

**NOTICE OF PENDING LAND USE DECISION  
THE TOWN OF APPLE VALLEY PLANNING DIVISION**

14955 DALE EVANS PARKWAY  
APPLE VALLEY, CA 92307

**THE FOLLOWING APPLICATION HAS BEEN RECEIVED AND IS UNDER  
CONSIDERATION BY THE TOWN OF APPLE VALLEY PLANNING DIVISION:**

**CASE NUMBER:** Development Permit No. 2025-008

**APPLICANT:** Christine Obnial C/O Starbucks

**PROPOSAL:** Proposal to convert an existing fast-food restaurant into a drive-thru coffee shop on 0.4 acres within the General Commercial (C-G) zoning designation located at 20781 Bear Valley Road, on the south side of Bear Valey Road, approximately 430 feet west of Kiowa Road (Applicant: Christine Obinal, APN: 0434-051-84).

**LOCATION:** APN: 0434-051-84, 20781 BEAR VALLEY RD

Any interested party may present information, which may be of assistance to the Planning Division on this proposal and the environmental determination.

The proposed project application may be reviewed at the Town of Apple Valley Planning Division, located at 14955 Dale Evans Parkway, Apple Valley, CA 92307, Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. (**closed the subsequent Fridays**). For further information please contact Giovanni Salgado, Assistant Planner, at (760) 240-7000, extension 7202 or [gsalgado@applevalley.org](mailto:gsalgado@applevalley.org).

The Planning Division will approve, deny or modify the project or refer the project to the Town Planning Commission for further consideration.

All communications must be received by the Town of Apple Valley Planning Division no later than Thursday, December 27, 2025.

Date mailed: December 18, 2025.

## Project Location:

