



SITE PLAN LEGEND

- PROPOSED ADDITIONS
- EXISTING STRUCTURES
- PROPERTY LINE
- SETBACKS
- EASEMENTS

ADJACENT AREAS LAND USE

NORTH: RESIDENTIAL DWELLINGS TO THE NORTH

SOUTH: MANE ST., WITH RETAIL SHOPS AND RESTAURANT PAPPY & HARRIET'S; PIONEERTOWN ROAD TO THE SOUTH

EAST: VACANT LAND WITH DWELLINGS TO THE EAST

WEST: WILLIAM S. HART RD. WITH DWELLINGS

NOTE: NO CURRENT CONDITIONS OF APPROVAL HAS BEEN PROVIDED. EXISTING USE WAS ENTITLED WITH CONSTRUCTION IN 1946.

PROJECT DESCRIPTION

A MINOR USE PERMIT TO EXPAND THE EXISTING PIONEERTOWN MOTEL TO INCLUDE MERGING THREE (3) PARCELS, THE CONSTRUCTION OF FORTY-SEVEN (47) CABINS, A BUNKHOUSE, HORSEBACK RIDING FACILITIES, A DAY SPA, AN OUTDOOR POOL, RETAIL BUILDINGS, A 2,995 SF RESTAURANT, AND A 3,447 SF GUEST-ONLY EVENT VENUE IN THE SPECIAL DEVELOPMENT-RESIDENTIAL (SD-RES) LAND USE ZONING DISTRICT.

LAND USE DISTRICT

EXISTING: SD-RES

PROPOSED: NO CHANGE

PARKING SPACE ANALYSIS

LAND USE/REQUIREMENT	PARKING RATE	BLDNG SIZE/RATE	REQ	PROV
MOTEL	1 PER UNIT	N/A	67	67
GENERAL RETAIL	1 SP. PER 250 SF OF RETAIL	785 SF / 250 SF = 3 SP	4	4
RESTAURANT (IN DESERT REGION)	1 SP. PER 100 SF OF GLA	1725 SF / 100 SF = 17.25 SP	18	18
TOTAL SPACES			89	89
EXISTING SPACES (SEE PLAN FOR LOCATION)				
DISABLED SPACES:	4 FOR 76-100 SPACES	N/A	4	4
VAN ACCESSIBLE:	1 PER EVERY 8 DISABLED SPACE	N/A	1	1
ELECTRIC VEHICLE:	7 FOR 76-100 SPACES	N/A	7	7

UTILITIES

WATER: SAN BERNARDINO COUNTY SPECIAL DISTRICTS 70-W4

SEWAGE DISPOSAL: SEPTIC

ELECTRIC: SOUTHERN CALIFORNIA EDISON

GAS: G&K PROPANE

TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE

LEGAL DESCRIPTION

LAND USE DISTRICT: SD-RES **OVERLAY DISTRICTS:** FS-2

LEGAL DESCRIPTION

PARCEL A: APN 0594-212-30-0000

PARCEL B: APN 0594-212-29-0000

PARCEL C: APN 0594-212-28-0000

PARCEL D: APN 0594-212-27-0000

USGS QUAD NAME: PIONEERTOWN

LOCATION: COMMUNITY: PIONEERTOWN, NEAREST CROSS STREET: RAWHIDE TRAIL, STREET NAME: CURTIS ROAD, SIDE STREET: MANE STREET

SITE SIZE: 5.79 ACRES **NUMBER OF LOTS:** 4

SITE ADDRESS: 5240 CURTIS ROAD

PROPOSED DEVELOPMENT AREA: APPROXIMATELY 2.79 ACRES

PLAN IDENTIFICATION

APN: 0594-212-27-0000, 0594-212-28-0000, 0594-212-29-0000, 0594-212-30-0000

APPLICATION TYPE: REVISION TO AN APPROVED ACTION

APPLICANT: PIONEERTOWN MOTEL, LLC

ADDRESS: 5240 CURTIS ROAD **PHONE:** (760) 365-7001

PLANS PREPARED BY: K. BEN LOESCHER, AIA **PHONE:** (310) 745-9211

FIRM: LOESCHER MEACHEM ARCHITECTS, 353 S. BROADWAY, #201, CA, 90013

PREPARATION DATE: 02/03/2020 **REVISED:** 08/03/2020

LOT COVERAGE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- PAVING
- WOOD DECKING

LOT COVERAGE PERCENTAGE

TOTAL LOT SIZE: 264,904 SF

NEW BUILDING: 28,168 SF / 264,904 SF = 11%

PAVING: 1,569 SF / 264,904 SF = 6%

LANDSCAPING: N/A - LANDSCAPING IS NOT IMPERVIOUS SURFACE

WOOD DECKING: 20,521 SF / 264,904 SF = 7.7%

OPEN SPACE: N/A - OPEN SPACE IS NOT IMPERVIOUS SURFACE

TOTAL LOT COVERAGE: 17.2%. MAX = 80%

SIGNAGE

S1 SIZE: (A) 6" X 36" H / (B) 25" W X 36" H
COPY: "PIONEERTOWN"
ILLUMINATION: FRONT LIT WITH TRADITIONAL SURFACE MOUNT FIXTURE

S2 EXISTING SIZE: 5'-6" X 30" H
EXISTING COPY: PIONEERTOWN MOTEL
ILLUMINATION: FRONT LIT WITH TRADITIONAL SURFACE MOUNT FIXTURE

S3 EXISTING SIZE: 12'-10" W X 36" H
EXISTING COPY: PIONEERTOWN MOTEL
ILLUMINATION: FRONT LIT WITH TRADITIONAL SURFACE MOUNT FIXTURE

S4 SIZE: 9" X 30"
COPY: "WELCOME"
ILLUMINATION: VINTAGE STYLE NEON ON A RUSTIC METAL FRAME

LANDSCAPING LEGEND

- PROPOSED LANDSCAPING
- PROPOSED TREE

LANDSCAPING PERCENTAGE

TOTAL LOT SIZE: 264,904 SF

LANDSCAPED AREA: 55,629 SF

TOTAL LOT COVERAGE: 21%

LIGHTING NOTES

- ALL EXTERIOR LIGHTING TO COMPLY WITH INTERNATIONAL DARK SKY PRINCIPLES
- ALL PATHWAY LIGHTING WILL BE DESIGNED TO PROVIDE 1FC MINIMUM ILLUMINATION ON THE HORIZONTAL WALKING SURFACE
- ALL PARKING LOT LIGHTING WILL BE DESIGNED TO PROVIDE 1FC MINIMUM ILLUMINATION ON THE PARKING SURFACE
- ALL LIGHTING TO BE TRADITIONAL IN STYLE OR MADE OF RUSTIC MATERIALS
- REFER TO LETTER OF INTENT FOR LIGHTING SPECS AND DESCRIPTIONS

NOTE: FOR REFERENCE IMAGES AND SIGNAGE NOTES, REFER TO LETTER OF INTENT.

PLANT AND TREE PROTECTION LEGEND

- TREE TO BE DEMOLISHED
- EXISTING TREE TO REMAIN
- JOSHUA TREE TO BE DEMOLISHED
- EXISTING JOSHUA TREE TO REMAIN

LIGHTING LEGEND

- PATHWAY LIGHTING. NOTED FOR LOCATION, NOT QUANTITY
- BUILDING LIGHTING
- GUESTROOM ENTRY LIGHTS