

Project Description: Evoque Modern's Yucca Valley Apartment Complex

Evoque Modern is proposing a new apartment complex in the heart of Old Town Yucca Valley, California. The development will take place on two adjacent parcels, APN: 058609101 and APN: 058609102, which we are seeking to merge into one comprehensive development site.

The proposed development plan includes the construction of 30 apartments and 6 live-work units, fostering a vibrant community that blends residential comfort and professional functionality. Specifically, the apartment mix will consist of 20 two-bedroom apartments and 10 one-bedroom apartments, designed to cater to a diverse demographic of residents.

Adding to the allure of this development, residents will have access to a swimming pool and a covered area next to the pool, providing an outdoor space for recreational activities and social interactions. The covered area will be equipped with grills, perfect for community gatherings or private events. *clubhouse*

In line with our commitment to preserving the natural beauty of Yucca Valley, we pledge to maintain the integrity of the local landscape and will not disturb any Joshua Trees located on the site during the construction and development process.

Furthermore, we are proposing to reduce the number of off-street parking spaces. This is in accordance with the Yucca Valley Development Code 4.7.2, which allows for parking reductions in mixed-use development districts. The site's location within 400 feet of a public parking lot and less than a half-mile from the Park and Ride Yucca Valley station allows us to invoke these reductions. This proximity to public transit also aligns with California Assembly Bill 2097, which discourages mandatory parking within a half-mile radius of public transit for development projects.

In addition to these considerations, we are proposing an innovative approach to paving. In alignment with the intentions of California Assembly Bill 661, promoting sustainable practices in construction and infrastructure development, we plan to utilize TrueGrid Plus paving technology. This eco-friendly alternative to traditional paving offers multiple benefits including improved site drainage, recyclability, and a H20/HS20 rating for emergency vehicles, further enhancing the sustainability and resilience of our development.

Evoque Modern's Yucca Valley Apartment Complex aspires to become a model of sustainable, community-focused development, setting new standards for residential living in the region. We look forward to bringing this vision to life and creating a positive impact on the Yucca Valley community.

2-bedroom (1200 sqft each)

1-bedroom (850 sqft each)

~~All 30 units~~ ADA accessible (2 units proposed)