

September 25, 2024

David Martinez
353 S Broadway, Suite 300
Los Angeles, CA 90013

**RE: PRE-APPLICATION, PA 06-24
55727 TWENTYNINE PALMS HIGHWAY, RESTAURANT WITH APARTMENT**

Mr. Martinez,

Thank you for submitting a Pre-Application for a project to be located at 55727 Twentynine Palms Highway (APNs 0586-341-07 & 0586-341-06). Below is a summary of the Town's understanding of the project description:

- 2,812 square foot restaurant with a covered 593 square foot outdoor dining area.
- One (1) dwelling unit located above the restaurant with a 249 square foot private patio. Please note that there is one minor discrepancy - the project description identifies a 1,091 square foot dwelling unit and the site plan illustrates a 1,003 square foot dwelling unit.

Based on the above project understanding, the following processes are anticipated for land use review:

1. The General Plan and zoning designations for the property located at 0586-341-06 is Old Town Commercial/Residential (OTCR) and Old Town Mixed Use (OTMU) for the property located at 0586-341-07. See Chapter 4 of the Old Town Specific Plan (OTSP) for permitted uses and permit requirements, linked below for your convenience. The proposed uses are permitted in the OTSP.
<https://www.yucca-valley.org/our-town/departments/community-development/planning/development-docs/old-town-specific-plan>
2. The proposed multi-family project will require the submittal of a Site Plan Review (SPR) and Environmental Assessment (EA) application.
<https://www.yucca-valley.org/home/showpublisheddocument/7183/638109522666800000>
3. The Town implements a deposit system with 100% cost recovery for all land development applications.
4. Application materials shall be prepared in accordance with the Site Plan Review (SPR) submittal checklist. Please review the checklist thoroughly.

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

<https://www.yucca-valley.org/home/showpublisheddocument/7183/638109522666800000>

5. Please see Town of Yucca Valley Development Code, Chapter 9.33 Parking and Loading Regulations for information on required parking and parking standards based on the uses proposed, linked below for your convenience.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15974. Please note that one (1) of the required parking stalls for the dwelling unit shall be within a garage or carport per Section 9.33.040 of the Town's Development Code, Table 3-5 Residential Parking Space Requirements.
6. A minimum of 26' is required for 2-way drive aisles. The minimum parking dimensions for standard vehicles are 9'x19' and double or hairpin striping is required for parking stalls. For more information on parking stall size requirements and striping, please refer to Section 9.33.070 of the Town's Development Code, linked below for your convenience.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-16036
7. Existing parking spaces for standard-sized vehicles along a public street that abut a parcel may be eligible to meet part of the parking requirements for the development. Please include parking stall dimensions for any on-street parking on Santa Fe Trail and Fox Trail on the site plan.
8. Parking stalls shall be consistent with the ultimate build out of Twentynine Palms Highway (67' half-width). On-street parking on Twentynine Palms Highway is not eligible to be used towards the parking requirements for the proposed project as on-street parking is not anticipated to be available when Twentynine Palms Highway is expanded. Some existing parking stalls are anticipated to be eliminated as part of the highway widening.
9. Please include the existing retail use in the parking demand calculations. Existing parking stalls associated with the retail use appear to be included in the parking calculations for the restaurant, however the land use is not accounted for in the parking demand calculations. Note that restaurants required 1 space per 50 square feet of seating area including outdoor dining per Section 9.33.040 of the Town's Development Code, Table 3-6 Commercial Parking Space Requirements, linked below for your convenience. Common areas without seating are not required to be included in the parking calculation.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-16010
10. Parcels within 400 feet of a public parking lot or parking structure at the time of application submittal, a reduction of 10 spaces or 25 percent of the required number of spaces (whichever is greater) shall be allowed. <https://www.yucca-valley.org/home/showpublisheddocument/2500/637008979442030000>
11. Trash enclosure shall be designed to accommodate 3-bins including trash, recycling, and organics.

12. Design Guidelines for the OTSP are in Chapter 5, linked below for your convenience.
<https://www.yucca-valley.org/home/showpublisheddocument/2496/637008979434530000>
13. The current right-of-way dedication for Twentynine Palms Highway is 55'. An additional 12' of right-of-way is required to be dedicated to meet the ultimate right-of-way of 67'. Payment of in-lieu fees is required prior to final inspection of the project for the future widening of Twentynine Palms Highway.
14. Improvement of the alley is required to the south property line of APN 0586-341-07 & APN 0586-341-08 consistent with Town of Yucca Valley Standard Drawing No. 231, attached for your convenience.
15. Half-width improvement of Fox Trail is required to the west property line of APN: 0586-341-07 & 0586-341-06, consistent with Town of Yucca Valley Standard Drawing Number 101. <https://www.yucca-valley.org/home/showpublisheddocument/2546/637009004662370000>
16. Half-width improvement of Santa Fe Trail is required on APN 0586-341-06 consistent with Town of Yucca Valley Standard Drawing Number 104A.
17. The project site is located in FEMA flood zone A. The project shall comply with Chapter 8.04, Flood Control, of the Town's Municipal Code.
18. The following studies are anticipated to be required at project submittal. Additional studies may be required based on actual scope of the proposed project:
 - a. Geotechnical/Soils Report
 - b. Hydrology Report prepared by a registered Civil Engineer
 - c. Biological Assessment

See additional agency information below:

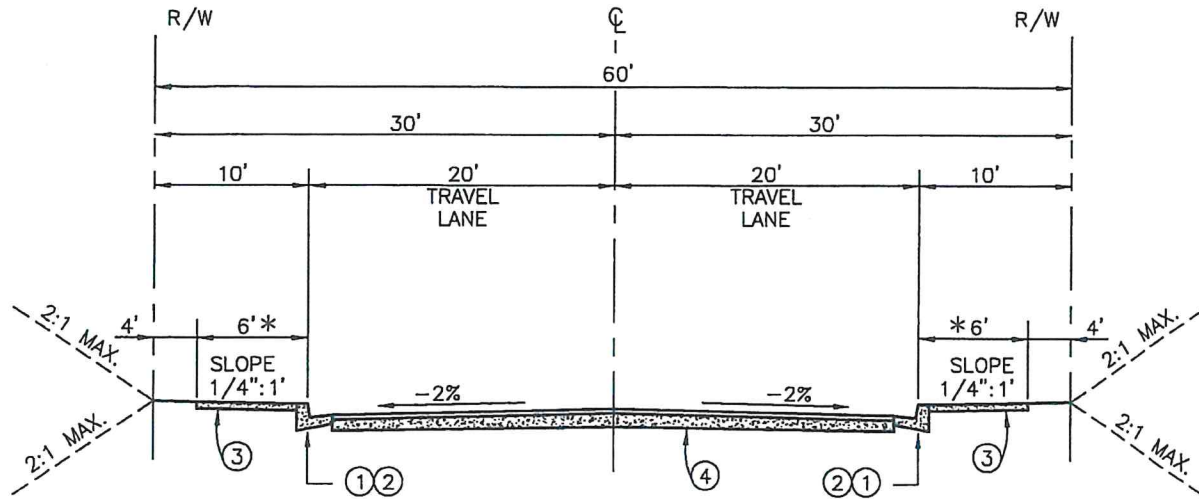
1. Please contact the County of San Bernardino Fire District for their standards, application requirements, and fees.
2. Please contact the Mojave Desert Air Quality Management District (MDAQMD) for permit requirements and fees, if applicable.
3. Please consult the California Department of Fish and Wildlife (CDFW) regarding their requirements and mitigation, if applicable.

Thank you for your interest in the Town of Yucca Valley. Should you have any questions please feel free to contact staff at your convenience.

Best regards,

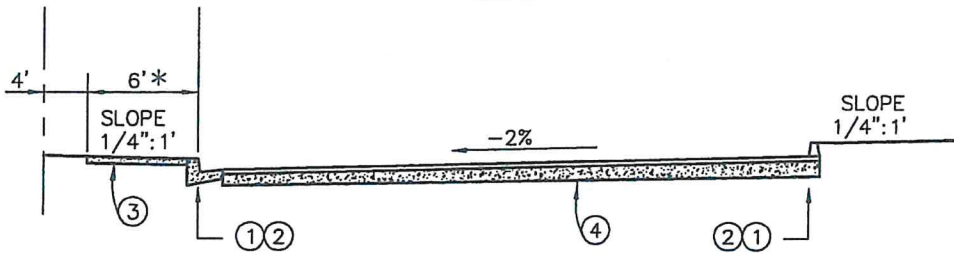


JARED JEROME
Associate Planner



TYPICAL SECTION

LEVEL



TYPICAL SECTION

TILT

NOTES:

- ① CURB AND GUTTER PER STD. DWG. NO. 200
 - ② A.C. DIKE PER STD DWG. NO 202 **
 - ③ SIDEWALK PER STD. DWG. NO. 220
 - ④ PAVEMENT SECTION PER STD. DWG. NO. 240
- * SIDEWALK REQUIREMENT PER DEVELOPMENT CODE
 ** LIMITED USE, SHORT TERM IMPROVEMENT PROJECTS



APPROVED: DIRECTOR OF PUBLIC WORKS

Alex Qishita DATE 11/17/16

APPROVED: TOWN ENGINEER

Noel Owsley R.C.E. 39827



Town of
Yucca Valley

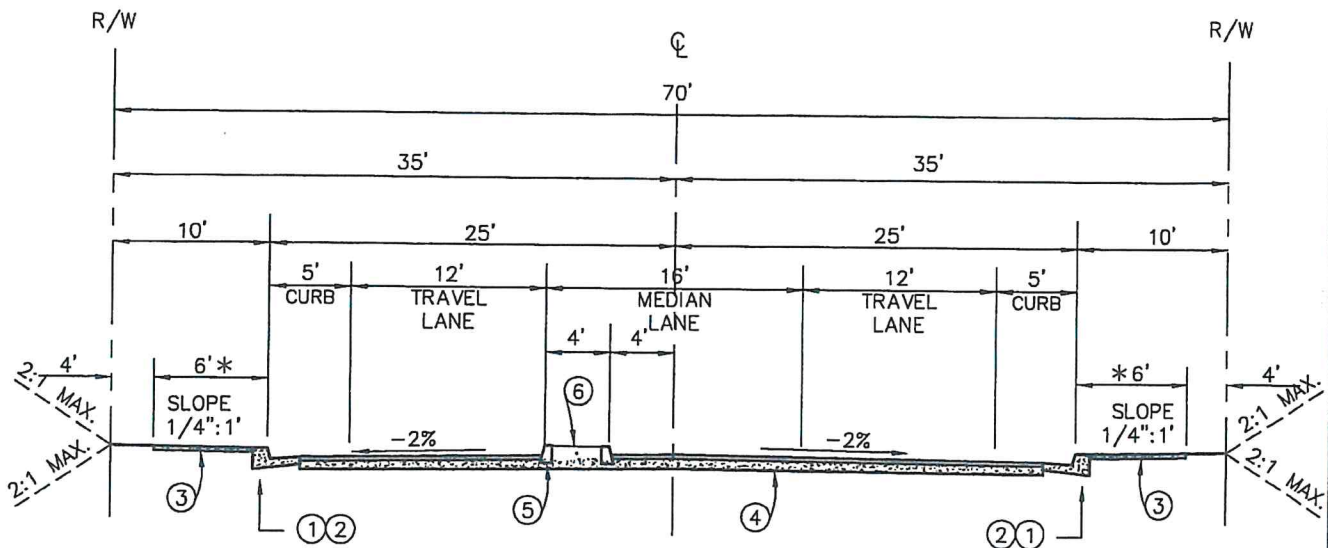
▲ REVISED TO REFLECT CURRENT GENERAL PL. -N- 8/24/16

LOCAL

REVISION

BY DATE

STANDARD DRAWING NO. 101



TYPICAL SECTION

NOTES:

- ① CURB AND GUTTER PER STD. DWG. NO. 200
- ② A.C. DIKE PER STD. DWG. NO. 202 **
- ③ SIDEWALK PER STD. DWG. NO. 220
- ④ PAVEMENT SECTION PER STD. DWG. NO. 240
- ⑤ MEDIAN CURB PER STD. DWG. NO. 200A
- ⑥ MEDIAN ISLAND LANDSCAPING PER STD. DWG. NO. 242, 242A, AND 242B

