



STAFF REPORT

TO: Planning Commission
FROM: Community Development Director
FOR MEETING: Oct 18 2022

SUBJECT: SPR 22-000003, Affordable Housing Project

RECOMMENDATION:

That the Planning Commission conduct the public hearing, consider public comment, find the project Categorically Exempt from CEQA pursuant to Section 15332, Infill Development Projects, and adopt Planning Commission Resolution 22-___, approving the Site Plan and Design Review for the construction of a 100-unit affordable housing project located on the northeast corner of Civic Center Drive and Smoketree Avenue.

ORDER OF PROCEDURE:

Request Staff Report
Commission Questions of Staff
Open the Public Hearing
Receive Public Comment
Close the Public Hearing
Commission Discussion
Motion/Second
Discussion on Motion
Call the Question

ATTACHMENTS:

- [Resolution - SPR 22-000003, Affordable Housing Project](#)
- [SPR 22-000003 Conditions of Approval](#)
- [Architecturals - Floor Plans, Elevations, Perspectives](#)
- [Landscape Plan](#)

BACKGROUND:

This project is a proposal to build 100 affordable, multi-family housing units on a 3.5 acre section of land owned by the City of Twentynine Palms (APN 0618-262-05). The City, as landowner, has partnered with Milestone Housing Group to construct and operate the project. All of the units will be affordable housing units offering homes to low, very low, and extremely low income seniors and families. No market rate units are included.

Site Characteristics

The site is located on the northeast corner of Smoketree Avenue and Civic Center Drive and is adjacent to City Hall and Veteran's Memorial Park. The site slopes to the south towards Civic Center Drive and the San Bernardino County Flood Control Channel further south. The site is currently vacant containing some

scrub vegetation. Evidence of a previous dirt road (El Paseo Drive) exists on the north side of the site. On the east side some paved sections remain where Cholla Avenue existed. Both roads have been abandoned. There is also an area in the southeast part of the site which was previously excavated. And a concrete foundation remains of a previous structure on the north part of the site. The site is under 5 acres and surrounded by development on all four sides and thus is exempt from CEQA per Section 15332, Infill Development Project.

The site was selected for many reasons. It is adjacent to the San Bernardino County Transitional Assistance Department, San Bernardino County Public Library, and City Hall/Sheriff's Department. Veteran's Memorial Park is also adjacent offering a shaded, green recreational area. All of these area locations are within a short walking distance of the project and do not require crossing a road. Nearby are the Twentynine Palms High School and Oasis Elementary School on El Paseo Drive, the Morongo Basin Community Health Center on Split Rock Avenue, the future Channel Trail path to the south, and employment opportunities Downtown further south. A paseo linking El Paseo Drive on the west to Veterans Park on the east is proposed on the north side of the site. A bus stop served by Basin Transit is located adjacent to Veteran's Park on Adobe Road.

Floor Plans and Amenities

The affordable housing project is proposed to consist of 40 units of senior housing and 60 units of family housing. The senior housing building will be a three-story, elevator building containing 40 one-bedroom units. The leasing and amenities for the building will be incorporated into the ground floor of the structure. Resident amenities include a kitchen, restrooms, meeting room, and computer area. An outside patio and BBQ area will be adjacent to the structure.

The family housing component will consist of 60 units in three, three-story walkup buildings. They will contain 16 one-bedroom units, 24 two-bedroom units, and 20 three-bedroom units. Leasing and amenities for the family housing will be located in a separate one-story building. Resident amenities include a kitchen, restrooms, meeting room, and computer area. Outdoor amenities for family housing will include a patio, BBQ area, and a tot lot. The total square footage of all structures is proposed at 96,216. All buildings will comply with the California Building Code requirements including Title 24, fire protection, and on-site solar requirements.

Architecture

The applicant is proposing "Desert Modern" structures that have mid-century modern elements meant to complement the mid-century architecture of City Hall. The material is mostly stucco in desert colors with some C.M.U. blocks to provide contrasting texture. Breeze block accents at the entrances and on the ground floor patios have been incorporated to bring in the mid-century element. The walls and roof lines of the structures are well articulated and the fenestration of large windows and doors allows lots of light to enter the units. Ground floor units have patios and upper floor units have balconies.

Landscape Architecture

In accordance with the Downtown Specific Plan, the project contains high quality landscaping. The applicant is using a plant palette consisting of drought-tolerant, desert-friendly plant materials. Trees include California Fan Palm, Mexican Blue Palm, True Green Elm, Mulga, and Texas Mountain Laurel. Shrubs include Desert Milkweed, Desert Agave, Red Yucca, Soap Tree Yucca, Little Leaf Cordia, Brittle Brush, Red Fairy Duster, and Bear Grass. Ground cover includes Mormon Tea, Dune Primrose, and Trailing Purple Lantana. Also included are boulders and decomposed granite and crushed stone in "desert Gold" and "Apache Brown" colors. The landscaping proposed is of high quality.

Circulation and Street Improvements

Circulation to the site is via one entrance off of Civic Center Drive and one entrance off of Smoketree Avenue. As required by San Bernardino County Fire Department, internal drive aisles are 30 foot wide (above standard) to provide adequate access to three-story buildings. Civic Center Drive and Smoketree

Avenue are to be improved with curb, gutter, and sidewalk further improving pedestrian access in the neighborhood.

Parking

Since the project consists of affordable housing, lower parking requirements are used as mandated by the State. A total of 112 spaces are proposed including seven ADA spaces with van accessible spaces. Approximately 44 of the spaces are proposed to be covered with canopies in which solar panels will be mounted on top.

Drainage/On-Site Retention

On-site retention is planned to utilize a stormwater detention basin in the southwest corner of the site. This may need to be augmented by underground detention basins upon final engineering.

Downtown Specific Plan Considerations

The Downtown Specific Plan envisioned this area as housing as part of the Civic Center subarea and the site is zoned DR-20, Downtown Residential, 20 units per acre. Since the project is affordable housing, it qualifies for a density bonus which is based on the number of low, very low, and extremely low income units. The actual density is 28.6 units per acre. Given the amenities located nearby, the site is ideal for residential and will tie into the future Civic Center Plaza at Veteran's Park. The Downtown Plan provides for reduced setbacks of 10 foot minimum front, 10 foot street side, and 5 foot interior side. Building Heights are limited to 45 feet and three stories. The project is below the maximum floor area ratio (FAR) of 1.0. The plan includes a 10 foot wide Paseo that creates a pedestrian connection between El Paseo Drive to the west and Veteran's Memorial Park to the east. This Paseo will tie into the Safe Routes to Schools Project planned for El Paseo Drive.

General Plan Consideration

In reviewing any new development proposal, the Planning Commission must review the project in relation to the adopted General Plan Guidelines. This project is found to be consistent with the following Goals and Policies of the General Plan Land Use Element:

Goal LU-1

Encourage orderly growth and development as envisioned by community residents.

Goal LU-2

Protect existing neighborhoods and the area's natural surroundings by encouraging development that is compatible with the City's small-town character.

Goal LU-3

Promote a high quality of life by encouraging attractive high quality development that is compatible with existing uses and the City's desert environment.

Implementation Policy LU3.12

Encourage economically successful commercial and industrial centers that are functional, safe, attractive and convenient to users, and which strengthen the local economy.

Goal LU-6

Promote development of a well-balanced community that can adequately meet the needs of future residents and promotes economic development.

Implementation Policy LU-6.5

Encourage development that creates employment opportunities in the City.

Site Plan Review Findings

1. The proposal meets the standards of the Development Code, and will result in an appropriate and desirable development.

The proposed project is located in the Downtown Multi-Family Land Use Designation DR-20. The DR-20 zone calls for a maximum density of 20 units per acre, however, the project being exclusively affordable housing qualifies for a density bonus. The project as proposed is in compliance with the Downtown Specific Plan including the required setbacks for the zone, is under the maximum height limitation of 45 feet, and is in compliance with the floor area ratio.

2. The site is suitable in size, shape and topography for the proposed development.

The project is located at the corner of Civic Center Drive and Smoketree Avenue. The mostly square site of 3.5 acres is suitable for the 100 unit housing project. Topography is sloping to the south and poses no issues for development of the site.

3. The site improvements are appropriate and will result in a safe, well designed facility.

The project has been conditioned to install the appropriate street improvements, landscaping, parking and on-site storm water retention, and the design and circulation of the project will result in a safe, well-designed facility. The site plan has been reviewed by Sand Bernardino County Fire Department and the City Engineer.

4. Approval of the project is consistent with the goals and policies of the adopted General Plan.

The proposed project, as conditioned complies with the standards and requirements of the Twentynine Palms Development Code and is consistent with the adopted General Plan goals and policies as identified in this staff report.

Conclusion

Based upon the facts of the record, the project is consistent with the Downtown Specific Plan, the Development Code, and the General Plan. Residential development was anticipated for this site with the adoption of the Downtown Specific Plan and the development meets and satisfies the goals and policies of both the Downtown Specific Plan and the General Plan.

ENVIRONMENTAL:

The project is exempt from the requirements of CEQA pursuant to Section 15332, Infill Development Projects. The site is under 5 acres and development exists on all four sides of the property.

ALTERNATIVES:

1. Request more information of the applicant or modifications to the site plan and return the project for Commission review to a date certain.

FISCAL IMPACT:

None.

**CITY OF TWENTYNINE PALMS
PLANNING COMMISSION
RESOLUTION NO. 22-__**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TWENTYNINE PALMS, CALIFORNIA, APPROVING SPR22-000003, SITE PLAN AND DESIGN REVIEW FOR THE CONSTRUCTION OF A 100-UNIT AFFORDABLE HOUSING PROJECT LOCATED ON THE NORTHEAST CORNER OF CIVIC CENTER DRIVE AND SMOKETREE AVENUE, TWENTYNINE PALMS, CA 92277.

