



Pre-Application

Date Received	<u>4/6/22</u>
By	<u>Even</u>
Fee	<u>\$535</u>
Case #	<u>PA 04-22</u>

General Information

APPLICANT Amir Samani Phone 323-270-1982

Mailing Address 4637 Corliss St. Email nello1599@gmail.com

City Los Angeles State CA Zip 90041

REPRESENTATIVE _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

PROPERTY OWNER GEMSTONE PROPERTIES, LLC Phone 323-270-1982

Mailing Address 7122 BEVERLY BL. Email nello1599@gmail.com

City Los Angeles State CA Zip 90036

Project Information

Project Address CHIA AVENUE @ ENCELIA DRIVE

Assessor Parcel Number(s) 0595-201-11 LOT SIZE: 1.2 ACRES

Project Location YUCCA VALLEY, CA 92284 (AIROPORT AREA)

Project Description: SINGLE ROOM OCCUPANCY CODE REGULATED UNDER CUP PERMIT AS
CHAPTER 9.48.030—AS WELL AS SOCIAL SERVICE OFFICE AND ADMINISTRATION SPACE.

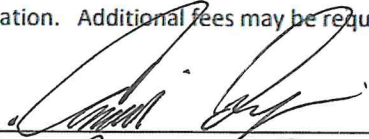
1/2 MILE FROM THE TRANSPORTATION CENTER OF YUCCA VALLEY

Please attach any additional information that is pertinent to the application.

ENCLOSED PLOT PLANS, PLANS AND DESCRIPTION LETTER


Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signature: 
Name: Amit Samanipour
Date: 4/6/22

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

_____ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: 
Name: Amit Samanipour
Date: 4/6/22

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Dr
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of the letter, staff may stop processing of the application and/or not schedule the project for action by the Planning Commission or Town Council.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual time spent processing this application will be paid to the Town of Yucca Valley

Deposit Paid: \$

\$ 535.00

Applicant's Signature

Amir Samani

Applicants Name
(Please print)

Amir Samani

Date:

4/6/22

Town of Yucca Valley
Community Development Department
Planning Division
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GEMSTONE PROPERTIES SINGLE ROOM OCCUPANCY FACILITIES

PROJECT DESCRIPTION:

2 BUILDINGS EACH ONE WITH 48 UNITS OF SINGLE ROOM OCCUPANCY.

ADDITIONAL BUILDING CONTAINING, 2 COMMON AREAS WITH 624 Sf EACH ONE, AND A SOCIAL SERVICE OFFICE WITH 624 Sf, AND THE ADMINISTRATION QUARTERS WITH 624 Sf AS WELL, WITH A TOTAL OF 2,880 Sf.

THE LOT IS LOCATED WITHIN 1/2 MILE OF THE YUCCA VALLEY TRANSPORTATION TERMINAL-TERMINAL.

THEY ARE 26 PARKING SPACES WITHIN THE LOT, AND 30 SPACES AVAILABLE AT NIGHT FOR RENT ON THE STORAGE FACILITIES NEXT DOOR, ACCESSIBLE ONLY FOR TENANTS IN THIS FACILITY.

SINGLE ROOM OCCUPANCY UNITS AS PERMITTED UNDER CUP OF THE YUCCA VALLEY CODE 9.48.030

9.48.030: SINGLE ROOM OCCUPANCY UNITS:

A. Single Room Occupancy Purpose And Intent: It is the purpose and intent of this section to regulate the development and operation of single room occupancy land uses. Single room occupancy units provide housing opportunities for lower income individuals, persons with disabilities, the elderly and formerly homeless individuals.

B. Definition: "Single room occupancy" shall mean a facility providing dwelling units where each unit has a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of three hundred fifty (350) square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

C. Location; Application: Single room occupancy units shall be located exclusively in the industrial (I) land use district with the approval of a conditional use permit. An application pursuant to this section shall be processed concurrently with any other application(s) required for housing development.

