement For:
The Tiny Firm
57205 29 PALMS HWY
YUCCA VALLEY, CA 92284-2929
APN: 0595-162-02-0000

DESIGN AND DESIGN SERVICE
57445 29 Palms Hwy, Suite 304
Yucca Valley, CA 92284
Phone (760) 365-0742 - Fax (760) 365-0742
Email: design_online@verzon.net

DATE: 12/17/2025
SCALE: 1" = 1'-0"
DWG NO: 1
REV: 1



Site Plan



29 PALMS OUTER HIGHWAY SOUTH

- 100% 19,200 SF LOT AREA
- 46% 8,700 SF BUILDING FOOTPRINT
- 50% 9,637 SF PARKING SPACES
- 25% 4,819 SF OUTDOOR WALKS AND REAR OF BLDG.
- 12% 2,296 SF LEASE SPACE