WHEREAS, on May 18, 2022, an application was received from the City of Twentynine Palms requesting approval of a Site Plan and Design Review for the construction of a 100-unit affordable housing project located on the northeast corner of Civic Center Drive and Smoketree Avenue, Twentynine Palms, CA 92277, also identified as APN: 0618-262-05; and

WHEREAS, the land use designation (zoning) for the subject property is presently Downtown Residential (DR-20); and

WHEREAS, a multi-family housing project is a permitted use within the Downtown Residential with approval of a Site Plan and Design Review; and

WHEREAS, Pursuant to Section 15332, In-fill Development Projects, of the CEQA Guidelines, the project does not have the potential to have an adverse impact upon the environment and is, therefore, Categorical Exempt from further environmental review; and

WHEREAS, the Planning Commission finds on the basis of the whole record before it (including the review of CEQA requirements and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that this determination reflects the Planning Commission's independent judgment and analysis; and

WHEREAS, the project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations, with adherence to the recommended Conditions of Approval; and

WHEREAS, the site can be adequately served by all required utilities and public services; and

WHEREAS, Public Hearing notice for SPR22-000003, Site Plan and Design Review was published in the Desert Trail, a newspaper of record, on October 5, 2022; and

WHEREAS, a notice was mailed to all property owners located within 300 feet of the project site on or before October 5, 2022; and

WHEREAS, in accordance with California Government Code Section 65350 et. Seq. and California Government Code Section 65853 et. seq., the Planning Commission held a public hearing pursuant to the notice required by law; and

WHEREAS, a Public Hearing was held by the Planning Commission on October 18, 2022, at which time the Commission adopted Planning Commission Resolution No. 22-___ approving SPR22-000003, Site Plan and Design Review for the construction of a 100-unit affordable housing project located on the northeast corner of Civic Center Drive and Smoketree Avenue, Twentynine Palms, CA 92277, also identified as APN: 0618-262-05; and;

WHEREAS, with respect to the Site Plan and Design Review, the Planning Commission makes the following Findings:

1. The proposal meets the standards of the Development Code, and will result in an appropriate and desirable development.

The proposed project is located in the Downtown Multi-Family Land Use Designation DR-20. The DR-20 zone calls for a maximum density of 20 units per acre, however, the project being exclusively affordable housing qualifies for a density bonus. The project as proposed is in compliance with the Downtown Specific Plan including the required setbacks for the zone, is under the maximum height limitation of 45 feet, and is in compliance with the floor area ratio.

2. The site is suitable in size, shape and topography for the proposed development.

The project is located at the corner of Civic Center Drive and Smoketree Avenue. The mostly square site of 3.5 acres is suitable for the 100 unit housing project. Topography is gently sloping to the south and poses no issues for development of the site.

3. The site improvements are appropriate and will result in a safe, well designed facility.

The project has been conditioned to install the appropriate street improvements, landscaping, parking, and on-site storm water retention, and the design and circulation of the project will result in a safe, well-designed facility. The site plan has been reviewed by Sand Bernardino County Fire Department and the City Engineer.

4. Approval of the project is consistent with the goals and policies of the adopted General Plan.

The proposed project, as conditioned complies with the standards and requirements of

the Twentynine Palms Development Code and is consistent with the adopted General Plan goals and policies as identified in this staff report.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Twentynine Palms adopts Planning Commission Resolution No. 22-__, and in so doing determines that the project is exempt from further environmental review, approves a Site Plan and Design Review for the construction of a 100-unit affordable housing project located on the northeast corner of Civic Center Drive and Smoketree Avenue, Twentynine Palms, CA 92277, also identified as APN: 0618-262-05; subject to the attached Conditions of Approval, incorporated herein by reference.

APPROVED AND ADOPTED THIS 18th DAY OF OCTOBER, 2022.

AYES: COMMISSION MEMBERS:
NOES: COMMISSION MEMBERS:
ABSENT: COMMISSION MEMBERS:
ABSTAIN: COMMISSION MEMBERS:

Leslie Paahana, Chair

ATTEST:

Cindy Villescascas, City Clerk

I hereby certify that the foregoing is a true copy of Planning Commission Resolution No. 22- duly adopted by the Planning Commission of the City of Twentynine Palms in a meeting held on the 18th day of October, 2022, in the City of Twentynine Palms, California.

Dated this 18th day of October, 2022.

Cindy Villescascas, City Clerk

Attachment “A”

CITY OF TWENTYNINE PALMS
SITE PLAN AND DESIGN REVIEW
DRAFT CONDITIONS OF APPROVAL
SPR22-000003 Affordable Housing Project
PC Resolution No. 22-

Applicant: City of Twentynine Palms/Milestone Housing Group

CONDITIONS OF APPROVAL

SPR22-000003, A Site Plan and Design Review (SPR) for the development of a 100-unit affordable housing project. The project is located on the northeast corner of Civic Center Drive and Smoketree Avenue, Twentynine Palms, CA 92277, also identified as APN: 0618-262-05.

Approval Date: October 18, 2022

Expiration Date: October 18, 2024

GENERAL

- G1. All conditions are continuing conditions. Failure of the applicant and/or operator to comply with any of the said Conditions at any time may result in the revocation of the Site Plan and Design approval and/or citation for code violation.
- G2. The applicant and applicant’s successor in interest shall be responsible for payment of all applicable fees, including reimbursement for all city expenses in ensuing compliance with the Conditions of Approval.
- G3. The applicant shall provide a signed copy of the Conditions of Approval to the Planning Division within ten (10) days of approval.
- G4. The applicant shall, at its sole cost and expense, indemnify, defend (with counsel selected by the City), release, and hold harmless the City and any agency or instrumentality thereof, including any of its officers, employees, commissions, and agents (hereinafter the “Indemnities”), from and against any and all claims, actions, or proceedings, of any type or nature, arising out of or in any way relating to the processing and/or approval of this Project. The obligations set forth in this Condition shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted by any person or entity against the Indemnitees, arising out of or relating to the processing or approval of this Project, without regard to any allegations of fault on the part of the Indemnities. In the event the obligation to defend or indemnify the Indemnitees as set forth herein should arise, upon demand by the Community Development Director the applicant shall within 10 calendar days, deposit an amount with the City which the Community Development Director reasonably deems necessary to

secure such obligation. This deposit may be used by City to pay the defense or indemnification obligations arising hereunder; and, further, should any such amounts be utilized by the City the deposit shall be replenished by the applicant within 10 calendar days of any demand by the Community Development Director to do so. The amount of the deposit required hereunder may be increased or decreased at any time by the Community Development Director, in his discretion, based upon his determination as to the funds reasonably necessary at any given time to ensure compliance with the obligations hereof, and any demand to increase the deposit shall be complied with within 10 calendar days. Any amounts deposited and ultimately not utilized shall be returned to the applicant.

- G5. The applicant shall ascertain and comply with requirements of all Federal, State, County and Local agencies as are applicable to the proposed project.
- G6. The applicant is required to obtain and maintain a current City of Twentynine Palms Business License.

PLANNING

- P1. This Site Plan and Design Review (SPR) shall be null and void if construction has not commenced within two (2) years of the date of approval. Extensions of time may be granted by the Planning Division, in conformance with the City of Twentynine Palms Development Code. The applicant is responsible for the initiation of an extension request.
- P2. The property owner/applicant shall keep the property neat, clean, and in good physical condition including open spaces, sidewalks, lighting, driveways, parking areas, and landscaping.
- P3. All outdoor lighting shall conform to Development Code Chapter 19.78 (Lighting Standards) and shall be designed to not glare or reflect onto neighboring properties or public rights-of-way. Outdoor lighting shall be shielded and limited to that required for security and safety purposes. The luminaries for the parking lot lighting and exterior building lighting shall have the Dark Sky seal of approval per the International Dark Sky Association.
- P4. The applicant shall install trash enclosures sized to accommodate trash bins, recycling bins, and green waste totes in conformance with Chapter 19.92 of the City's Development Code. The trash enclosure shall be ADA compliant with pedestrian access.
- P5. On-site utilities shall be underground pursuant to Chapter 19.94 (Utilities) of the City's Development Code, or as amended by City Council.
- P6. Pursuant to the Downtown Specific Plan, any areas within the front setback not improved with drive aisles, wall, signage or similar features shall be landscaped. Prior to the issuance of any permits, the applicant shall submit Landscape Plans to the Planning Division showing size, type and location of all plants and irrigation system. Landscaping shall be installed at the quantity and quality that is presented on the plans.

- P7. Parking and on-site circulation shall be provided and maintained as identified on the approved site plan. Areas reserved for access drive aisles and/or fire lanes shall be clearly designated.
- a) 112 parking spaces are proposed on-site for the development. There is flexibility to allow some spaces to utilize the adjoining parking lot at City Hall if necessary. At a minimum 7 ADA accessible spaces shall be provided on-site.
 - b) All paved parking stalls shall be clearly striped and permanently maintained with double or hairpin lines with the two lines being located an equal 9 inches on either side of the stall sidelines. All regular parking stalls shall be a minimum of 9' x 19'.
 - c) All markings including parking stalls, directional designation, no parking designation, and fire lane designations shall be clearly defined and said markings shall be maintained in good condition at all times.
- P8. All construction and improvements shall comply with *Encroachments into Yards or Setbacks* standards established in the Development Code for the underlying land use district.
- P9. A sign permit shall be required for all exterior signage including wall and monument signage.
- P10. All landscaping shall be irrigated per the Water Efficient Landscape Ordinance (WELo) and maintained. Any plant materials not surviving shall be replaced.

ENGINEERING

- E1. Prior to issuance of a grading permit, a final drainage plan with street layouts shall be submitted for review and approval by the City Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties.
- E2. Street improvement plans shall be submitted to the City Engineer for review and approval.
- E3. All streets abutting the development shall be improved a minimum half-street width of 26 feet with curb, gutter and sidewalk on the development side.
- E4. Streets adjacent to the property shall be improved as follows:
- a. Civic Center Drive adjacent to the property shall be improved to the City's half-width Local Road standards along the project boundary.
 - b. Smoketree Avenue adjacent to the property shall be improved to the City's half-width Local Road standards along the project boundary.
- E5. Road dedications shall be provided as follows:
- a. 30-ft' half-width road dedications for Civic Center Drive and Smoketree Avenue shall be granted to the City of Twentynine Palms prior to Final Map Approval.

- E6. During the grading of the roads, soils testing of the road subgrades by a qualified soils engineering firm shall be performed to determine appropriate structural road section and R value. Minimum asphalt concrete thickness for all streets shall be 0.33 feet (4 inches).
- E7. An encroachment permit separate from the grading onsite permit shall be obtained from the City of Twentynine Palms (760-367-6799), prior to any construction occurring within the public right-of-way.
- E8. Final improvement plans and profiles shall indicate the location of any existing utility which would affect construction and shall provide for its relocation at no cost to the City.
- E9. A final grading plan shall be submitted to the City Engineer prior to issuance of a grading permit for review and approval. A grading permit shall not be issued until street improvement plans have been submitted to the City Engineer for review and substantial completion of the street plans has been attained as determined by the City Engineer.
- E10. Utility lines shall be placed underground in accordance with the requirements of the City.
- E11. Any required street striping shall be thermoplastic as approved by the City Engineer.
- E12. Any developer fees including but not limited to traffic impact fees shall be paid by the developer as per City enactment.
- E13. The sewer package treatment plant shall be approved and permitted by the California Water Control Board.