D. Development Standards: The following development standards shall be used in conjunction with the industrial district standards for any single room occupancy development:

1. Unit Size: The minimum size of a unit shall be one hundred fifty (150) square feet and the maximum size shall be three hundred fifty (350) square feet which may include bathroom and/or kitchen facilities.

2. Occupancy: An SRO unit shall accommodate a maximum of two (2) persons.

3. Common Areas: A minimum of ten (10) square feet for each unit shall be provided for common areas. All common areas shall be within the structure. Dining rooms, meeting rooms, recreational rooms or other similar areas may be considered common areas. Shared bathrooms, kitchens, janitorial storage, laundry facilities and common hallways shall not be considered as common areas.

4. Kitchen Facilities: An SRO is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and a stove, range top or oven. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one kitchen per floor.

5. Bathroom Facilities: For each unit a private toilet and sink in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of fifteen (15) square feet. If private bathing facilities are not provided for each unit, shared shower or bathtub facilities shall be provided in accordance with the most recent edition of the California building codes for congregate residences with at least one full bathroom per every three (3) units on a floor. The shared shower or bathtub facility shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.

6. Closet: Each SRO shall have a separate closet.

7. Laundry Facilities: Laundry facilities shall be provided in a separate room at the ratio of one washer and dryer for every ten (10) units, with at least one washer and dryer per floor.

8. Cleaning Supply Room: A cleaning supply room or utility closet with a washtub with hot and cold running water shall be provided on each floor.

9. Management: A management plan shall be submitted with the development application for an SRO facility and shall be approved by the director and the chief of police. The management plan must address management and operation of the facility, rental procedures, safety and security of the residents and building maintenance. (Ord. 254, 12-16-2014)

