

July 11, 2024

David Martinez
353 S Broadway, Suite 300
Los Angeles, CA 90013

**RE: PRE-APPLICATION, PA 04-24
55536 SANTA FE TRAIL, LIVE-WORK ARTIST LOFTS**

Mr. Martinez,

Thank you for submitting a Pre-Application for a project to be located at 55536 Santa Fe Trail (APN 0586-122-12). Below is a summary of the Town's understanding of the project description:

- The project includes conversion of an existing 6,000 square-foot office building for use as live-work artist lofts.
- Four (4) live-work units are proposed, including new kitchens, bathrooms, and private outdoor space.

Based on the above project understanding, the following processes are anticipated for land use review:

1. The General Plan designation for the property is Old Town Commercial/Residential (OTCR). Please see the Land Use Chapter of the Town's General Plan for more information, linked below for your convenience.
<https://www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update>
2. The property is in the Old Town Commercial/Residential (OTC/R) zoning district. See Chapter 4 of the Old Town Specific Plan (OTSP) for permitted uses and permit requirements, linked below for your convenience. The primary use proposed is live/work dwelling units, which are a permitted use in the OTSP.
<https://www.yucca-valley.org/our-town/departments/community-development/planning/development-docs/old-town-specific-plan>
3. Please see Town of Yucca Valley Development Code, Chapter 9.33 Parking and Loading Regulations for information on required parking and parking standards based on the uses proposed, linked below for your convenience.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15974

Planning
(760) 369-6575
Public Works
(760) 369-6579
Building and Safety
(760) 365-0099
Code Compliance
(760) 369-6575
Engineering
(760) 369-6575
Animal Control
(760) 365-1807
Animal Shelter
(760) 365-3111
FAX (760) 228-0084



The Town of
Yucca Valley

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

4. Based on the materials submitted, a Building Permit and Encroachment Permit application is required. A land use permit is not currently anticipated based on the provided scope of the project. If 500 or more square feet of landscaping is proposed, a Landscape and Irrigation Review application is required.
5. A minimum of 26' is required for 2-way drive aisles. The minimum parking dimensions for standard vehicles are 9'x19' and double or hairpin striping is required for parking stalls.
6. Existing parking spaces for standard-sized vehicles along a public street that abut a parcel are eligible to meet part or all of the parking requirements for the development. Please include dimensions for any on-street parking on Santa Fe Trail on the site plan.
7. Enclosed parking located inside a roll-up door is acceptable.
8. Side setbacks, when adjacent to residential land uses, are 10 feet. A legal nonconforming structure shall not be modified in a manner that expands, extends, or enlarges the use in any manner beyond its existing scope upon the date the nonconformity was created, except for modifications that are limited to minor alterations, improvements or repairs that do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a non-conforming use.
9. Chapter 4, section 4.6.2 of the OTSP provides regulations for live-work units, including the following:
 - a. The minimum floor area of a live-work unit shall be 1,000 square feet. All floor area, other than that reserved for living space, shall be reserved and regularly used for working and display space.
 - b. The minimum floor-to-ceiling height for nonresidential portions of a live-work unit fronting a public street and located at street level shall be 12 feet.
 - c. Each live-work unit shall have a pedestrian oriented frontage that publicly displays the interior of the nonresidential areas of the structure. The first 25 feet of the floor area depth at the street-level frontage shall be limited to display and sales activity.
 - d. Where more than one live-work unit is proposed within a single structure, each live-work unit shall be separated from other live-work units and other uses in the structure. Access to individual units shall be from common access areas, corridors, or hallways. Access to each unit shall be clearly identified to accommodate emergency services.
 - e. The living space within the live-work unit shall be contiguous with, and an integral part of, the working space with direct access between the two areas and shall not be a separate stand-alone dwelling unit. The residential component shall not have a separate street address from the business component.

10. If any of the applicable standards above or provided in the OTSP or Town's Development Code cannot be met, a variance application may be required, if applicable.

See additional agency information below:

1. Please contact the County of San Bernardino Fire District for their standards, application requirements, and fees.
2. Please contact the Mojave Desert Air Quality Management District (MDAQMD) for permit requirements and fees, if applicable.
3. Please consult the California Department of Fish and Wildlife (CDFW) regarding their requirements and mitigation, if applicable.

Thank you for your interest in the Town of Yucca Valley. Should you have any questions please feel free to contact staff at your convenience.

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