



December 1, 2023

Dear Yucca Valley Planning Division,

I am writing to submit a pre-application for the proposed expansion of our self-storage facility located at 55970 Yucca Trail. We aim to construct a new building on the adjacent lot with the intention of seamlessly integrating the design to match our existing property.

To achieve this, we anticipate the need for setback variances, and I would like to present our case for your consideration.

Reasons for Setback Variances:

- 1. Increased Security Through utilizing the Building wall as a Fence:**
One of our primary objectives is to enhance the security measures for our self-storage facility. By utilizing the new building as a structural/security fence, we can establish a robust perimeter that not only fortifies our property but also contributes to the overall safety and security of the neighborhood. The building will act as a protective barrier, discouraging unauthorized access and potential criminal activities that may have the opportunity to take place within a setback area.
- 2. Enhanced Aesthetics:**
We are committed to maintaining and improving the visual appeal of our property and the surrounding area. Designing the new building to harmonize with the existing structures will contribute to the overall aesthetic coherence of the neighborhood. This cohesive design approach ensures that the expansion seamlessly integrates into the existing architectural context, thereby positively impacting the visual character of the community.
- 3. Prevention of Trash Accumulation and Homelessness:**
Implementing a setback, as indicated above, could inadvertently create unused space between our property and neighboring areas. Such spaces often become magnets for trash accumulation and may attract individuals experiencing homelessness. By minimizing the setbacks, we aim to reduce the likelihood of these issues, contributing

to a cleaner, safer, and more inviting environment for both our facility and the surrounding community.

We believe that the proposed building layout is essential for achieving our goals of increased security, improved aesthetics, and the prevention of potential issues associated with unused spaces. We kindly request the City Planning Division's consideration and support in granting the necessary variances to facilitate the successful implementation of our expansion project.

Thank you for your time and consideration.

Sincerely,



Jason Galmeister

Purely Storage