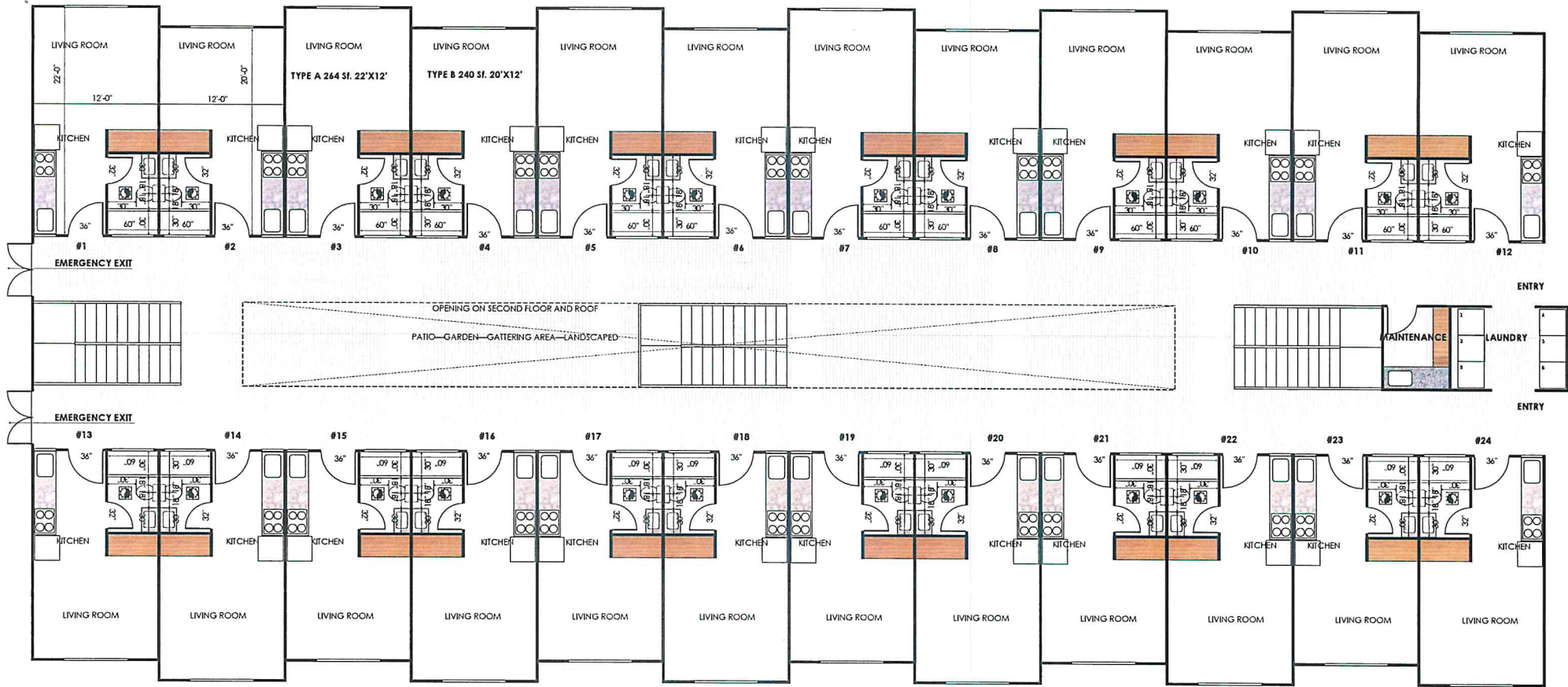


PROJECT: 48 SINGLE ROOM OCCUPANCY UNITS—2 BLOCKS APN 0595-201-11—LOT 1.2 ACRES
2 BLOCKS—2 STORY BUILDING: 48 UNITS—240 Sf. + 48 UNITS— 264 Sf.
COMMON SPACE—RENTAL ADMINISTRATION—SOCIAL SERVICES OFFICE & ATTENDANT UNIT
GEMSTONE PROPERTIES, INC

CONTACT: NELLO MANCIATI—323-270-1982—nello1599@gmail.com

3/2022

SHEET: 1/5



FIRST STORY PLAN—24 UNITS—LAUNDRY—AND MAINTENANCE ROOM

S: 1/4"=1'

CUP PERMIT—CHAPTER 9.48.030—[LESS THAN 1/2 MILE FROM YUCCA VALLEY TRANSIT CENTER—FOR PARKING ALLOWANCES]

8.48.030: SINGLE ROOM OCCUPANCY UNITS:

- A. Single Room Occupancy Purpose And Intent: It is the purpose and intent of this section to regulate the development and operation of single room occupancy (SRO) units. Single room occupancy units provide housing opportunities for lower income individuals, persons with disabilities, the elderly and formerly homeless individuals.
- B. Definition: "Single room occupancy" shall mean a facility providing dwelling units where each unit has a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of two hundred fifty (250) square feet. These dwelling units may have kitchen and bathroom facilities and shall be rented on a monthly basis or longer.
- C. Location: Application: Single room occupancy units shall be located exclusively in the individual (f) land use district with the approval of a conditional use permit. An application pursuant to this section shall be processed concurrently with any other application(s) required for housing development.
- D. Development Standards: The following development standards shall be used in conjunction with the industrial district standard for any single room occupancy development.
 - 1. Unit Size: The minimum size of a unit shall be one hundred fifty (150) square feet and the maximum size shall be three hundred fifty (350) square feet which may include bathroom and/or kitchen facilities.
 - 2. Occupancy: An SRO unit shall accommodate a maximum of two (2) persons.
 - 3. Common Areas: A minimum of ten (10) square feet for each unit shall be provided for common areas. All common areas shall be within the structure. Dining rooms, meeting rooms, recreational rooms or other similar areas may be considered common areas. Shared bathrooms, kitchens, janitor storage, laundry facilities and common hallways shall not be considered as common areas.

