

Date Received	_____
By	_____
Fee	_____
Case #	_____

VARIANCE PLANNING APPLICATION

(Print Legibly)


Applicant Southern California Gas Company Phone 909-693-1119
 Address 8101 Rosemead Blvd., SC720F City Pico Rivera State CA Zip 90660
 Contact Person/Representative Raymond Atkins Phone 909-693-1119
 Address 8101 Rosemead Blvd., SC720F City Pico Rivera State CA Zip 90660
 Property Owner Morongo Basin Humane Society* Phone _____
 Address _____ City _____ State _____ Zip _____

Assessor Parcel Number(s) 0594-061-08

Describe Variance Being Requested: Reduce set back requirement from 15ft to 11ft
for installation of 8ft high wrought iron/masonry fencing along Pioneertown Road

Owner's Signature  Date 7-23-12

NOTE: THE INFORMATION I HAVE PROVIDED IS TRUE AND OPEN AS PUBLIC INFORMATION. THE PLANNING APPLICATION DOES NOT GUARANTEE APPROVAL OR CONSTITUTE A BUILDING PERMIT APPLICATION. ADDITIONAL FEES MAYBE REQUIRED DEPENDING ON ANY ADDITIONAL ADMINISTRATIVE COSTS.

Applicant's Signature  Date 7-23-12

*Current property is the Morongo Basin Humane Society, the property is in escrow to be sold to the Southern California Gas Company

**Town of Yucca Valley
Community Development/Public Works Department
58928 Business Center Dr
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084**

SUBMITTAL REQUIREMENTS

Listed below are the general requirements to be submitted with all Variance applications. In some cases additional requirements will be required depending on the request of the Variance.

GENERAL REQUIREMENTS

1. Planning Application
2. Filing fee payable to the Town of Yucca Valley
3. Variance Findings
4. Legal Description C the lot and parcel/tract number must be provided on the application forms and the site plan. If lot and parcel/tract numbers are not available, provide a metes and bounds description.
5. Property owners list - with your application you must provide a list (on Avery labels, 33 per 82" x 11" page) of all property owners and their addresses within 300 feet of the exterior boundaries of the property in question. This list will be used for public notification. An illustration on how to obtain the 300 foot mailing list is provided.
- 6) Plan Submittal - 15 sets folded to approximately 82" x 14" for Major Variance or 5 folded sets for Minor Variance. Re-submittal with corrections (number specified by staff)

Additional Requirements

NOTE: If your variance is submitted with a development permit application (such as a Conditional Use Permit, or Tentative Map), submittal requirements will be specified by the application. The requirements listed below is provided for those cases where a variance application is filed independently of any other applications. If you have questions, contact the Community Development Department.

Parking and Building Setback Regulations/Submittal Requirements

The following requirements are to be submitted with variance applications for parking and building setback/regulation issues. During the pre-application meeting, these will be discussed and it will be determined which will be applicable to your application.

Site Plan - The Site Plan is a layout of the property specifying the location of structures, parking spaces, driveways, landscaping, etc. The intent of the Site Plan is to visually illustrate how the development or change of the property will look. The following specifications are required on each site plan submitted:

Yes No N/A

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Site plan or plot plan preferably at 1" = 20', 1" = 30', or 1" = 40' scale |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Vicinity map to clearly identify the way in which the project fits in with the adjacent streets |

- 3. A North arrow
- 4. Existing topography including natural features to be preserved (such as trees, rocks, outcroppings, water courses)
- 5. Alignment and names of adjacent streets (Show the distances from proposed and/or existing driveways on the site)
- 6. All paved areas including parking areas, driveways, malls, plazas, and existing or proposed sidewalks (Specify location, width, and heights as well as the location and width of all bike trails if shown on the Town's Trails Plan.)
- 7. Location and dimensions of proposed parking aisles
- 8. Pavement striping and markings
- 9. Total of parking spaces provided and the total required by the Development Code. (Provide numerical count and percentages of all types of spaces.)
- 10. Handicap ramps
- 11. Truck turn radii (wheel base 35') at trash enclosures and other anticipated areas illustrating that your Variance will not effect entrances of disposal truck or other large vehicles
- 12. Existing land uses of adjacent properties
- 13. Location and height of all walls or fences
- 14. Location and square footage of building(s)
- 15. Dimensions of setbacks
- 16. Dimensions of the property

