

June 9, 2023

Matthew Stephenson
Evoque Modern
54934 Twentynine Palms Highway
Yucca Valley, CA 92284

**RE: Site Plan Review, SPR 04-23 Evoque Modern Lomita Motel
4942 Lomita Lane**

Mr. Stephenson:

Thank you for submitting the above referenced application which the Town of Yucca Valley received on May 11, 2023. In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The application was deemed incomplete due to the outstanding submittal item listed below.

1. The Traffic Study requires an analysis of Vehicle Miles Traveled (VMT).
2. The Biological Assessment requires an analysis of the full proposed project, including required infrastructure (roadway) improvements per Town standards.
3. The fire letter indicates that the project is located on Acoma Trail and is for 13 units. Please submit fire letter consistent with project description.
4. Materials board with tactile samples.
5. The address appears to be 5022 Lomita Lane, not 4942 Lomita Lane.
6. Project description. This is a one-page narrative that includes information on the existing conditions, your proposed project scope, and business operations (hours of operation, number of employees, products, services, recreational activities and any other information relevant to your project).

Please note that additional comments are anticipated as corrections are made, and additional comments are received from other departments and other regulatory agencies.

Please submit these items at your earliest convenience. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,



Evan Willoughby
Assistant Planner

Planning
(760) 369-6575
Public Works
(760) 369-6579
Building and Safety
(760) 365-0099
Code Compliance
(760) 369-6575
Engineering
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(760) 365-1807
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The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
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