

September 27, 2023

Matthew Stephenson
Evoque Modern LLC
63177 Golden Street
Joshua Tree, CA 92252

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

Mr. Stephenson:

Below is a list of preliminary corrections. Please note that additional corrections may be required based on potential comments being received from other departments and other regulatory agencies.

Site Plan Corrections:

1. Please review Site Plan requirements provided on the Site Plan Review application and ensure submittal is consistent with requirements (e.g., include overlays, adjacent property information, utility locations, scale, etc.).
2. Please illustrate future right-of-ways for Rowell Road and Campero Road.
3. Please illustrate required half-width improvements on Lomita Lane, including travels lanes, sidewalk, curb, etc. Please include from the project site to Buena Vista Drive.
4. Chapter 9.33.050 of the Development Code specifies an 8' loading area for ADA van accessible stall.
5. Chapter 9.33.070 of the Development Code specifies parking stalls shall be double or hairpin lines. Please either illustrate double striping or add note specifying.

Grading Plan Corrections:

1. Please correct APN
2. Provide approximate earthwork quantities.
3. Provide preliminary pad elevations.
4. Delineate existing and proposed easements, property lines, and rights-of-way.
5. Include street improvements as described above.
6. Include street cross section showing existing and proposed improvements, utilities, right-of-ways per Town Engineering standards.

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

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

Please submit these item 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,

A handwritten signature in black ink, appearing to read 'Jared Jerome', with a long horizontal flourish extending to the right.

Jared Jerome
Associate Planner