



## Pre-Application

Date Received	4/6/22
By	Evan
Fee	\$535
Case #	PA 03-22

### 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) 0595-201-10 LOT SIZE: 1.1 ACRES

Project Location YUCCA VALLEY, CA 92284 ( AIROPORT AREA )

Project Description: MINI STORAGE—FAMILY SIZE FOR THE USE NOT EXCLUSIVE OF THE TENANTS

AT THE ONE ROOM LIVING UNITS NEXT LOT. AND OPEN TO THE GENERAL PUBLIC. STORAGE BAYS UP TO 480 Sf EACH ONE. AS SPECIFIED ON 9.14.060, AND PERMITTED BY THE CODE AS SPR PERMIT.

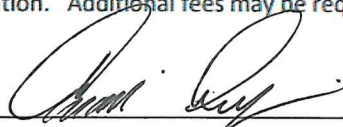
Please attach any additional information that is pertinent to the application.

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: \_\_\_\_\_

Amir Samani

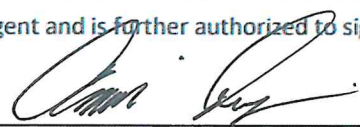
Date: \_\_\_\_\_

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: \_\_\_\_\_

Amir Samani

Date: \_\_\_\_\_

4/4/22

**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](http://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: \$ 18,535.<sup>00</sup>  
Applicant's Signature   
Applicants Name Amir Samraoui  
(Please print)  
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](http://www.yucca-valley.org)

**MICKEYS MINI STORAGE FACILITIES**

## PROJECT DESCRIPTION:

4 BUILDINGS EACH ONE WITH 80 UNITS OF STORAGE ON 2 SIZES 60 Sf AND 72 Sf EACH ONE 2 STORY BUILDINGS WITH LIFT SERVING ALL UNITS.

STORAGE SERVING BAYS UNDER 480 Sf EACH.

CUSTOMER SERVICE 7/24 WITH OFFICE AND ATTENDANT LIVING QUARTERS. AND PUBLIC RESTROOMS FOR TENANTS.

30 PARKING SPACES AVAILABLE FOR RENT AT NIGHT ONLY

MINI STORAGE CONTEMPLATED IN YUCCA VALLEY CODE UNDER MINI STORAGE FACILITY AS SECTION 9.14.060. WITH A SPR PERMIT.

**9.14.060: MINI-/SELF-STORAGE FACILITIES:**

A. General: The only commercial activities permitted on the site of a self-service storage facility shall be rental of storage bays and pick up and deposit of goods and/or property in dead storage. Storage bays shall not be used to: manufacture, fabricate or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.

B. Security Quarters Permitted: Residential quarters for security purposes may be established on the site.

C. Bays Have No Legal Address: Individual storage bays or private postal boxes within a self-service storage facility shall not be considered a premises for the purpose of assigning a legal address in order to obtain an occupational license or other governmental permit or license to do business.

D. Outside Storage:

1. Except as provided in this section, all property stored on site shall be entirely within enclosed buildings.
2. Open storage of private recreational vehicles and dry storage of recreational boats for personal use shall be permitted within a self-service storage facility provided that the following is met:
  - a. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan accompanying the application;
  - b. The open storage area shall not exceed twenty five percent (25%) of the buildable area of the site;
  - c. The open storage area shall be entirely screened from view from adjacent residential areas and all street rights of way by a solid building wall or a masonry wall with a minimum height of eight feet (8');
  - d. Vehicles shall not be stored within the area set aside for minimum building setbacks; and
  - e. No vehicle maintenance, washing or repair shall be permitted on site. Recreational boats stored on the site shall be placed and maintained upon wheeled trailers. No dry stacking of boats shall be permitted on site.

E. Minimum Lot Size: Notwithstanding any other provision of this code the minimum lot size for a self-storage facility shall be one acre.

F. Separation Between Storage Buildings: If separate buildings are constructed, there shall be a minimum ten foot (10') setback between individual buildings within the facility.