- 4. Kitchen Facilities: An SRO is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and a stove, range top or oven. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one kitchen per floor.
- 5. Bathroom Facilities: For each unit a private toilet and sink in an enclosed compartment with a door shall be provided. This compartment shall be a minimum of fifteen (15) square feet. If private toilet facilities are not provided for each unit, shared shower or bathtub facilities shall be provided in accordance with the most recent edition of the California building codes for congregate residences with at least one full bathroom per every three (3) units on a floor. The shared shower or bathtub facility shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with an interior lockable door.
- 6. Closet: Each SRO shall have a separate closet.
- 7. Laundry Facilities: Laundry facilities shall be provided in a separate room at the ratio of one washer and dryer for every ten (10) units with at least one washer and dryer per floor.
- 8. Cleaning Supply Room: A cleaning supply room or utility closet with a washbasin with hot and cold running water shall be provided on each floor.
- 9. Management: A management plan shall be submitted with the development application for an SRO facility and shall be approved by the director and the Chief of police. The management plan must address management and operation of the facility, rental procedures, safety and security of the residence and building maintenance. (Ord. 24, 12-18-2014)

PROJECT: 48 SINGLE ROOM OCCUPANCY UNITS —2 BLOCKS
2 BLOCKS—2 STORY BUILDING: 48 UNITS—240 Sf. + 48 UNITS—264 Sf.
GEMSTONE PROPERTIES, INC