* SIDEWALK REQUIREMENT PER DEVELOPMENT CODE
 ** LIMITED USE, SHORT TERM IMPROVEMENT PROJECTS



APPROVED: DIRECTOR OF PUBLIC WORKS

Alex Gishka DATE 11/17/16

APPROVED: TOWN ENGINEER

Noel Owsley R.C.E. 39827

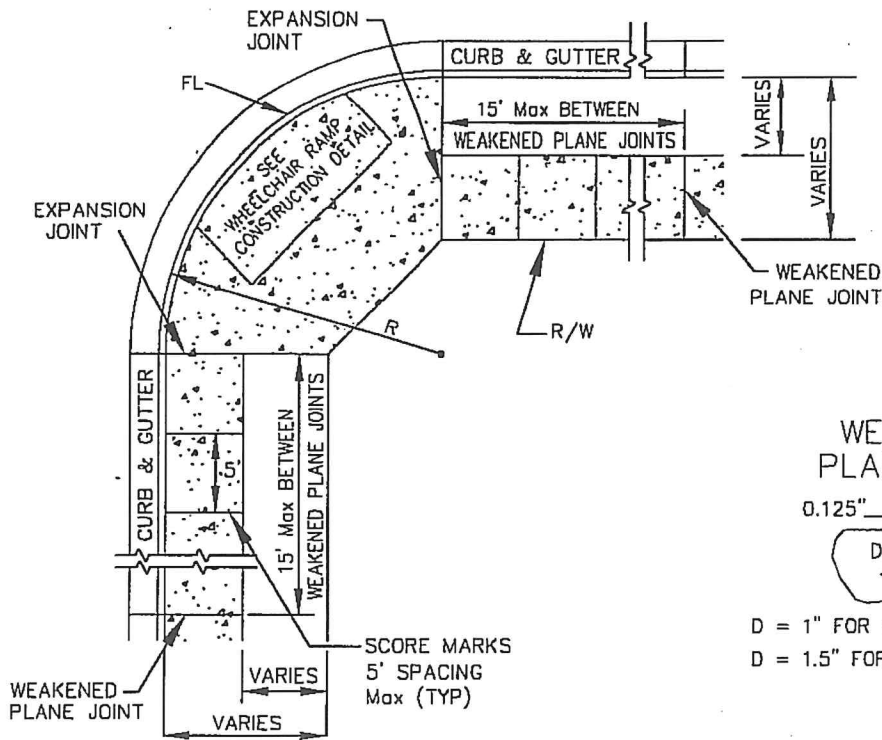


Town of
Yucca Valley

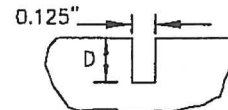
ARTERIAL
(2 LANES DIVIDED)

STANDARD DRAWING NO. 104A

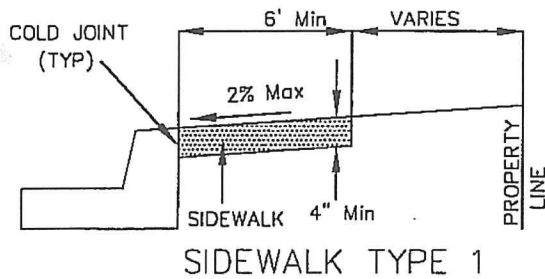
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REVISION	BY DATE



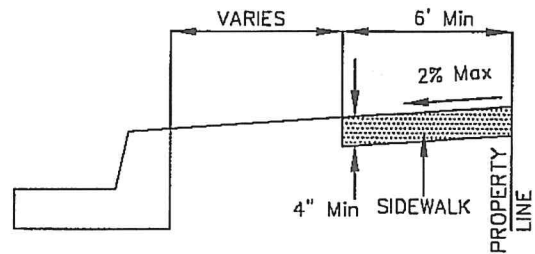
WEAKENED PLANE JOINT



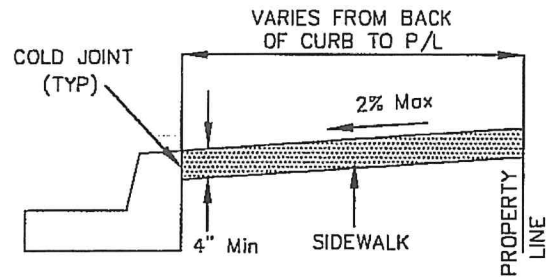
D = 1" FOR 4" THICK CONCRETE
 D = 1.5" FOR 6" THICK CONCRETE