G. Maximum Bay Size: The maximum size of a storage bay shall be five hundred (500) square feet.

H. Maximum Building Height: With the exception of a structure used as a security quarters, the maximum height of a self-service storage facility shall be one story. The height of the building shall not exceed twenty feet (20'), except for any architectural features located along the street entrance to the facility. In addition, a parapet wall shall be constructed to screen roof mounted air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed twenty five feet (25').

I. Parking Requirements: See chapter 9.33, "Parking And Loading Regulations", of this title for ministorage parking requirements.

J. Miscellaneous Requirements:

1. Outdoor Lighting: All outdoor lighting shall meet the requirements of title 8, chapter 8.70, "Outdoor Lighting", of this code.
2. Loudspeakers: Exterior loudspeakers or paging equipment shall not be permitted on the site.
3. Bay Doors: Storage bay doors shall not face any abutting property which is residentially zoned, nor shall they be visible from any adjacent residential property or any street right of way.
4. Barbed Wire: Barbed or similar wire may be used for security purposes, but it shall not be visible from any adjacent residential property or any street right of way.
5. Architectural Treatment: The exterior facades of all structures shall receive uniform architectural treatment, including stucco and painting of surfaces. All structures adjacent to properties designated with a residential land use shall have a pitched roof or other treatment comparable to the adjacent residential development. (Ord. 253, 12-16-2014)



**PLOT PLAN** S: 1"=10'

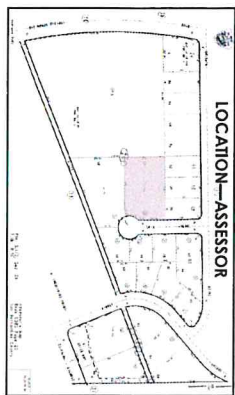
**PROJECT: MINI—STORAGE FACILITY**  
**4 BLOCKS—2 STORY BUILDING: 320 UNITS—33 OPEN STORAGE SPACES**  
**ATTENDANT UNIT AND PUBLIC BATHROOMS**