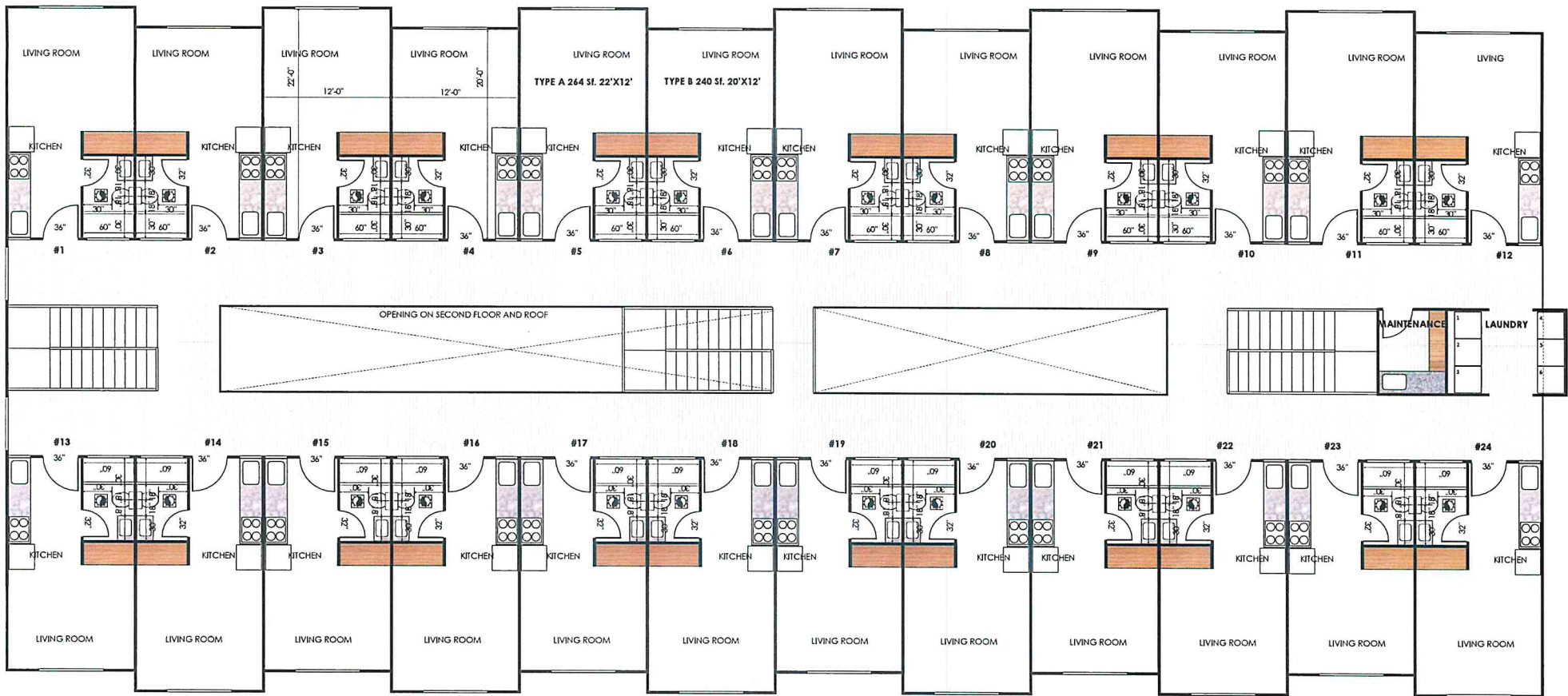
APN 0595-201-11—LOT 1.2 ACRES

3/2022

COMMON SPACE—RENTAL ADMINISTRATION—SOCIAL SERVICES OFFICE & ATTENDANT UNIT

CONTACT: NELLO MANCIATI—323-270-1982—nello1599@gmail.com

SHEET: 2/5



SECOND STORY PLAN—24 UNITS—LAUNDRY—AND MAINTENANCE ROOM

S: 1/4"=1'

PROJECT: 48 SINGLE ROOM OCCUPANCY UNITS —2 BLOCKS
2 BLOCKS—2 STORY BUILDING: 48 UNITS—240 Sf. + 48 UNITS—264 Sf.

APN 0595-201-11—LOT 1.2 ACRES

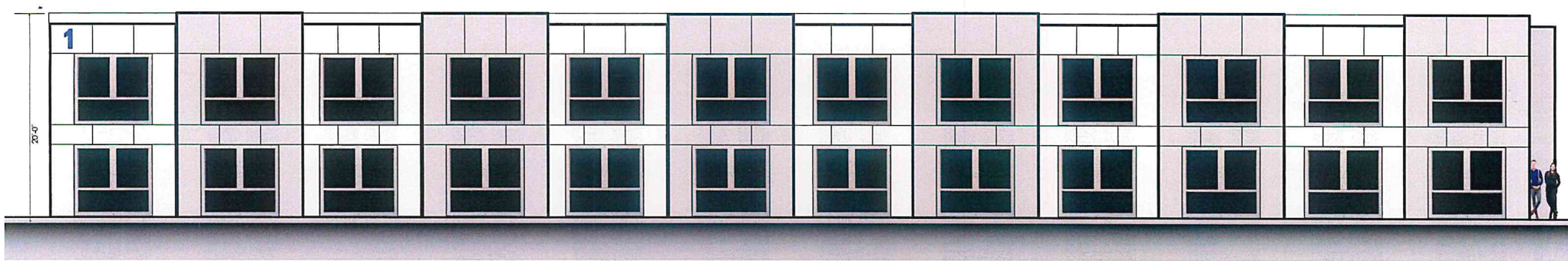
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GEMSTONE PROPERTIES, INC

