

September 29, 2021

Michael Morcos
C/O Joshua Tree Real Estate Holding, LLC
7231 Rampart Lane
La Palma, CA 90623

**RE: PRE-APPLICATION, PA 04-21
Joshua Tree Real Estate Holding, LLC
56569 Twentynine Palms Highway Mixed-Use Development**

Mr. Morcos:

Thank you for submitting a Pre-Application to the Town of Yucca Valley. Staff has reviewed the project and provides the following comments based upon the plans submitted.

Please note that the pre-application process is designed to be informal. Based upon the plans received to date for this pre-application, several issues require clarification and more specific information, and it would be premature for the Town to issue a set of draft set of conditions of approval. The informal process of a pre-application allows dialogue between Town staff and project proponents so that a thorough and complete project understanding has been accomplished.

Based on our preliminary review of the provided plans, below is our understanding of the proposed project:

1. The project site is located at 56569 Twentynine Palms Highway; APNs: 0587-351-03, 0587-351-04, and 0587-351-05. The project area is approximately 3.48 acres.
2. The project consists of 10,000 square feet of restaurant and/or other commercial uses along Twentynine Palms Highway with two (2) stories of multi-family residential units above the commercial uses, and an additional three-story multi-family residential structure to the south of the commercial uses. In total, 74 residential units would be provided.
3. The property is zoned General Commercial (C-G). The General Plan Designation is Commercial within Corridor Residential Overlay area. Please refer to the adopted General Plan on the Town's website for more information.

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

4. The proposed density is approximately 21 dwelling units per acre.
5. The residential units are each 650 square foot, one- (1) bedroom units.
6. The project is planned to have 40 commercial parking stalls and 138 residential parking stalls provided on-site.

Based on this information, the Town provides the following comments:

1. A mixed-use development is permitted in C-G zoning with an approved Specific Plan.
2. The adopted General Plan specifies that residential projects located in the Corridor Residential Overlay have between 14.1 to 25.0 dwelling units per acre. The proposed 21 dwelling units per acre is consistent with this standard.
3. The total right-of-way for Twentynine Palms Highway is 134' (67' half-width). Provided site plan does not show the Twentynine Palms Highway right-of-way. A raised median island is anticipated to be required to prevent left turns from Twentynine Palms Highway.
4. Road improvements will be required for the access road to the south of the project site.
5. One (1) bedroom multi-family dwelling units require 1.5 parking spaces for each unit. Based on 74 dwelling units, 111 residential parking stalls are required, of which 25% may be compact. At least one (1) of the spaces for each unit shall be within a garage or carport. At least six (6) stalls shall be disabled parking spaces. See Development Code Chapter 9.33 (attached) for more information.
6. Commercial uses between 5,000 and 20,000 square feet require one (1) loading space.
7. Multi-family developments require one landscape or shade tree stall for every seven (7) spaces of open parking areas.
8. A bicycle rack, locker, or other secure bicycle parking facility is to be provided for every thirty (30) parking spaces. Each project is required to include a minimum of one bicycle rack capable of holding at least three (3) bicycles. See Development Code Chapter 9.41 (attached) for more information.
9. Illustrate Electric Vehicle (EV) charging spaces equipped with EV chargers.
10. All multi-family developments shall provide at least 30% of the net site area (not including any street right-of-ways) as common usable open space. Rooftop open space areas may be used to satisfy this requirement, granted the rooftop open space area conforms with the requirements provided in Development Code Chapter 9.08.070 (attached).
11. The proposed project is located in FEMA flood zone A and is located in a Flood Plain Safety District FP-1. Please refer to attached Code Chapters 8.04 (Flood Control) and 9.18 (Floodplain Safety Overlay District) for more information on requirements for construction projects located in flood zones.

12. The proposed project would require a lot merger to combine the three separate parcels.
13. Outdoor lighting fixture shall conform to Chapter 8.70 of the Town's Development Code (attached).
14. Western Joshua Tree removals or transplants on commercial properties require authorization from the California Department of Fish & Wildlife (CDFW). Please contact CDFW about any potential Western Joshua Tree removals or transplants.
15. Please contact the Morongo Basin transit Authority (MBTA) regarding locating a bus stop that serves the facility.

The proposed project may have additional comments based on potential changes or corrections. These preliminary comments are intended to provide the applicant with additional understanding of Town requirements.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317.

Best regards,



JARED JEROME
Associate Planner