**GEMSTONE PROPERTIES, INC**

**APN 0595-201-10—LOT 1.1 ACRES** 3/2022

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

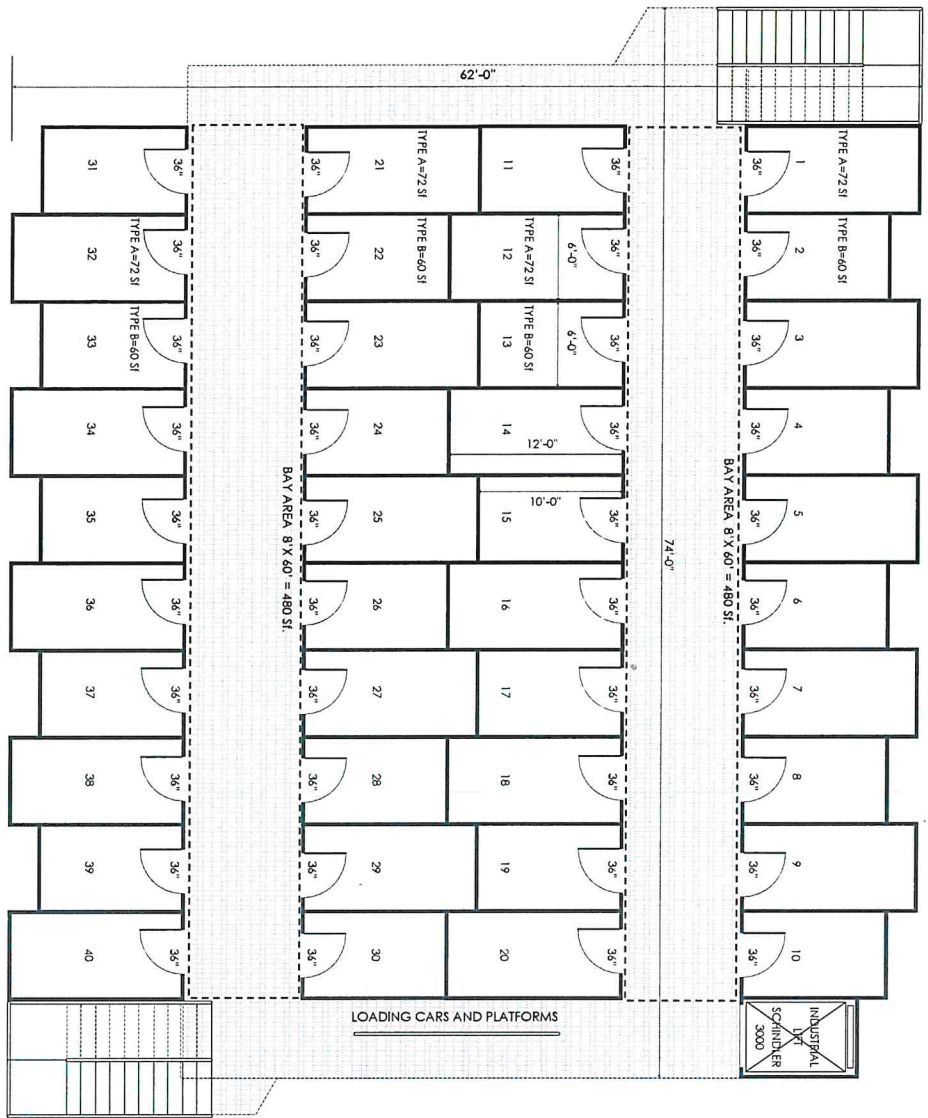
SHEET: 1/4



LOCATION-ASSESSOR

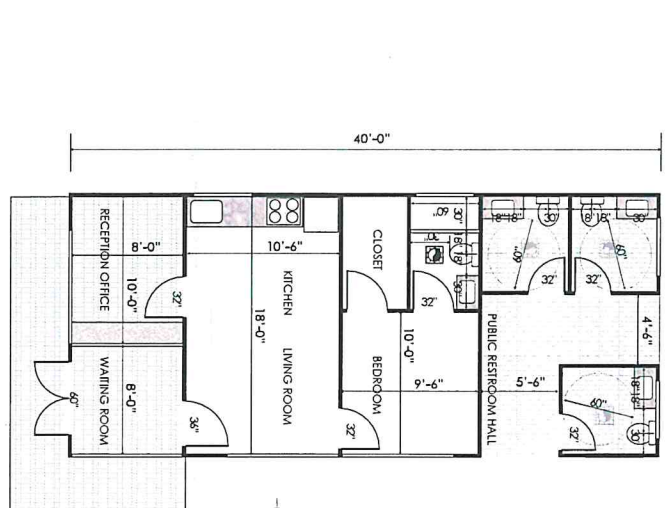
SFR PERMITS AS SECTION 9.14.080

- TABLE 9.14.080 - MINIMUM STANDARDS FOR SFR PERMITS**
1. The applicant shall submit a site plan showing the location of all proposed units, including the location of all loading cars and platforms, and the location of all public restrooms and attendant headquarter units.
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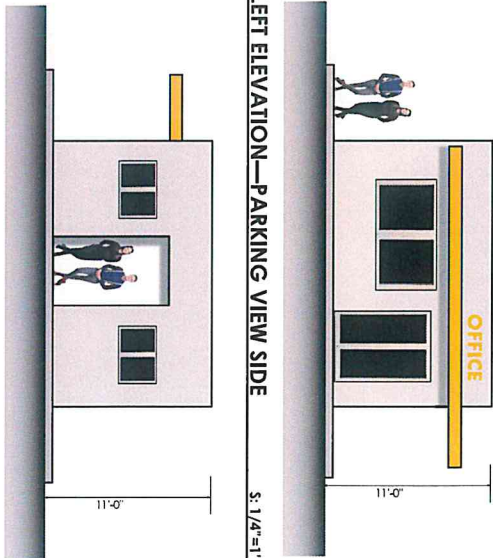
FIRST STORY PLAN 40 STORAGE UNITS—BLOCK MODEL