SIDEWALK TYPE 1



SIDEWALK TYPE 2



SIDEWALK TYPE 3

GENERAL NOTES:

1. SUBGRADE PREPARATION SHALL BE CONSTRUCTED TRUE TO GRADE AND CROSS SECTION, WITH COMPACTION OF 95% TO A DEPTH OF 1.0 FEET.
2. MINIMUM GRADE FOR CURB AND GUTTER SHALL BE 0.2%. EXCEPTIONS TO THE MINIMUM GRADE SHALL BE APPROVED BY THE TOWN ENGINEER.
3. CONCRETE SURFACE SHALL BE FINISHED TO GRADE AND CROSS SECTION WITH A FLOAT, TROWELED SMOOTH, AND FINISHED WITH A BROOM.
4. EXPANSION JOINT FILLER MATERIAL SHALL CONSIST OF PREFORMED STRIPS OF A DURABLE, RESILIENT COMPOUND.
5. SIDEWALK SCORE MARKS MINIMUM DEPTH OF 0.125".
6. ROLL-TOP CURB & GUTTER ONLY ALLOWED IN INDUSTRIAL ZONES WITH APPROVAL OF THE TOWN ENGINEER.
7. SIDEWALK TO CURB AND GUTTER NOT TO BE POURED AS MONOLITHIC.
8. PROPERTY AT INTERSECTIONS SHALL BE A 20 FOOT BY 20 FOOT CUT OFF FOR WHEELCHAIR RAMPS.
9. SIDEWALK SHALL BE CONSTRUCTED OF CLASS "B" CONCRETE.

R = 25' FOR RESIDENTIAL CURB RETURNS
 R = 35' FOR COMMERCIAL/INDUSTRIAL CURB RETURNS

APPROVED BY:

Arturo Da Rosa
 ARTURO DA ROSA
 TOWN ENGINEER

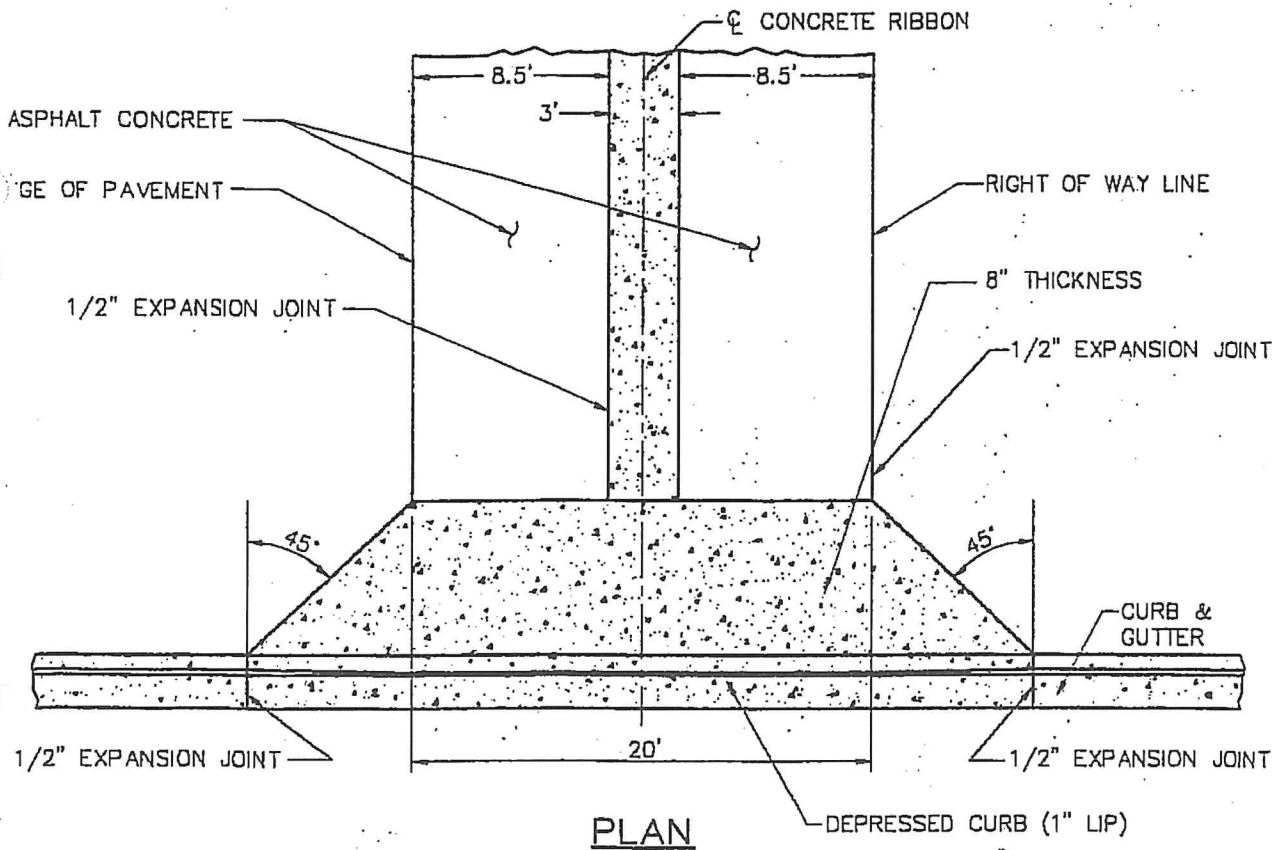
1-26-2009
 DATE

STANDARD DRAWING

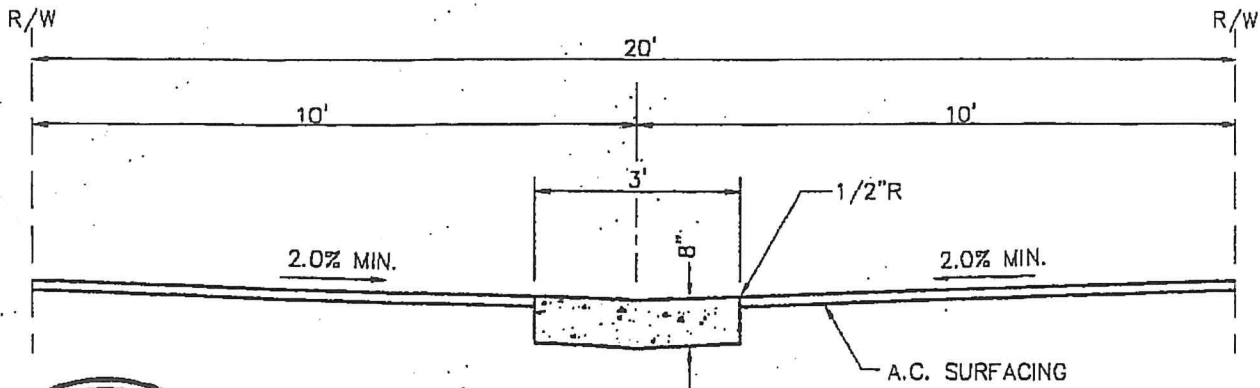
SIDEWALK

The Town of
YUCCA VALLEY

No. **220**



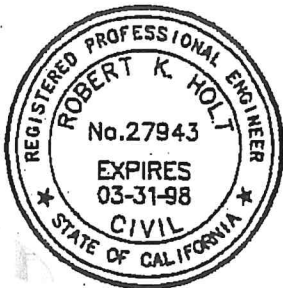
PLAN



TYPICAL SECTION

NOTES:

1. CONCRETE RIBBON SHALL BE CONSTRUCTED OF CLASS "B" CONCRETE.
2. ASPHALT CONCRETE SHALL HAVE A MINIMUM THICKNESS OF FOUR INCHES.
3. APPROACH SHALL BE CONSTRUCTED AS A COMMERCIAL D/W PER STD. 213.



APPROVED: _____ DATE _____

APPROVED: TOWN ENGINEER
Robert K. Holt R.C.E. 27943



Town of Yucca Valley

ALLEY

STANDARD DRAWING NO. 231

REVISION BY DATE



Pre-Application
copy

Date Received	8.20.2024
By	[Signature]
Fee	\$1,036.00
Case #	PA 06-24

General Information

APPLICANT David Martinez Phone 630-544-1249

Mailing Address 353 S Broadway #300 Email dmartinez@lma.la

City Los Angeles State CA Zip 90013

REPRESENTATIVE David Martinez Phone 630-544-1249

Mailing Address 353 S Broadway ste 300 Email dmartinez@lma.la

City Los Angeles State CA Zip 90013

PROPERTY OWNER Matt French Phone (503) 964-9246

Mailing Address 5240 Curtis Road Email matt@pioneertown-motel.com

City Pioneertown State CA Zip 92268

Project Information

Project Address 55727 Twentynine Palms Highway

Assessor Parcel Number(s) 058634106, -07, & -08


Project Location Southeast corner of Twentynine Palms Highway and Fox Trail

Project Description: New mixed-use building including a ground floor restaurant and a 2nd floor apartment in the open yard adjacent to the existing 1987 building where Mojave Flea is located; work includes clearing the walled-in courtyard to build the project, and the creation of a surface parking lot on the parcel to the south at the corner of Fox Trail and Santa Fe Trail. Road improvements are assumed on Santa Fe Trail, including widening of the paved road, and new curbs and sidewalks.

Please attach any additional information that is pertinent to the application.


Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signature: 
Name: David Martinez
Date: 08/08/2024

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

_____ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: 
Name: Matt French
Date: 08/08/2024

**Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org**

Agreement to Pay All Development Application Fees

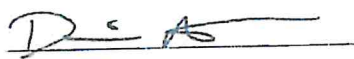
In accordance with Town Council Resolution 24-07 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of the letter, staff may stop processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual time spent processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ \$1,036

Applicant's Signature 

Applicants Name David Martinez
(Please print)

Date: 08/08/2024

**Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org**



Yucca Valley Post Restaurant Pre-Application Development Review

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)



Yucca Valley Post Restaurant Pre-Application Development Review

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

CONSULTANTS:

KEY PLAN



**PRELIMINARY
NOT FOR CONSTRUCTION**

This drawing is the property of Loesch Meechem Architects, and shall not be used for any other project without the prior written consent of Loesch Meechem Architects. The drawings and specifications are prepared by Loesch Meechem Architects, and the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate governmental agencies. The drawings and specifications are subject to change without notice, and the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate governmental agencies. The drawings and specifications are subject to change without notice, and the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate governmental agencies.

