



June 07, 2024

Attn: Town of Yucca Valley Planning Division
58928 Business Center Dr.
Yucca Valley, CA 92284

PROJECT NAME: Santa Fe Trail Lofts

BRIEF DESCRIPTION OF PROPOSED USE:

The applicant seeks to convert an existing single story 6,000 square foot office building for use as live-work lofts (by right), including four units roughly corresponding to the current demising, with new kitchens, bathrooms, private outdoor space and new features to allow introduction of natural light. The owners would like to make the space available to a range of artists and small businesses.

BRIEF DESCRIPTION OF SITE:

Property Description

APN: 058612212

Address: 55536 Santa Fe Trail
Yucca Valley, CA 92284

Owner: James Elliott
Skyline Ranch Holdings, LLC
1321 Upland Drive, #16654
Houston, TX 77043

Lot Size: 0.26 Acres

Zoning: [Old Town Specific Plan](#) - Old Town Commercial/Residential

Overlays: Biotics: Desert Tortoise and Burrowing Owl

Surrounding Properties

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	General Office	Old Town Commercial / Residential
North	Alley, Retail Store	Old Town Highway Commercial
South	Road, Two Residences	Old Town Commercial / Residential
East	Duplex	Old Town Commercial / Residential
West	Vacant Land, Single Family Residence	Old Town Commercial / Residential

Code Compliance Summary

PROJECT COMPONENT	REQUIREMENTS PER DEVELOPMENT CODE (JT/CS / DESERT REGION)	PROPOSED
Parking	Live-Work Unit: 2 off-street spaces for each 1,000 SF of Floor Area (4 Live-Work Units = 8 off-street spots)	8 off-street 2 on-street 3 inside
Landscaping	10% of parking area	19% of parking area
Building Setbacks	FRONT: PARKING (N/A) SIDE-STREET SIDE: 0' SIDE: 10' REAR (ALLEY): 5'	FRONT: PARKING (N/A) SIDE-STREET SIDE: N/A SIDE: EXISTING (0') REAR: 5'
Site Dedications	Santa Fe Trail Road: 44' (already in place)	See Attachment A
Building Height	3 stories or 45 feet, whichever is less	1 story (14 feet)
Floor Area Ratio	.4:1	.48:1 (EXISTING)

Scope

Project scope include the following:

Program:

- 4 live-work units with revised and updated (1) kitchen, (1) restroom, and (1) stair per unit
- Revised parking layout on Santa Fe trail to allow for addition of landscaped patios and landscape buffer along sidewalk
- Addition of refuse enclosure per Town of Yucca Valley standards

Parking, Loading and Traffic:

- The site is located near the corner of Inca Trail and Santa Fe Trail, one street south of Twenty-Nine Palms Highway. Both roads and the alley were recently improved by the Owner, and include asphalt pavement in the alley, and widened street with curbs and sidewalk on Santa Fe Trail.
- Parking spaces are located on Attachment A. Parking is assumed as 2 stalls per each unit (2 per every 1,000sf of live-work unit)

Lighting, Signage, Landscaping and Grading:

The landscaping scope will consist of new planters at the patios and parking areas. New planting will comply with the Old Town Specific Plan recommendations and utilize plants appropriate to Yucca Valley and the High Desert Region, and require low maintenance. Landscaped areas are shown on Attachment A.

No site grading is anticipated. No significant retaining walls or grading is expected.

Exterior Work:

- No modifications planned to building facades aside from maintenance and new paint (color TBD)
- Roof skylights to be provided above north portion of each unit

Utilities:

- Water will be provided thru the existing connection to the Hi-Desert Water District.
- Sewage will be disposed of through the existing connection to the HDWD.
- Natural gas is available from Southern California Gas Company through the existing connection.
- Electricity will be provided by Southern California Edison through the existing connection.
- Solid waste disposal provided by Hi-Desert Disposal.

Questions for San Bernardino County Planning

- Location of residential/non-residential programming in live-work may not be able to meet Old Town Specific Plan regulations, Section 4.6.2 Live-Work Development Standards B & C:
 - Non-residential portion of live-work lofts can be located on the street-fronting side (south), but it will not comply with the 12' floor to ceiling height. Can an exception be made to the floor to ceiling height requirement in existing buildings? Alternatively, can an exception be made to locate the non-residential portion of the live-work lofts on the rear/north portion of the units?
- Parking:
 - If additional parking is required can the parking stalls be located inside the roll-up doors within each unit?
 - Can Santa Fe Trail be utilized for parallel parking per Specific Plan 4.7.2.2?
- Setbacks:
 - Please confirm the required side setbacks. The side setbacks are currently 0', which is allowed, except for the adjacent parcels being Residential, which required 10' setbacks. Landscape planters and the new trash enclosure would be located in the setback.
- Trash enclosure:
 - Can trash enclosure be modified from the Town's standard? The roughly 16'x17' is a tight fit between the property line and existing building, and blocks the north door into the eastern unit.
 - Can the enclosure doors swing into the alley?