1/4"=1'



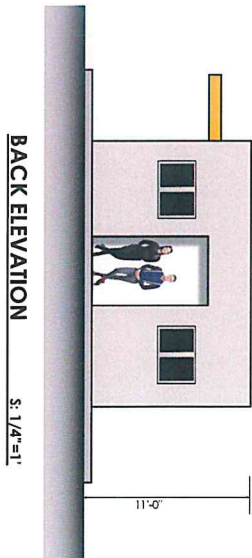
RENTAL OFFICE—ATTENDANT HEADQUARTERS

1/4"=1'



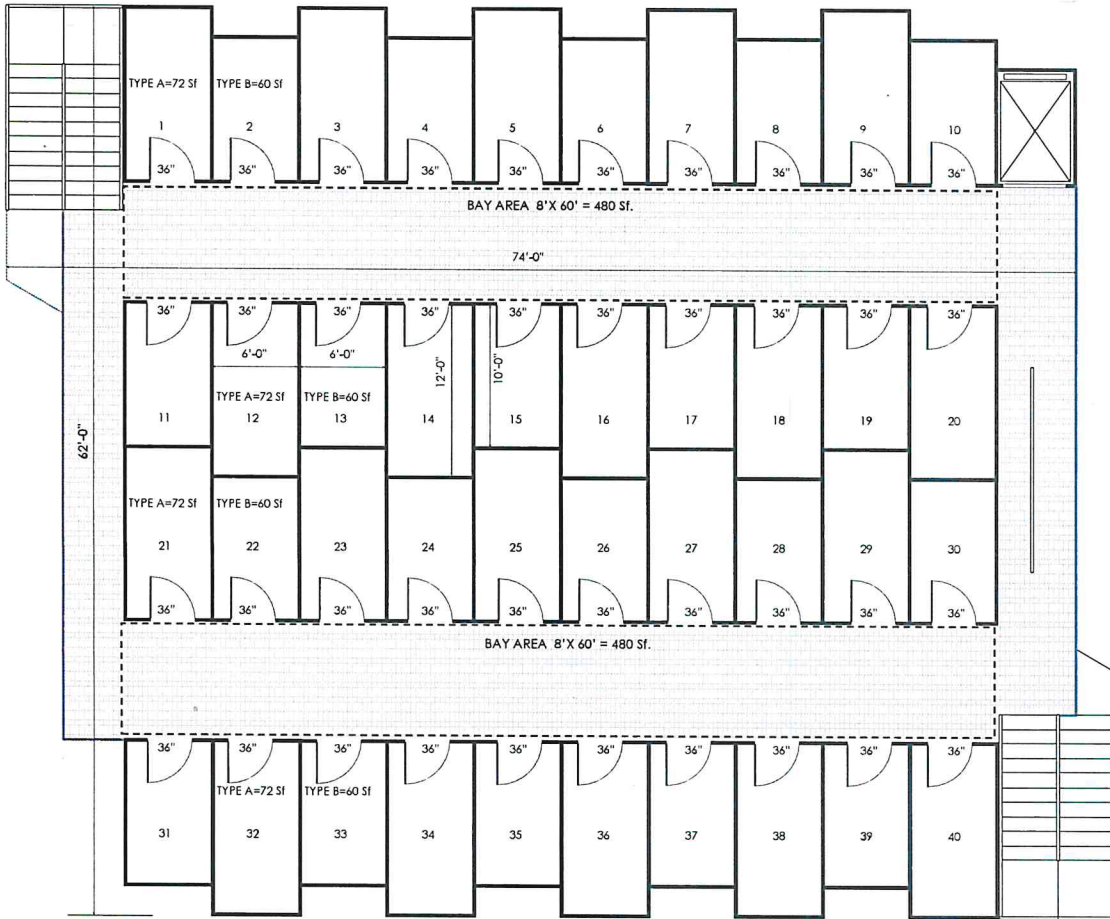
LEFT ELEVATION—PARKING VIEW SIDE

1/4"=1'