ISSUES AND REVISIONS

NO. DESCRIPTION DATE REV

1. PRE-APPLICATION 06/07/2024

2. PRE-APPLICATION 06/07/2024

3. PRE-APPLICATION 06/07/2024

4. PRE-APPLICATION 06/07/2024

5. PRE-APPLICATION 06/07/2024

6. PRE-APPLICATION 06/07/2024

7. PRE-APPLICATION 06/07/2024

8. PRE-APPLICATION 06/07/2024

9. PRE-APPLICATION 06/07/2024

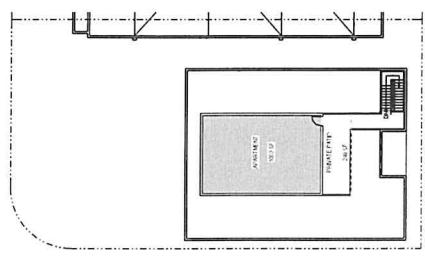
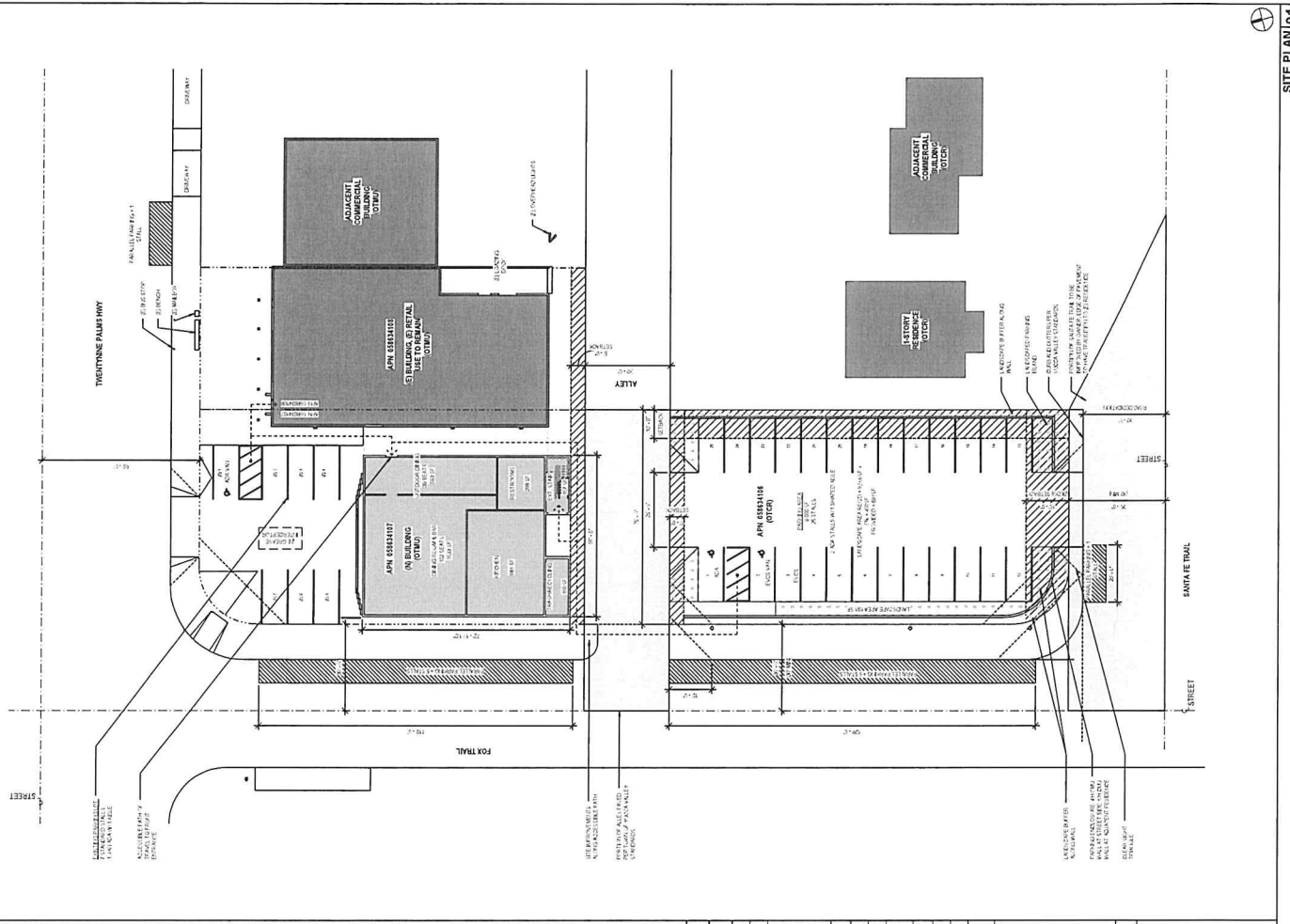
10. PRE-APPLICATION 06/07/2024

SITE PLAN

A

SCALE: AS SHOWN (1" = 10' & 4")
AS SHOWN

SITE PLAN 01
REV. 01



2ND FLOOR PLAN
1/8" = 1'-0"

REQUIRED PARKING SPACES (YUCCA VALLEY COMMUNITY PLAN 211.145)	PROPOSED PARKING SPACES
1 SPACE PER 100 SQUARE FEET OF SEATING AREA INCLUDING OUTDOOR DINING SPACES	1 SPACE PER 100 SQUARE FEET OF SEATING AREA INCLUDING OUTDOOR DINING SPACES
2 PARKING SPACES PER RESIDENTIAL UNIT	2 SPACES
DISABLED PARKING SPACES (YUCCA VALLEY COMMUNITY PLAN 211.152)	
TOTAL NUMBER OF PARKING SPACES	26-56
ELECTRIC VEHICLE CHARGING SYSTEMS (EVCS) (SEE TABLE 216.13.1)	
TOTAL NUMBER OF PARKING SPACES	26-56

AERIAL PHOTO



SITE PLAN LEGEND

- [Hatched pattern] EXISTING LOT
- [Dotted pattern] PROPOSED BUILDING
- [Solid black] PROPOSED PAVEMENT
- [Diagonal lines] DRIVEWAYS
- [Thin lines] STREET RIGHT-OF-WAY
- [Wavy lines] PROPOSED BIKEWAY
- [Dashed lines] EXISTING BIKEWAY
- [Thick lines] ACCESSIBLE VAN/ADA VAN