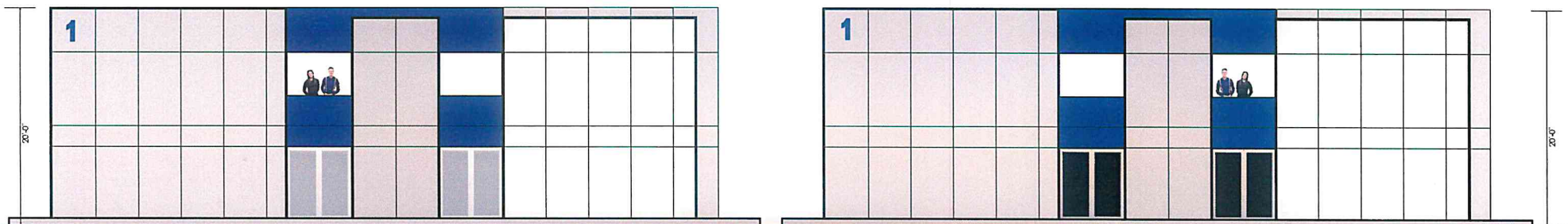
COMMON SPACE—RENTAL ADMINISTRATION—SOCIAL SERVICES OFFICE & ATTENDANT UNIT

CONTACT: NELLO MANCIATI—323-270-1982—nello1599@gmail.com

SHEET: 3/5

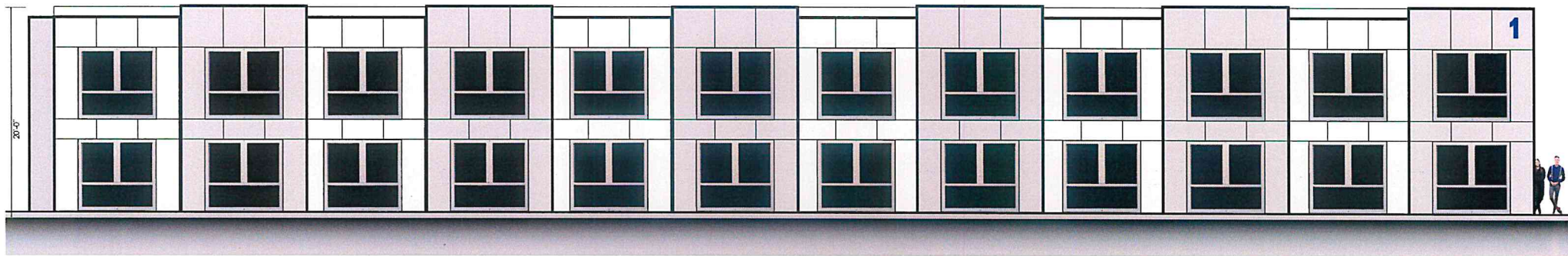


ALLEY ELEVATION AND INTERNAL SIDE VIEWS S: 1/4"=1'



BACKSIDE ELVATION—GARDEN VIEW S: 1/4"=1'

PARKING SIDE ELVATION—MAIN ENTRANCE S: 1/4"=1'



ALLEY ELEVATION AND INTERNAL SIDE VIEWS S: 1/4"=1'

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 2 BLOCKS—2 STORY BUILDING: 48 UNITS—240 Sf. + 48 UNITS—264 Sf.

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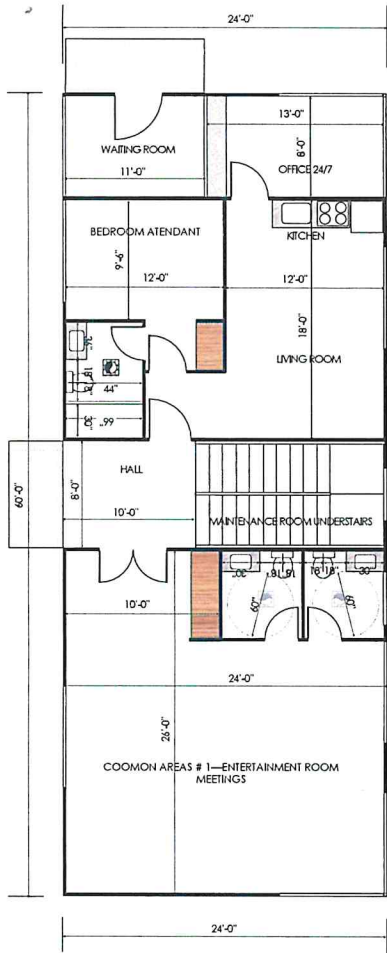
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GEMSTONE PROPERTIES, INC