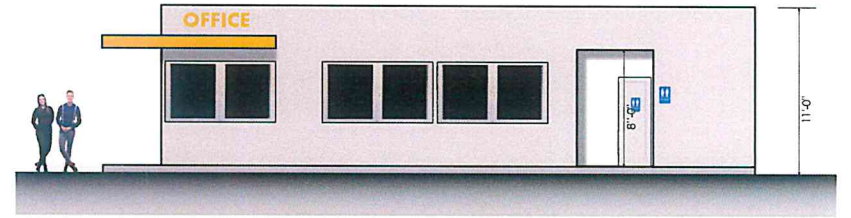


BACK ELEVATION

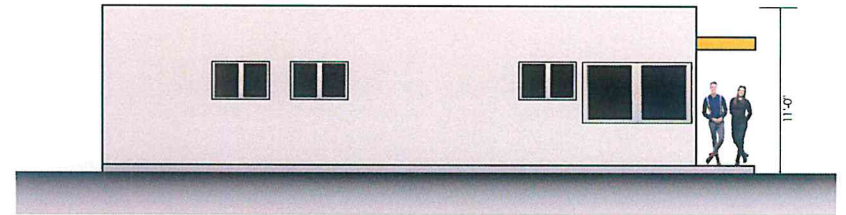
1/4"=1'



**SECOND STORY PLAN 40 STORAGE UNITS—BLOCK MODEL** 1/4"=1'



**FRONT ELEVATION—CHIA AVENUE SIDE** S: 1/4"=1'  
RENTAL OFFICE00ATTENDANT HEADQUARTERS



**BACK ELEVATION—FACING STORAGE** S: 1/4"=1'  
RENTAL OFFICE00ATTENDANT HEADQUARTERS

**PROJECT: MINI—STORAGE FACILITY**  
**4 BLOCKS—2 STORY BUILDING: 320 UNITS—30 OPEN STORAGE SPACES**  
**ATTENDANT UNIT AND PUBLIC BATHROOMS**

