

August 09, 2024

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284

Project Description:

The proposed scope of work consists of a new 2-story mixed-use building located at the corner of 29 Palms Hwy and Foxtrail (APN 058634107). The ground floor will be a full-service restaurant, bar, and covered patio with housing on the 2nd floor, which is allowed by-right per the Old Town Yucca Valley Specific Plan. Work includes the clearing of an existing walled-in courtyard and the construction of an accessory surface parking lot on the parcel to the south at the corner of Fox Trail and Santa Fe Trail (APN 058634106).

Existing Parcel Information:

APN: 058634106, -07, & -08
Address: 55727 Twentynine Palms Highway, Yucca Valley, CA, 92284
Lot Size:
 0.23 acres - APN 058634107
 0.24 acres - APN 058634106
Zoning:
 Old Town Mixed-Use (OTMU) - APN 058634107 & -08
 Old Town Commercial/Residential (OTCR) - APN 058634106
Legal Description:
 TRACT 2865 LOT 79 - APN 058634107
 TRACT 2865 LOT 131 - APN 058634106

It is assumed that a parcel merger will be required.

Proposed Building Information:

Area: Restaurant: 2,812 SF
 Covered Outdoor Dining: 593 SF
 Housing: 1,091 SF
 TOTAL: 4,496 SF

Number of Stories: 2
Construction Type: Type VB
Sprinklers: Sprinklered per Section 903.2.1.2 of the California Fire Code (CFC)

Proposed Use: Mixed-Use Restaurant/Cafe, Residential
Proposed Occupancy Group: A-2, R-3

Operational Intent:

The Project will house a new food and beverage establishment in Yucca Valley with hours of operation between 7 a.m. and 2 a.m. The restaurant will include covered patio seating and a bar area serving alcoholic beverages. There will be seating for roughly 133 occupants total between the indoor and outdoor spaces.

The apartment will be rented at market rate, will have a private outdoor area of greater than 100sf, and have an entrance separate from the restaurant entrance.

Adjacent Uses:

The Project sits at the corner of Twentynine Palms Highway and Fox Trail and includes the empty lot across the alley at the corner of Fox Trail and Santa Fe Trail. The parcel to the east along Twentynine Palms Highway is an (E) retail store; the parcel to the east along Santa Fe Trail is a single family residence.

Scope of Work:

- APN 058634107
 - Existing parking lot in northwest parcel to remain (see Parking section for additional information)
 - New commercial kitchen
 - New restrooms
 - New interior bar
 - New refuse enclosure along alley
 - New residential unit & associated exterior stair along alley
 - Electrical: New electrical service and meter with Southern California Edison
 - Gas: New gas service and meter with Southern California Gas. It is assumed that a natural gas line is located on Santa Fe Trail
 - Sewer: New sewer lateral and connection to municipal sewer. It is assumed that a city sewer line runs below Twentynine Palms Highway
 - Mechanical: New mechanical systems including kitchen exhaust hoods, new rooftop units
 - Plumbing: New meter and supply line, new grease interceptor. A 12" water line is known to exist in the alley
- APN 058634106
 - Regrading, perimeter masonry walls, landscaping, new curb cut along Santa Fe Trail at Southwest parcel
 - New parking lot (see Parking section for additional information)
- APN 058634107
 - No change
- Alley: Improvements per Town of Yucca Valley Standards



Yucca Valley Post Restaurant Pre-Application Development Review

Restrooms:

Three unisex, single-occupant restrooms will be provided, two of which will be ADA-compliant. The restrooms will be serviced by the Yucca Valley city sewer. The restroom allocation breakdown is as follows (per CPC 422.0 Tables A and 422.1):

A-2 occupancy: $1,572 \text{ SF} / 30 = 52 \text{ OCC}$ (26M, 26F)

26M: 1 WC, 1 URINAL, 1 LAV

26F: 2 WC, 1 LAV

Parking:

Stall locations and sizes can be found on the proposed site plan, A1 Site Plan. Three ADA spaces will be provided across the two parking lots per CBC section 11B-208.2, which states that when there are multiple parking facilities, the number of accessible spaces provided shall be calculated according to the number of spaces required for each parking facility.

A hydrology study will be conducted to inform the parking lot design and site drainage.

Required Parking Spaces (Yucca Valley Community Plan 9.33.040)		
Rate of Parking	Required Parking	Provided Parking
1 space per 50 square feet of seating area (including outdoor dining)	2,126 SF of indoor and outdoor dining / 50 = 42 spaces	44 total spaces (incl. 7 existing spaces)
2 parking spaces per Residential Unit	2 spaces	

Disabled Parking Spaces (Yucca Valley Community Plan 9.33.050)	
Total number of parking spaces	Number of parking spaces for the disabled
26-50	2 req'd / 3 prov'd, with the first being ADA Van accessible



Yucca Valley Post Restaurant Pre-Application Development Review

Electric Vehicle Charging Stations (EVCS) (CBC Table 5.106.5.3.3)	
Total number of parking spaces	Number of EVCS
26-50	2 req'd / 2 prov'd, with the first being ADA Van accessible (per CBC Table 11B-228.3.2.1)

Joshua Trees:

There are no known Joshua Trees on the site. If one is discovered the team will consult with the standards set forth by the California Department of Fish and Wildlife.

Questions for Town of Yucca Valley:

The applicant has the following specific questions regarding site development and program:

- Mixed-use development is permitted in OTMU zoning, including restaurants and residential units. Can you please advise on what level of Planning review would be required (site plan review, MUP, CUP, etc.).
- Would there be any significant differences on Planning's side if the dwelling unit was removed and the project was no longer mixed-use, aside from the inability to take advantage of the parking bonus provided by the proximity to the public lot?

Attachments:

A1 Site Plan - Proposed Site and Floor Plan