COMMON SPACE—RENTAL ADMINISTRATION—SOCIAL SERVICES OFFICE & ATTENDANT UNIT

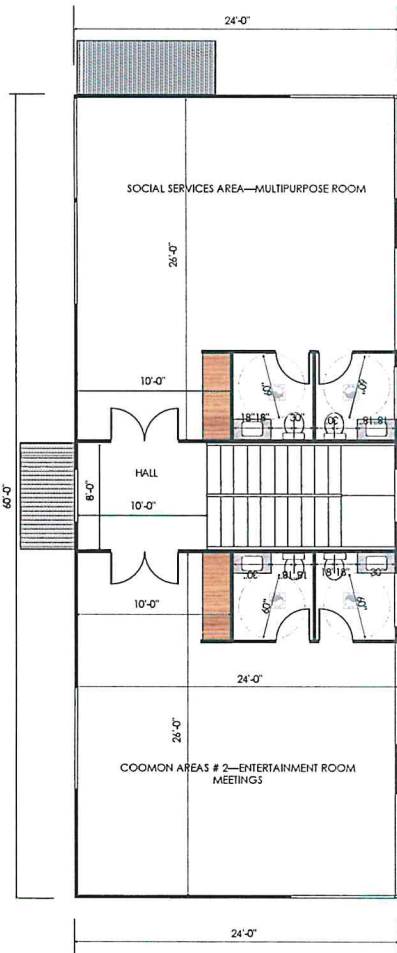
CONTACT: NELLO MANCIATI—323-270-1982—nello1599@gmail.com

SHEET: 4/5



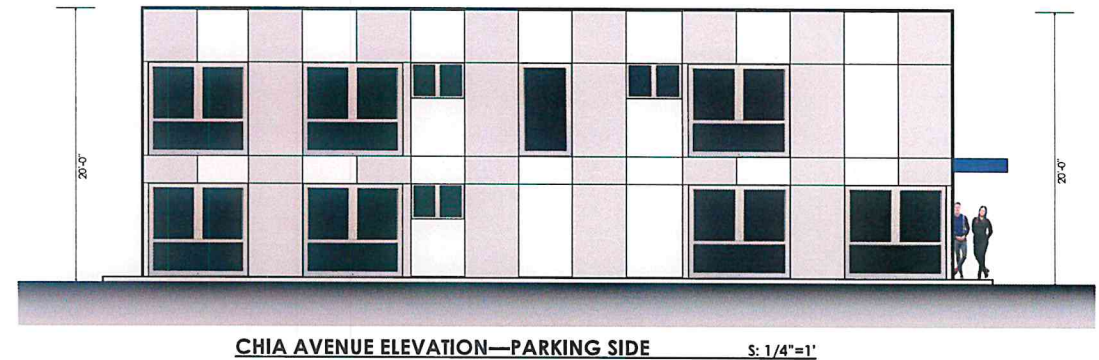
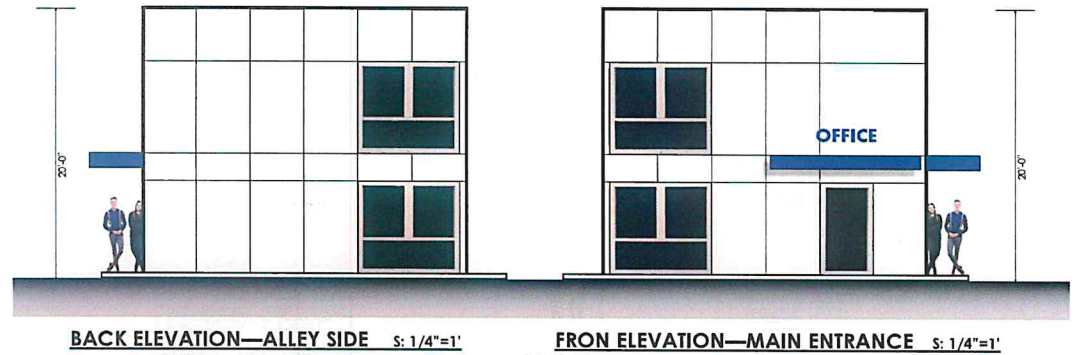
FIRST SORY PLAN S: 1/4"=1'

REGISTRATION—RENTAL—ADMINISTRATION
COMMON AREAS—ATTENDANT HEADQUARTERS



SECOND SORY PLAN S: 1/4"=1'

COMMON AREAS AND SOCIAL SERVICE OFFICE
SOCIAL SERVICE OFFICE—MULTIPURPOSE ROOM



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2 BLOCKS—2 STORY BUILDING: 48 UNITS—240 Sf. + 48 UNITS—264 Sf.

APN 0595-201-11—LOT 1.2 ACRES

3/2022

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SHEET: 5/5