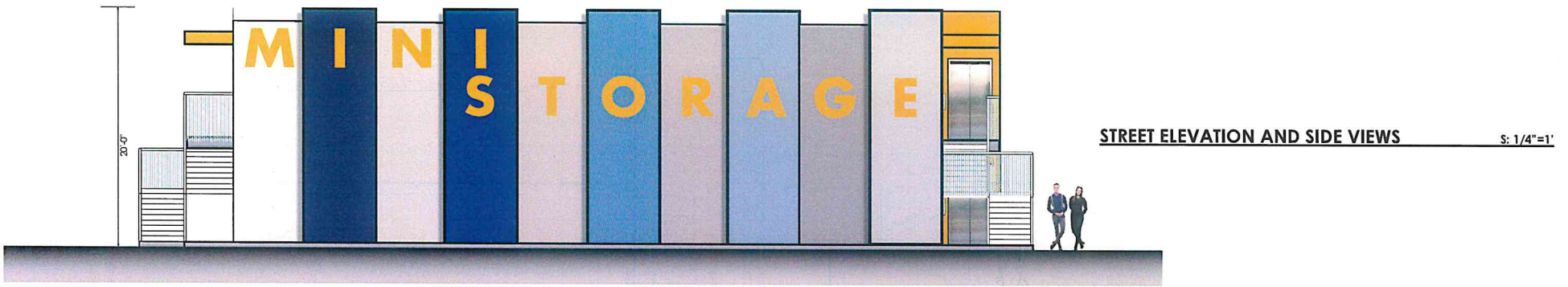
**APN 0595-201-10—LOT 1.1 ACRES**

3/2022

**GEMSTONE PROPERTIES, INC**

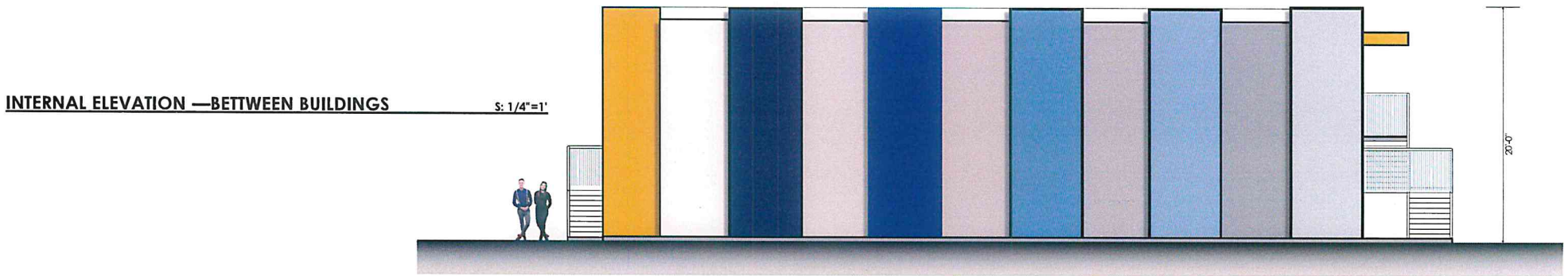
CONTACT: NELLO MANCIATI—323-270-1982—nello1599@gmail.com

SHEET: 3/4



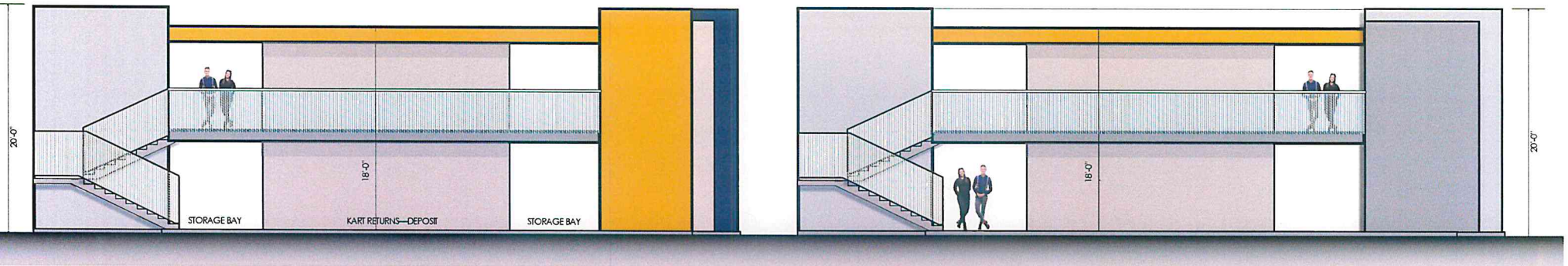
**STREET ELEVATION AND SIDE VIEWS**

S: 1/4"=1'



**INTERNAL ELEVATION —BETWEEN BUILDINGS**

S: 1/4"=1'



**FRONT ELEVATION — FRONT PARKING VIEWS**

S: 1/4"=1'

**BACK ELEVATION**

S: 1/4"=1'

**PROJECT: MINI—STORAGE FACILITY**

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SHEET: 4/4





Town of Yucca Valley  
Community Development/Public Works Depts  
58928 Business Center Dr  
Yucca Valley CA 92284

Receipt # 31090  
Date 4/06/2022  
Rcvd By Wendy Ortiz

Received From Samanipour, Amir  
4637 Corliss St  
Los Angeles, CA 90041

Customer Number	Name	Payment Type	Check/Auth #	Amount Received
20302	Samanipour, Amir	Visa/MC	03139G	535.00

Description : Pre-App PA 03-22 Chia Ave @ Encelia Dr APN 0595-201-10

PA PreApplications 535.00