Building Elevations - Elevations are plans that illustrate the building from all sides at ground level. This allows for visual illustration of how the building will look when it is completed. The plans must provided the following:

Yes No N/A

- 1. Drawn to scale preferably 1" = 4', or 1"=8'
- 2. Illustrate elevations (from all sides) of the building showing the dimensions of the building. If the building is more than one story, the dimensions of the height shall show height of all stories and the overall height

- 3. Site plan indicating location and dimensions of buildings, existing signs, and proposed sign(s)
- 4. Elevation of the proposed sign(s).
- 5. Elevation/cross-section of building illustrating location of existing and proposed sign(s)
- 6. Colored copy of sign indicating type and ID number of the color
- 7. Sign summary of proposed total signage.

VARIANCE FINDINGS

Please respond to each question in as much detail as you possibly can.

- 1) Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems?

No, fence height of 8ft will not be detrimental to other properties or land uses in the are or substantially interfere with the present or future ability to use solar energy system.

- 2) Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity?

The Gas Company intent to store company vehicles with tools and yard stock outdoor on site. It is important for them to protect the company asset from burglar and vandalism. The 8ft. fencing is the company standard for this type of facility and proof to provide the desire protection the Company needed at other locations

- 3) Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district?

Yes, the strick application of the regulation will allow the fence height at on 4 feet. The Gas Company will not be able to secure the company asset within the property.

- 4) Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?

Yes, to mitigate the impact of a higher fence height, we intend to provide lanscape in the proposed 11ft set back area to dress up the frontage of the property that is in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plar

HOW TO PREPARE A 300 FOOT RADIUS MAILING LIST

All Variance Applications require the applicant to submit a list of residents and property owners that live and/or own property within a 300-foot radius of the property in question. This process is required by the State of California to notify residents and property owners in the immediate vicinity. Staff will send public notices to these individuals informing them of the proposed project and scheduled public hearings. (Please refer to the attached map)

Step 1 : Where to Look?

Obtain the appropriate page(s) from the Assessor=s Parcel Book.

Example: If your Assessor=s Parcel Number (APN) is 587-132-04, you would look in book number 587, page 13, block number 132, parcel number 4.

Step 2 : Determining the Radius

To measure the 300-foot radius, measure 300 feet from property lines (**Not from the center of the property**). The measuring scale is usually located on the page. The measurement should extend from all four sides and four corners.

Example: As illustrated on the attached map, measure 300 feet from every side of the property line. Hence, the radius extends to adjacent streets and blocks.

Step 3 : Obtaining Addresses

Once you have determined the 300-foot radius, you must identify the owners of those properties that are encompassed by the radius. You will then list the APNs as shown within the radius. You can obtain the corresponding names and addresses of the property owners at the San Bernardino County Assessor=s Office or a Title Insurance Company. There may be a fee for this service through a title company. The list of property owners must be on Avery labels, 33 per 82" x 11" page. This will be used for public notification.

Example: Assessor=s Parcel Number
Any Name
Any Street
Any Town, State 00000

Step 4 : Notices

Submit your mailing list with the Variance Application and staff will send public hearing notices to these individuals.

recommendation. The Council is the governing authority that reviews most development permits. The following decisions may be reached:

- 1) The Council may approve the project as submitted.
- 2) The Council may require modification(s) to the application and/or conditions of approval. In this case, you are required to modify the application to conform with the Council=s requirements. The Council may request a continued hearing or allow staff to review the modifications.
- 3) The Council may deny the application.

Step 9: Construction and Inspection

After the Council approves your application you are required to submit the construction plans for review by the Town=s Engineering and/or Building & Safety Divisions. After construction has been completed, the site will be inspected.

Other information handouts regarding grading plans, street improvement plans, building construction plans and related permits are available at the Community Development Department.