BUILDING AND SAFETY

- B1. Applicant shall submit plans and obtain the required permits that comply with the applicable provisions of the 2019 California Green Building Standards Code and Title 24 Energy Code.
- B2. All plans shall be stamped and wet signed by a California licensed engineer or architect.
- B3. Provide all required ADA access plan (parking, path of travel, building access, restroom, ADA workspace, etc.) per 2019 CBC.
- B4. Obtain San Bernardino County Fire approval for building and site improvements.

The undersigned verifies that he/she has read the Conditions of Approval, understands each Condition, and agrees to adhere to the Conditions of Approval.

Applicant Signature

Applicant Name

Date



Sheet Index

ARCHITECTURE

- A0.1 Cover Sheet
- A1.0 Site Plan
- A2.0 Building A Elevations
- A2.1 Building B Elevations
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- A2.4 Leasing and Amenities Building Elevation
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- A6.4 Perspective



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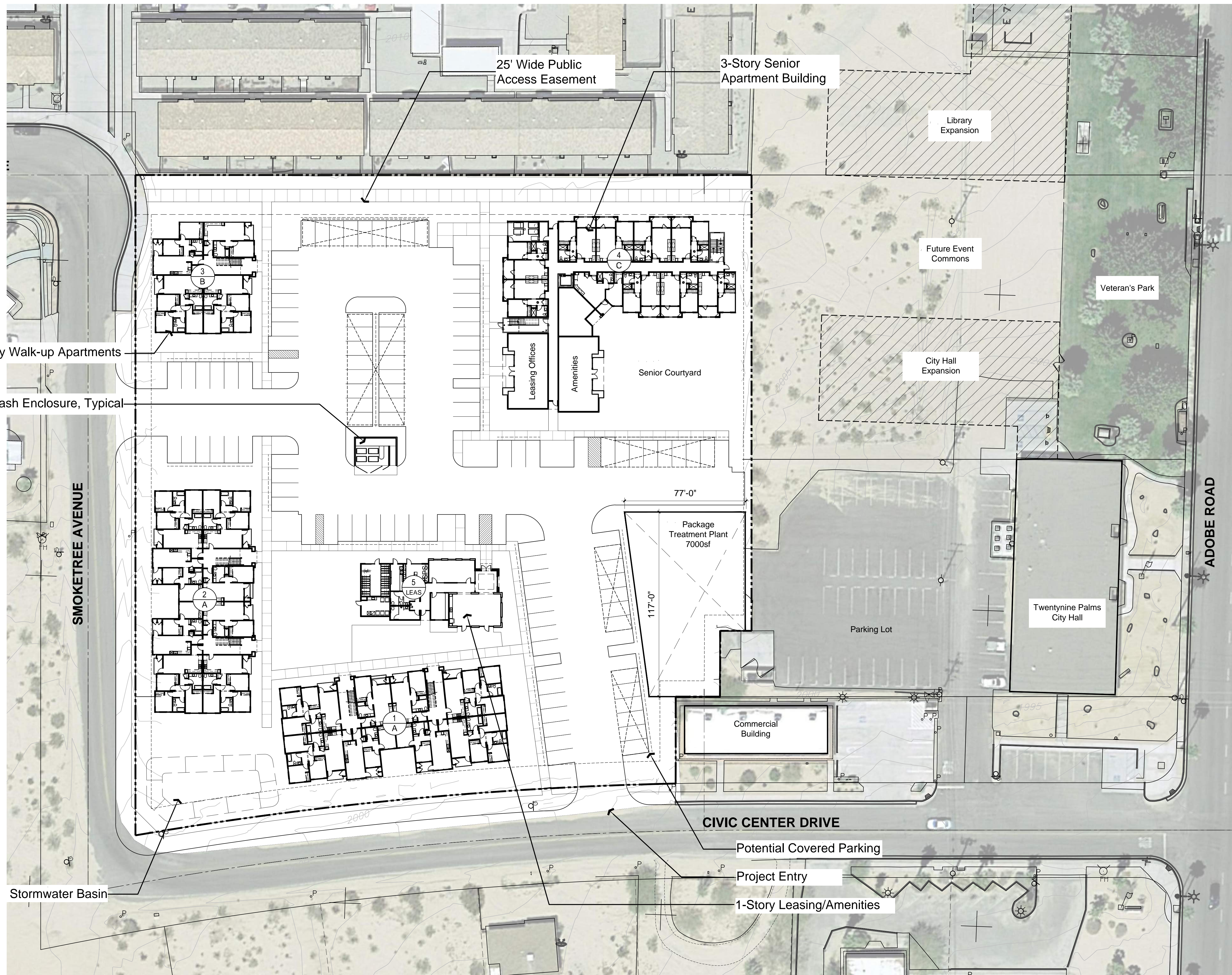
Milestone Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022

COVER SHEET

A0.1



Project Data

Gross Site Area	± 3.46 Acres
Unit Count	60 Family Units 40 Senior Units 100 Total Units
Density	28.9 Units/ Acre
Lot Coverage	37,177 sf 24.6% Coverage

Building Summary:

Family Unit Mix	Count	Ratio
1 Bedrooms	16	26.7%
2 Bedrooms	24	40.0%
3 Bedrooms	20	33.3%
60 Units		

Senior Unit Mix	Count	Ratio
1 Bedrooms	40	100.0%
40 Units		

Building Area Summary	Total Per Bldg
Building No.01(Type A)	23,097
Building No.02(Type A)	23,097
Building No.03(Type B)	11,549
Building No.04(Type C)	34,473
Building No.05 Leasing Building	4,000
96,216 sf Total	

Parking Summary:

Required Parking Per Density Bonus Law		
Family Unit Type	Ratio	Total
1 Bedrooms	1.0 Space/ Unit	16 Spaces
2 Bedrooms	1.5 Space/ Unit	36 Spaces
3 Bedrooms	1.5 Space/ Unit	30 Spaces
1 Bedrooms (Senior)	0.75 Space/ Unit	30 Spaces
		112 Spaces

Proposed Parking

Parking Type	Total
Open Parking	62 Spaces
Accessible	07 Spaces
Carport Parking	44 Spaces
Carport Accessible	01 Spaces
114 Spaces	
1.14 Spaces per unit	

Note: See Landscape plan for outdoor amenities



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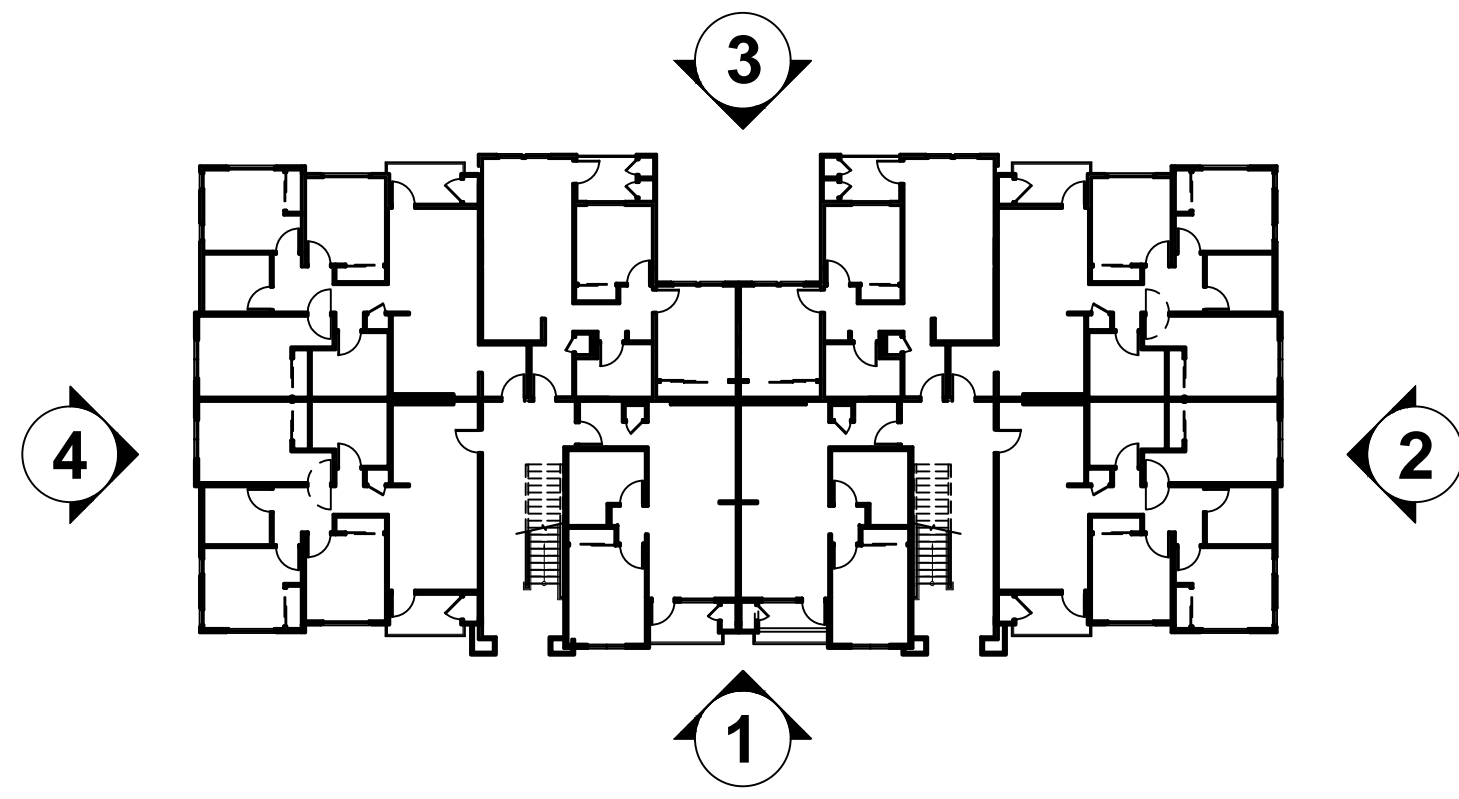
MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022



