

November 4, 2021

Brian Diebolt
Design Concepts
57445 Twentynine Palms Highway, #304
Yucca Valley, CA 92284

**RE: SITE PLAN REVIEW, SPR 04-21, Vatson Holdings Multi-Family Residences
7120 Palo Alto Avenue**

Mr. Diebolt:

Thank you for submitting an application for a Site Plan Review, which the Town received on October 13, 2021. In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. Staff has reviewed the application and has deemed your application incomplete at this time. It has been determined that additional information is required in order to continue reviewing the application.

Below is a summary of comments on the revised plans:

1. 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).
2. Illustrate light intensity (lumens, foot candles) on Lighting Plan.
3. Illustrate street right-of-way half-widths on Site Plan.
4. Provide utility plan showing utility connections including sewer.
5. Include trash enclosure to accommodate 3-bins (trash, recycling, organics/compost)
6. One (1) of the units shall be ADA accessible and four (4) remaining units shall be ADA adaptable.
7. Please illustrate ADA path of travel to accessible unit.
8. See attached grading plan mark-up for notes about missing elevations.
9. Please illustrate square footage of landscaped area.

In addition to the above comments, please submit the following items:

1. Materials Board
2. Preliminary Title Report
3. Grant Deed
4. Utility Service Letters
5. Biological Assessment
6. Air Quality and Greenhouse Gas Report

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The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

7. Traffic Study
8. Preliminary Soils and Geotechnical Report
9. Drainage Study

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317 or via email at jjerome@yucca-valley.org.

Best regards,



Jared Jerome
Associate Planner