SITE PLAN

A1.0



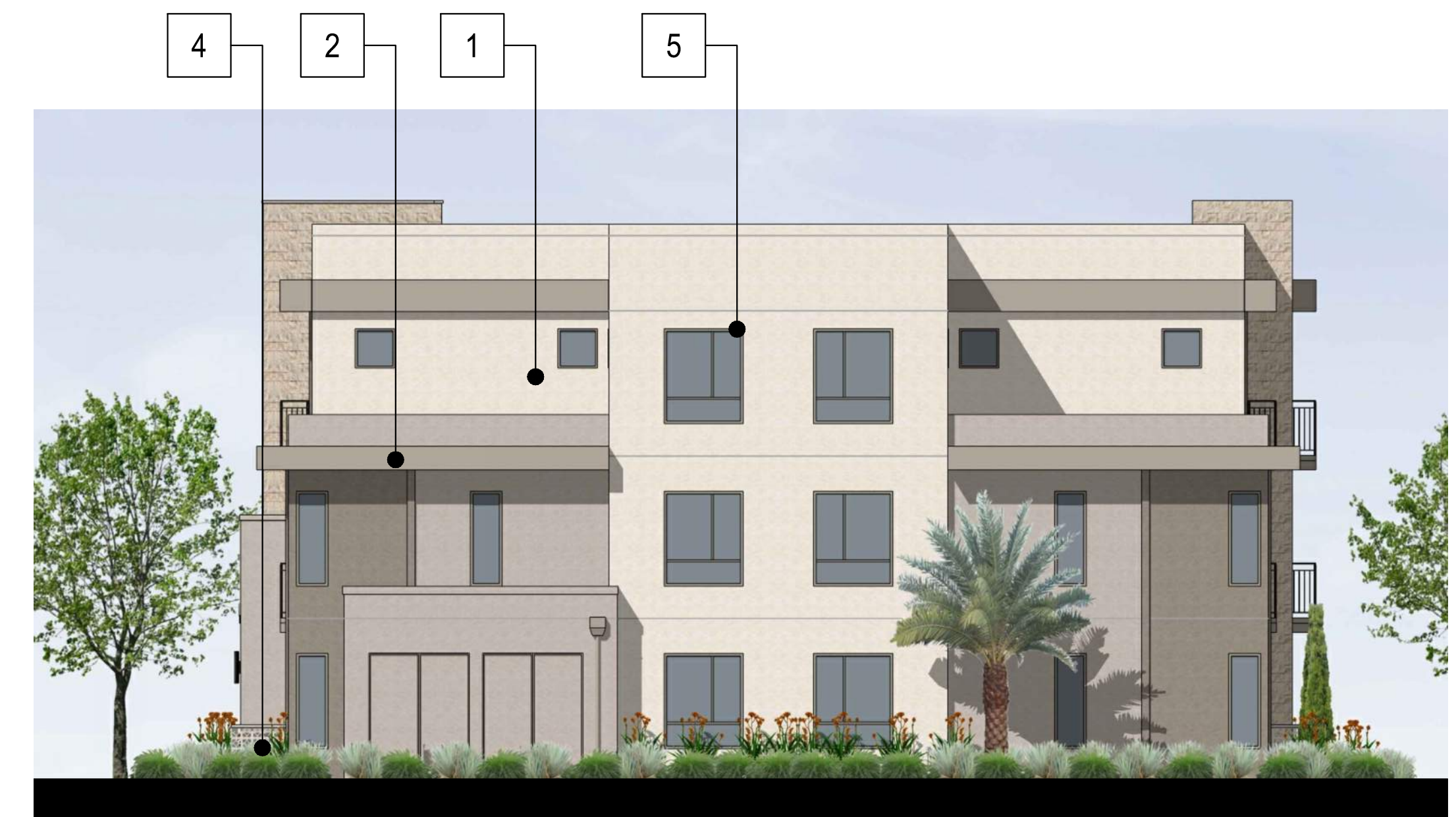
Building Key Plan N.T.S.

Material Legend

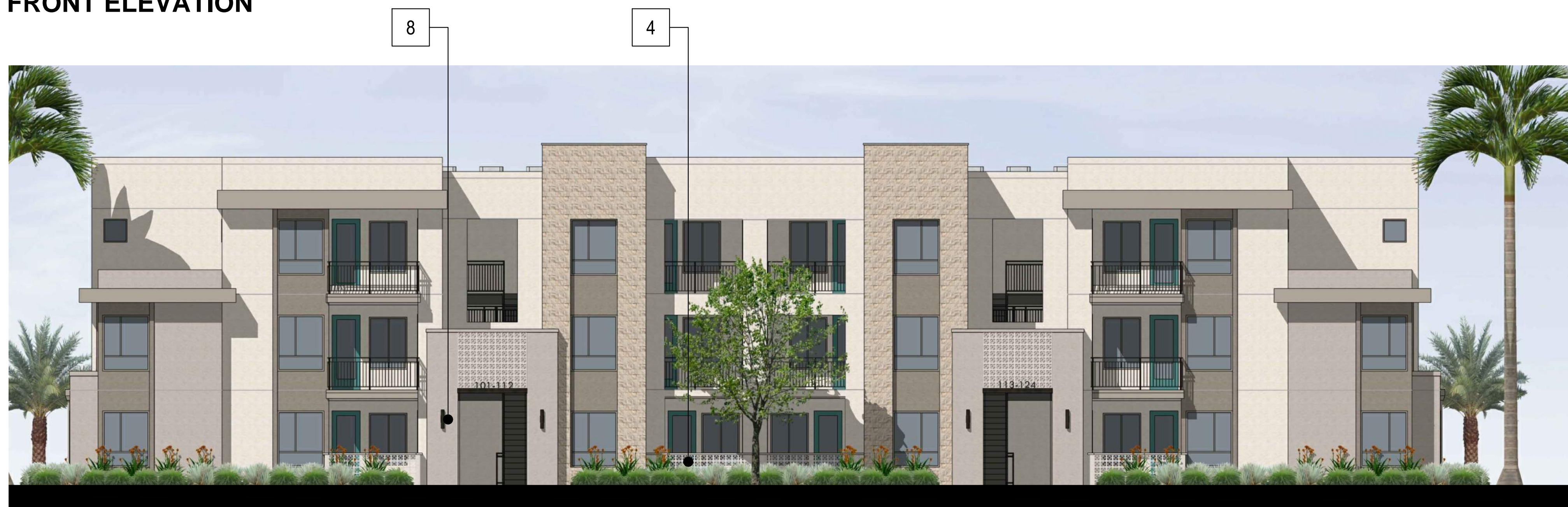
- 1. Stucco
- 2. Solid Canopy
- 3. Stone Veneer
- 4. Concrete Breezeblock
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Painted French Door
- 8. Decorative Light Fixture
- 9. Storefront



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

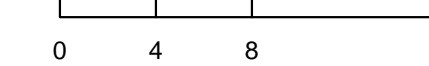


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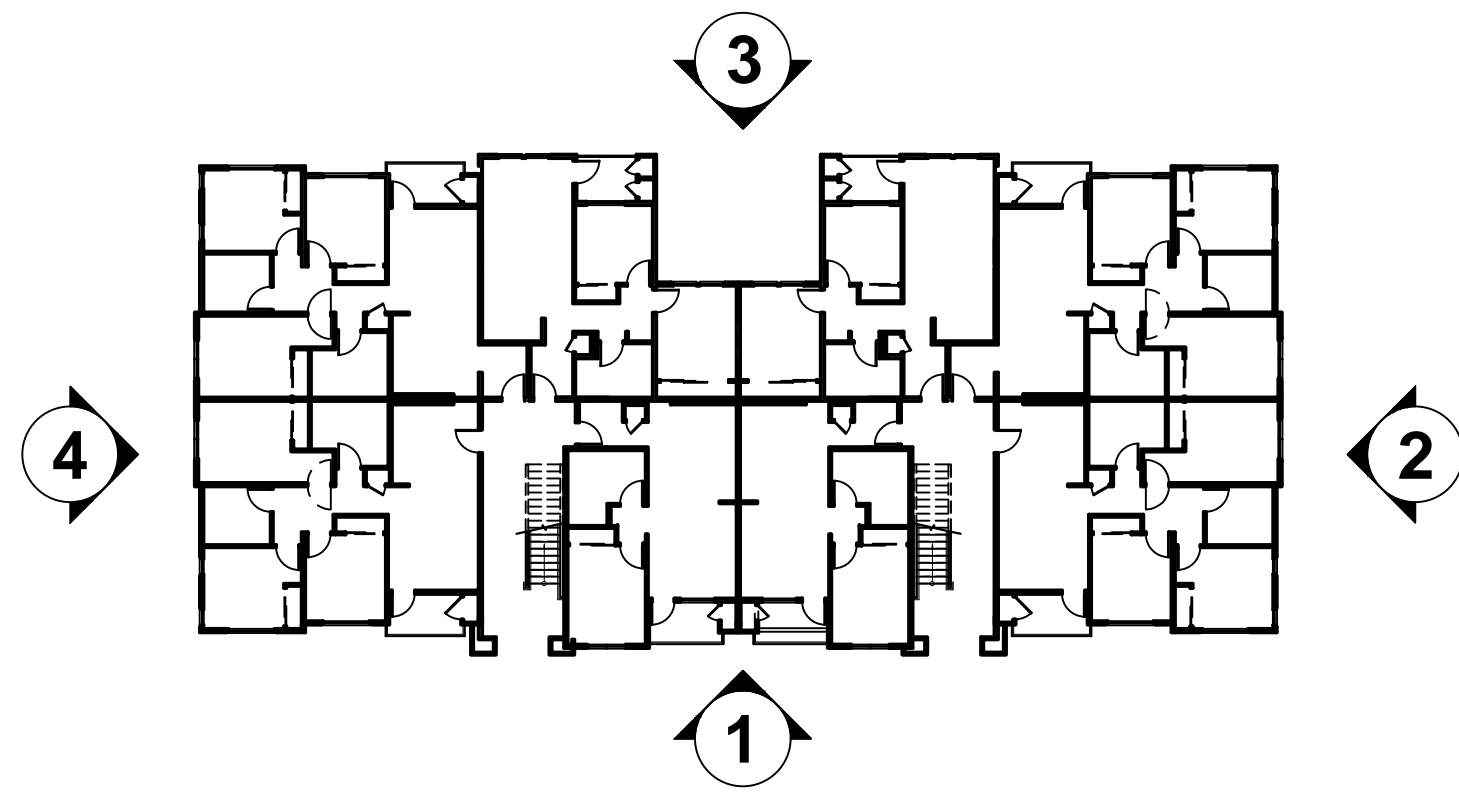
Milestone Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022



BUILDING ELEVATIONS
BUILDING TYPE A



Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Solid Canopy
- 3. Stone Veneer
- 4. Concrete Breezeblock
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Painted French Door
- 8. Decorative Light Fixture
- 9. Storefront



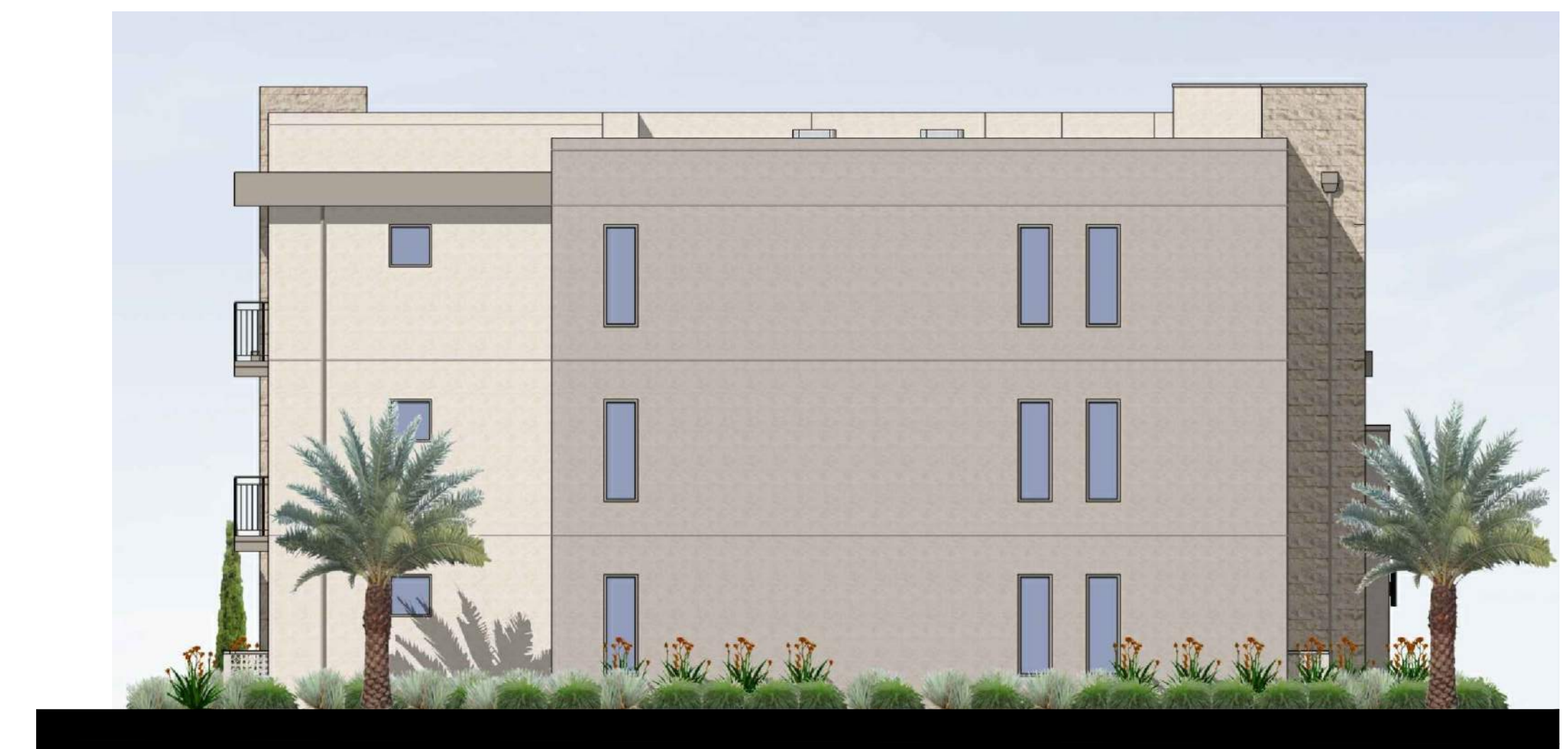
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

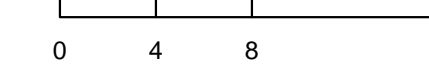


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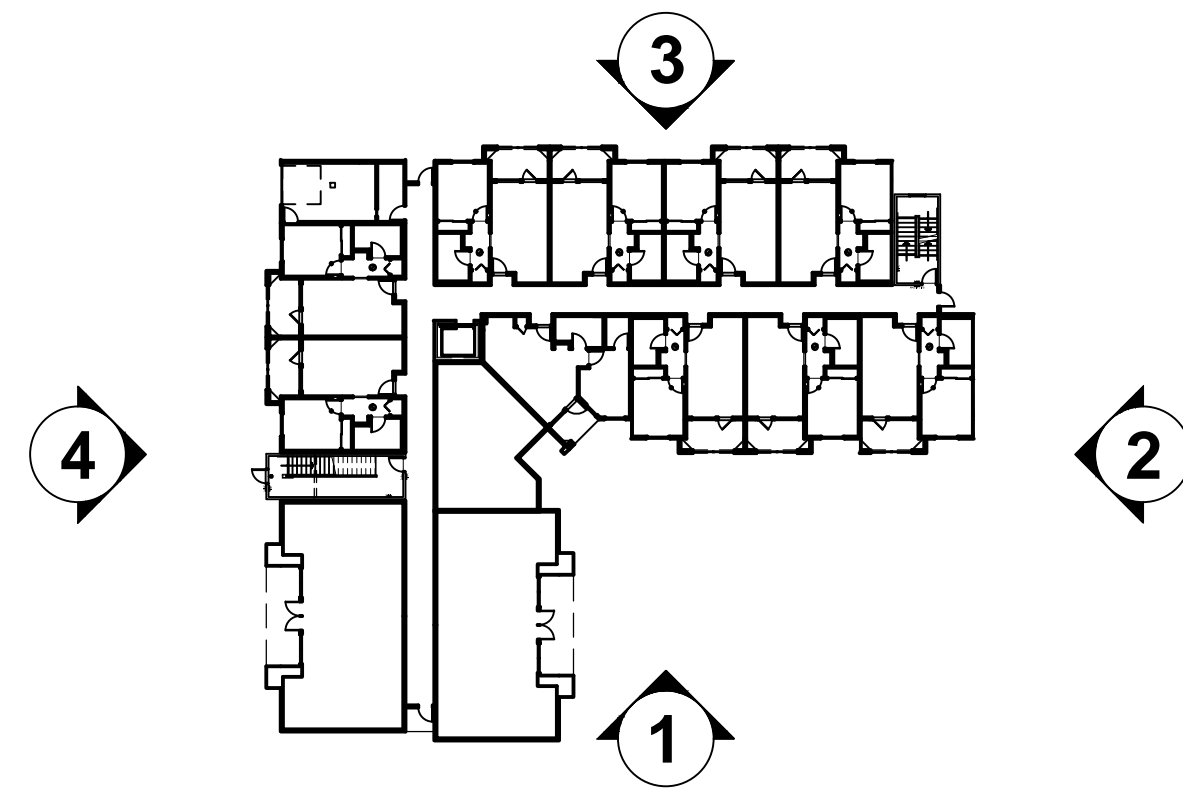
MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022



BUILDING TYPE B
APARTMENT BUILDING

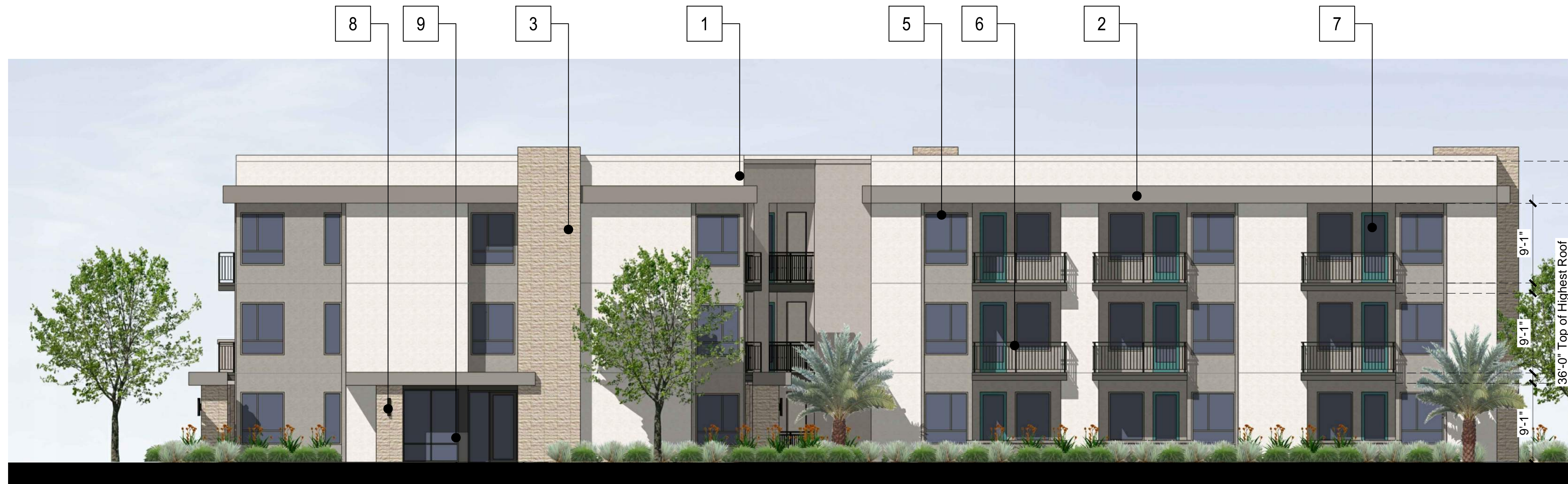
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Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Solid Canopy
- 3. Stone Veneer
- 4. Concrete Breezeblock
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Painted French Door
- 8. Decorative Light Fixture
- 9. Storefront



FRONT ELEVATION



REAR ELEVATION

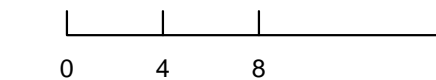


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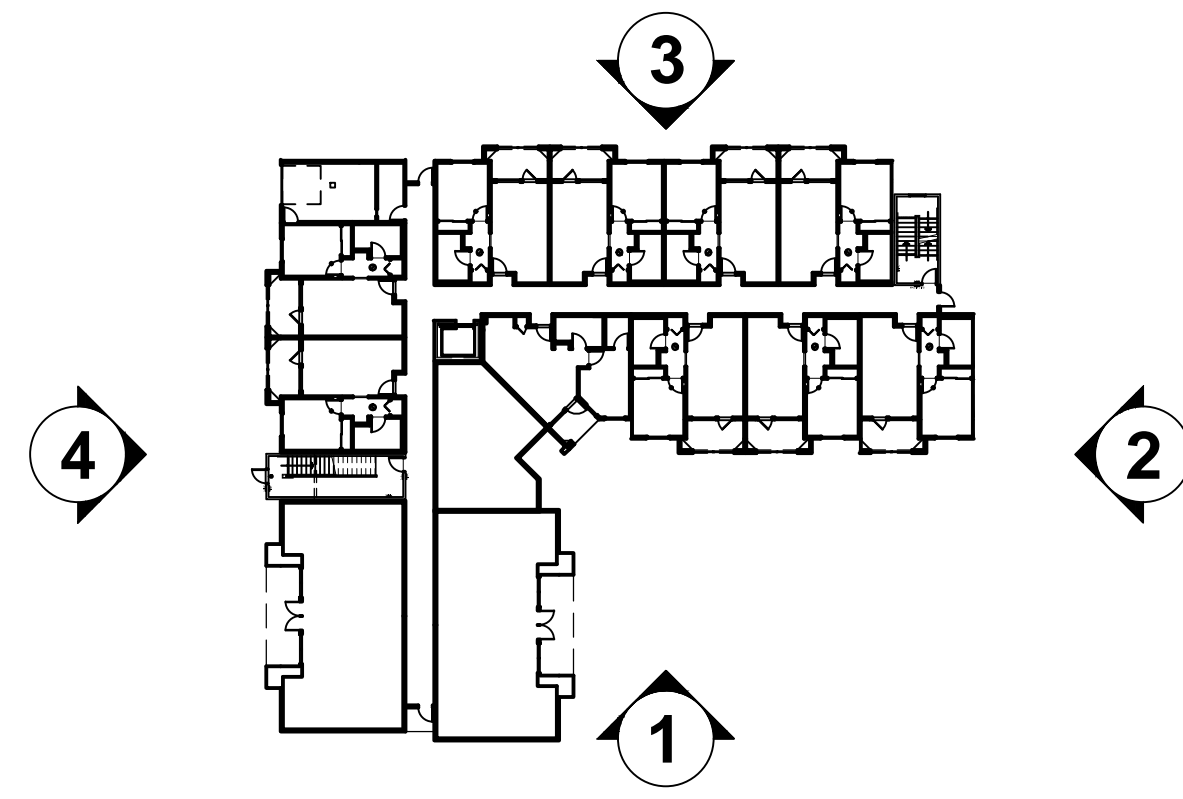
Milestone Housing Group
481 N Santa Cruz Ave, Ste. 310
Los Gatos, CA 95030

MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022



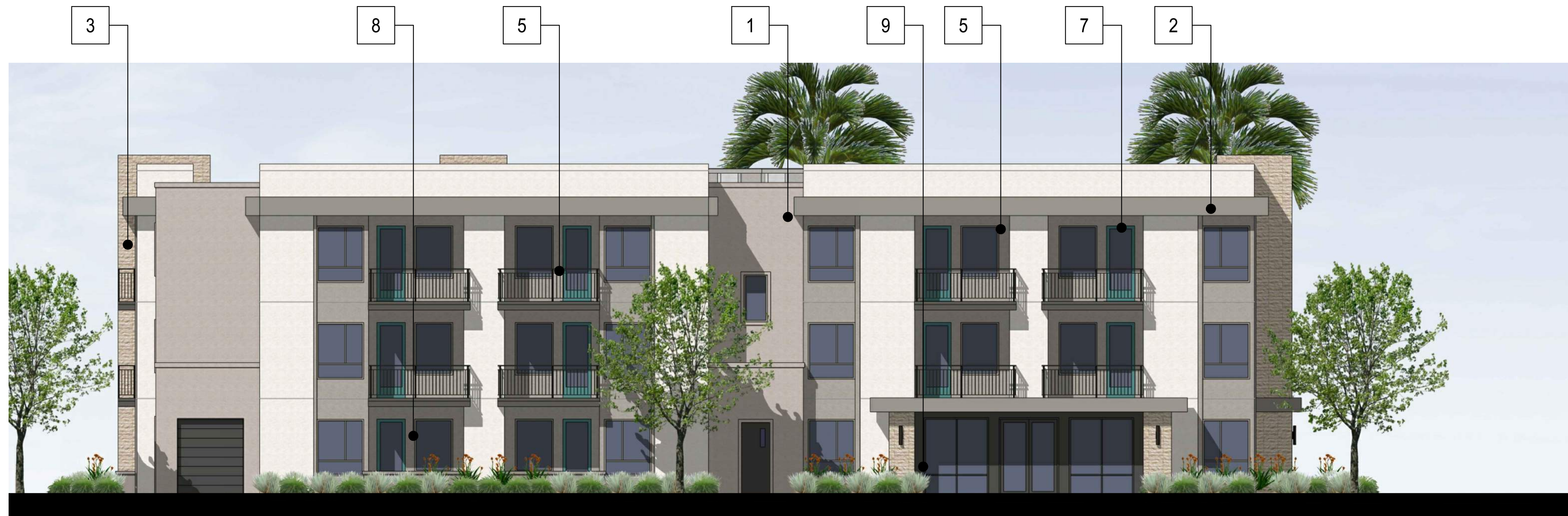
BUILDING ELEVATIONS
BUILDING TYPE C



Building Key Plan N.T.S.

Material Legend

- 1. Stucco
- 2. Solid Canopy
- 3. Stone Veneer
- 4. Concrete Breezeblock
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Painted French Door
- 8. Decorative Light Fixture
- 9. Storefront



LEFT ELEVATION



RIGHT ELEVATION

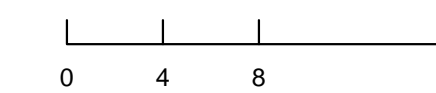


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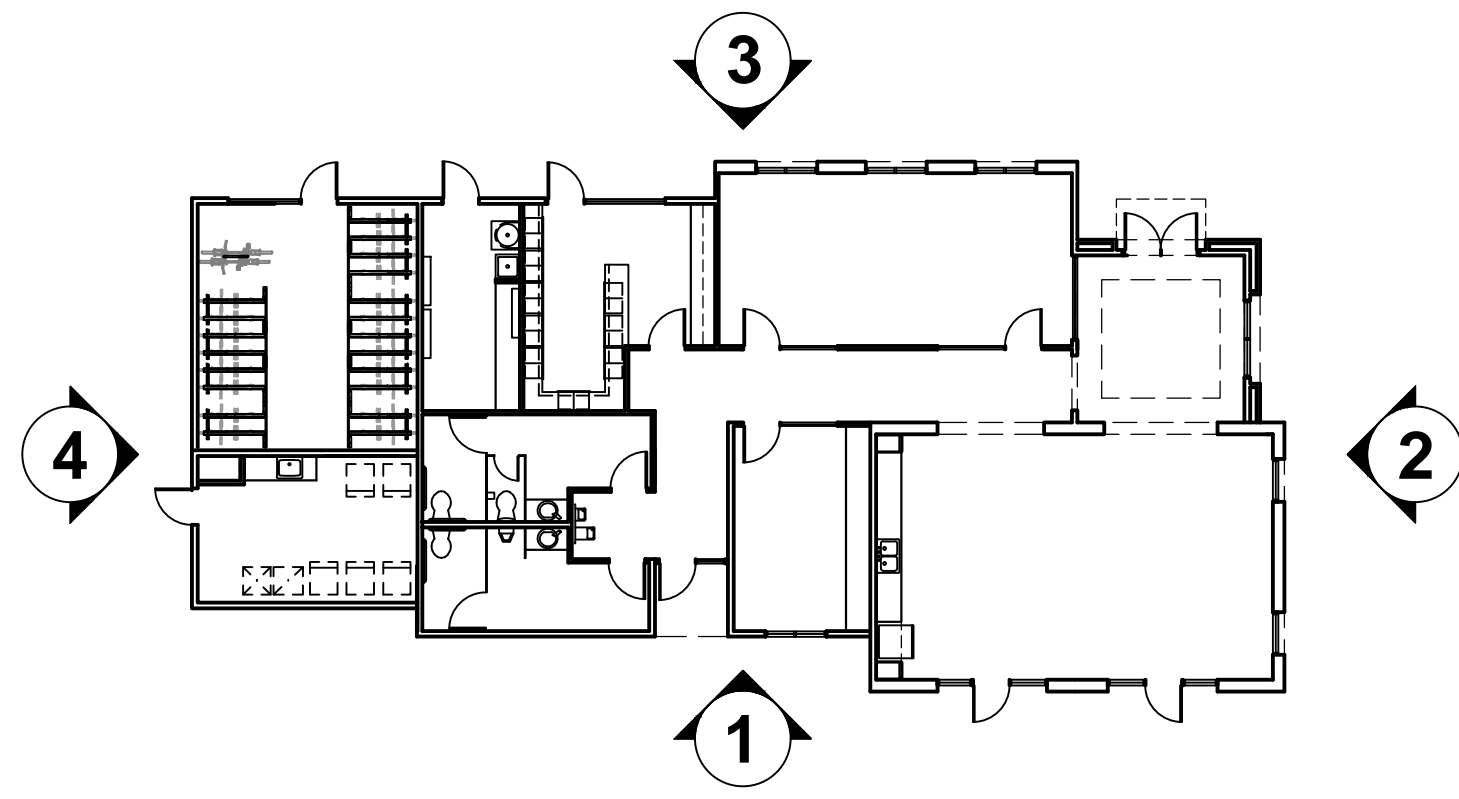
Milestone Housing Group
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Los Gatos, CA 95030

MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022



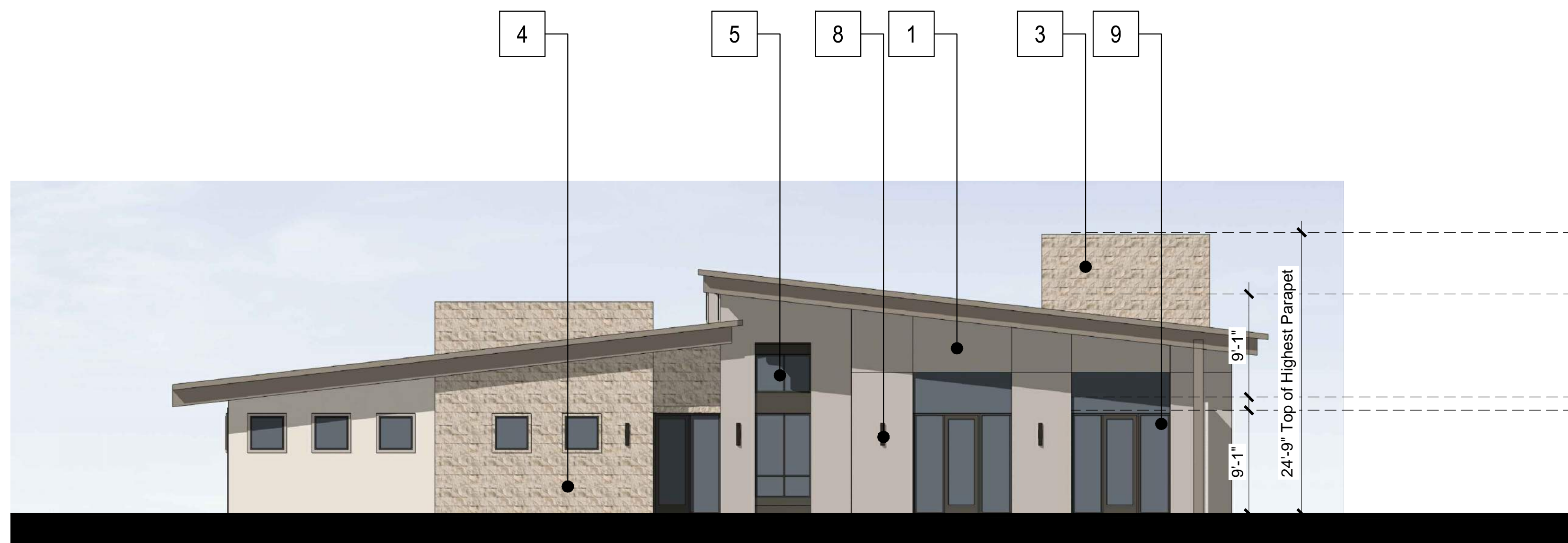
BUILDING ELEVATIONS
BUILDING TYPE C



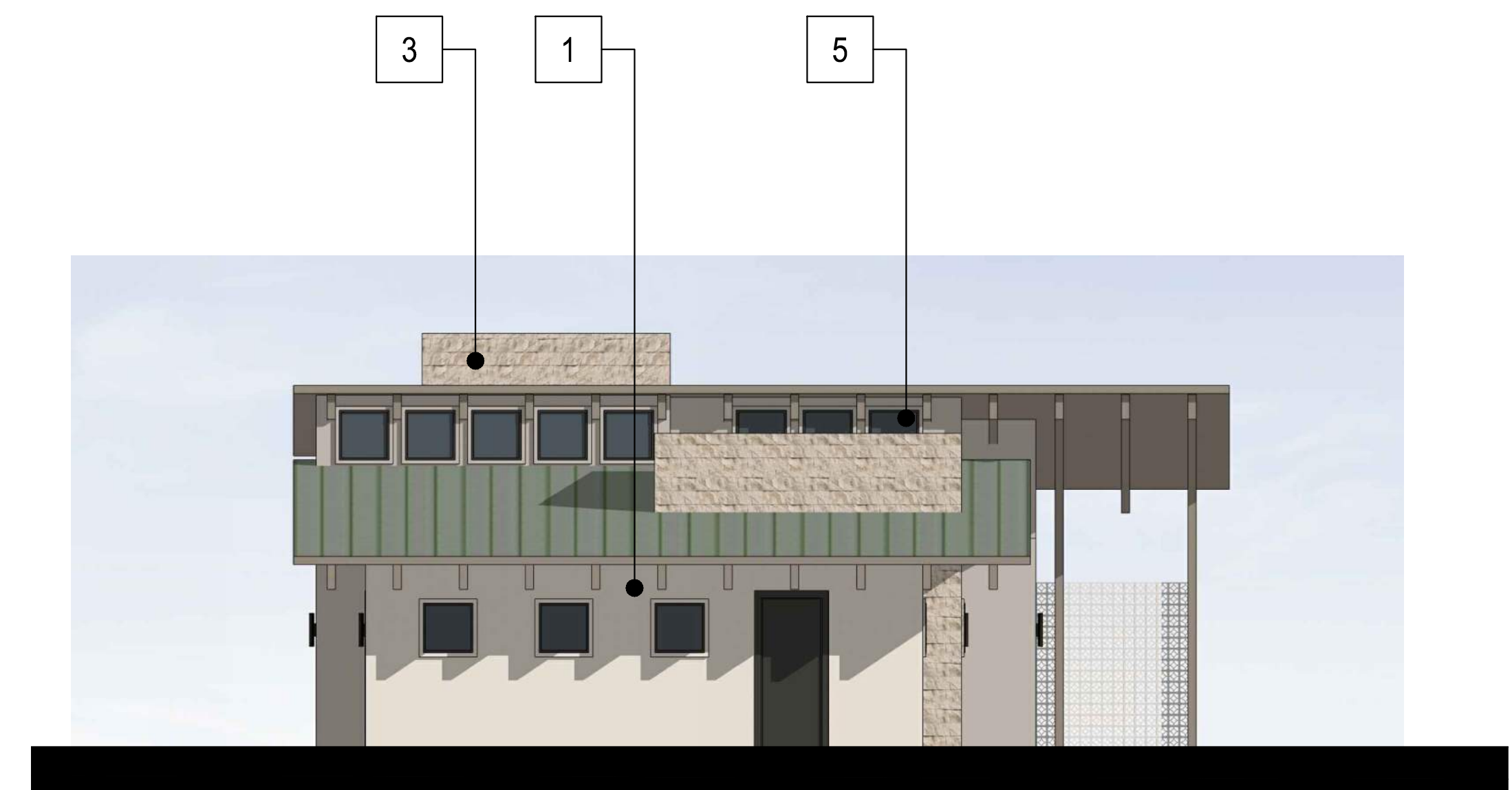
Building Key Plan N.T.S.

Material Legend

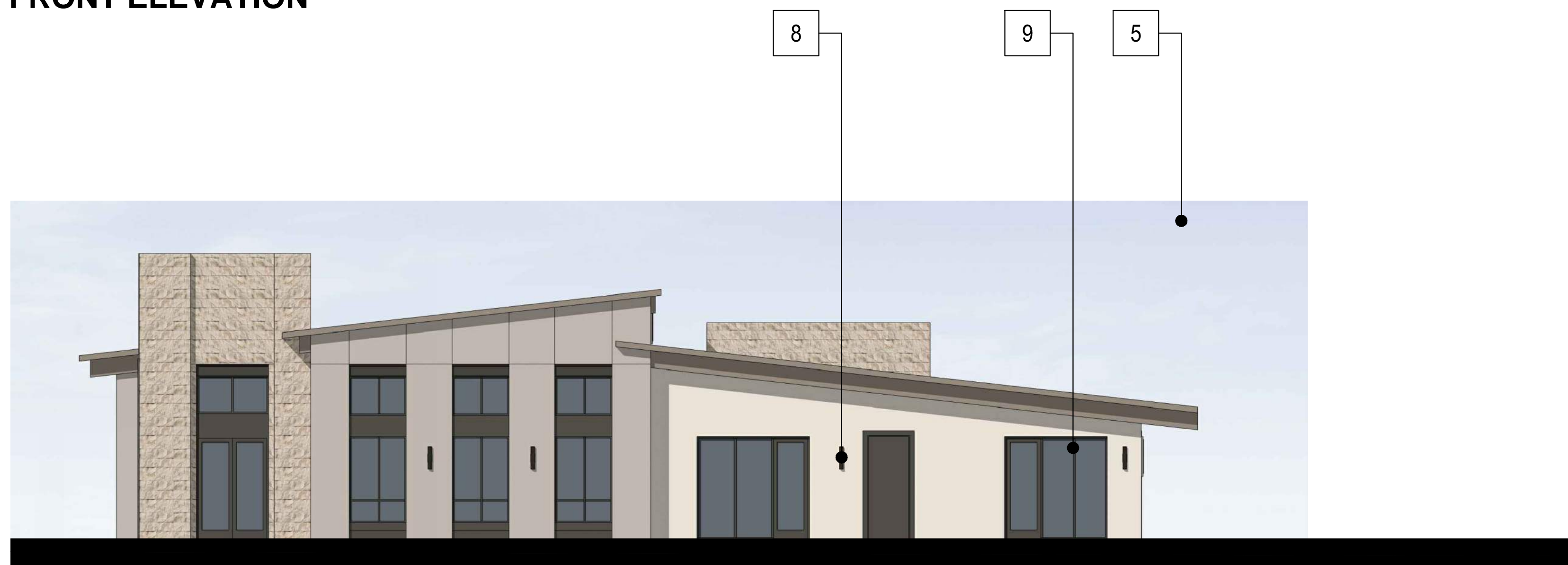
- 1. Stucco
- 2. Solid Canopy
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- 4. Concrete Breezeblock
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Painted French Door
- 8. Decorative Light Fixture
- 9. Storefront



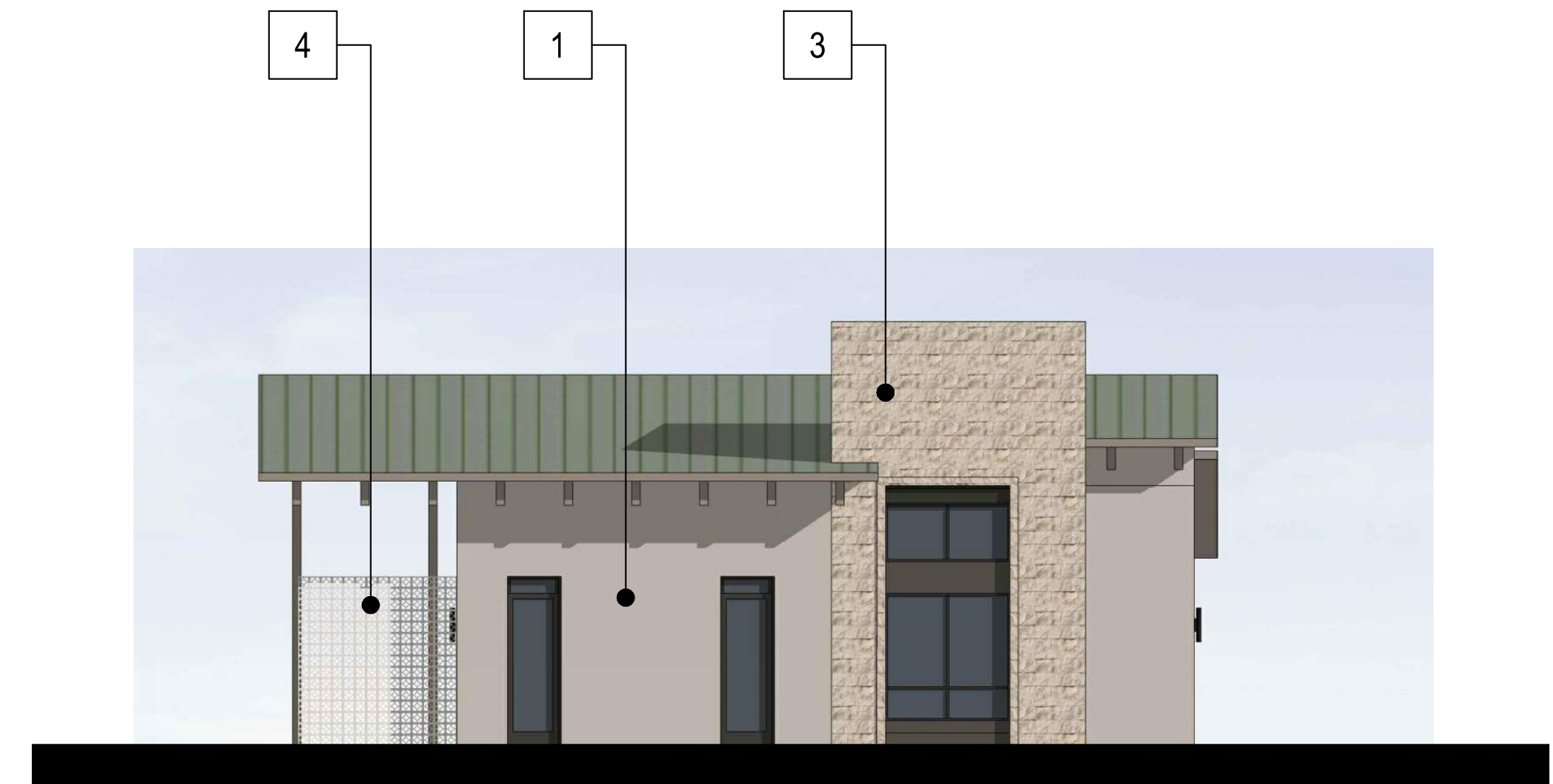
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

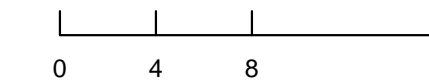


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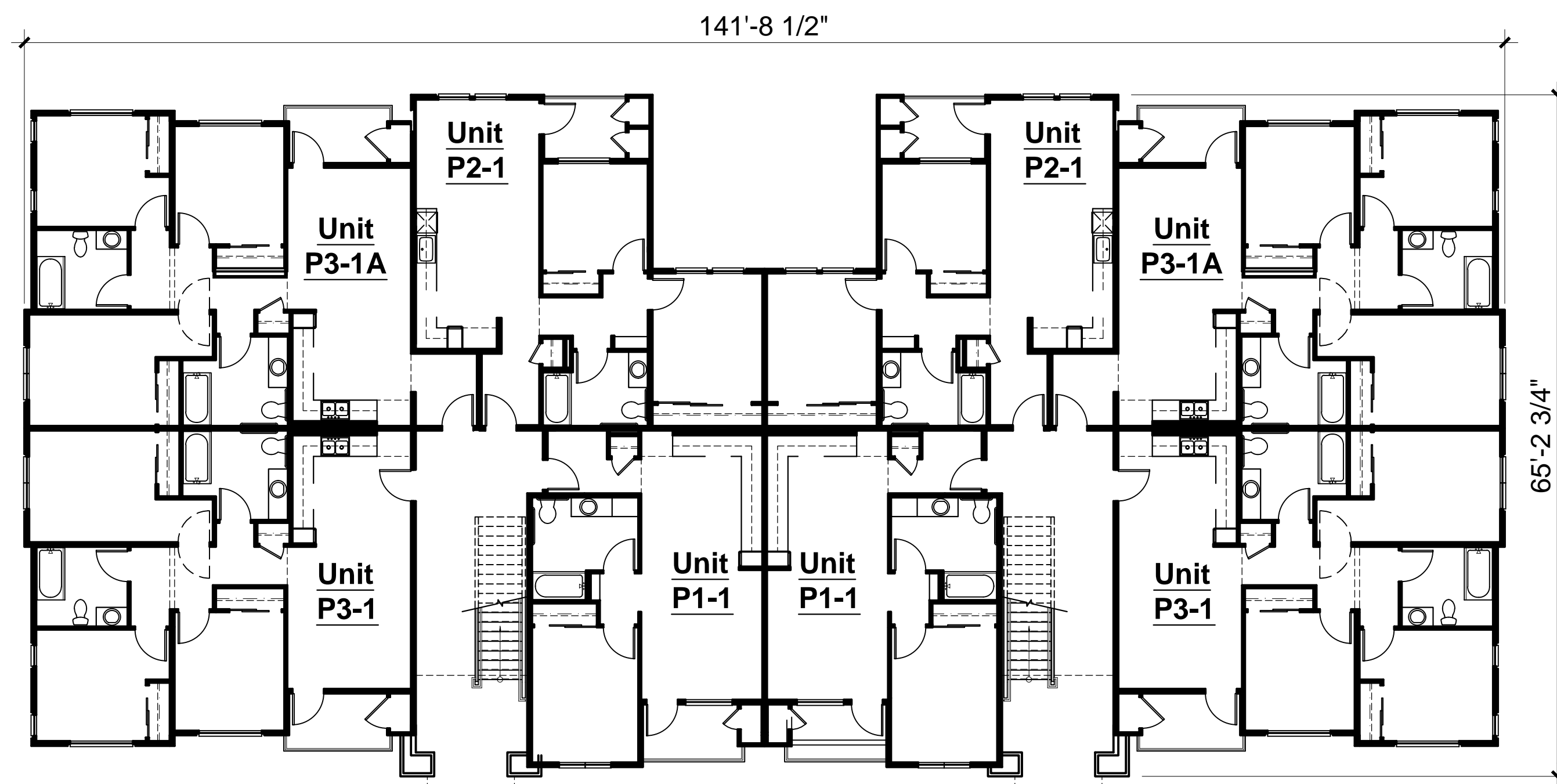
MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022

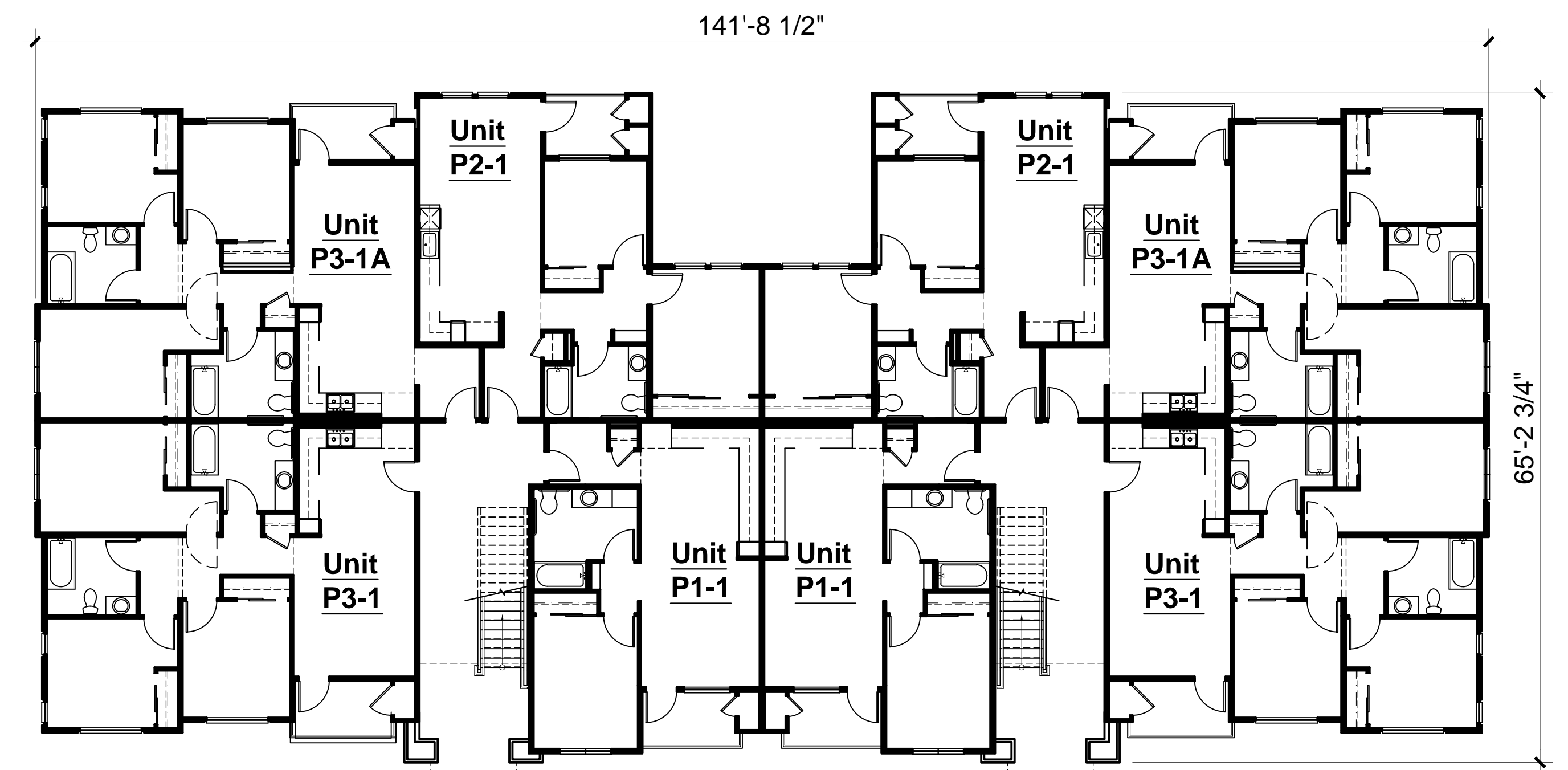


BUILDING TYPE D
AMENITY BUILDING

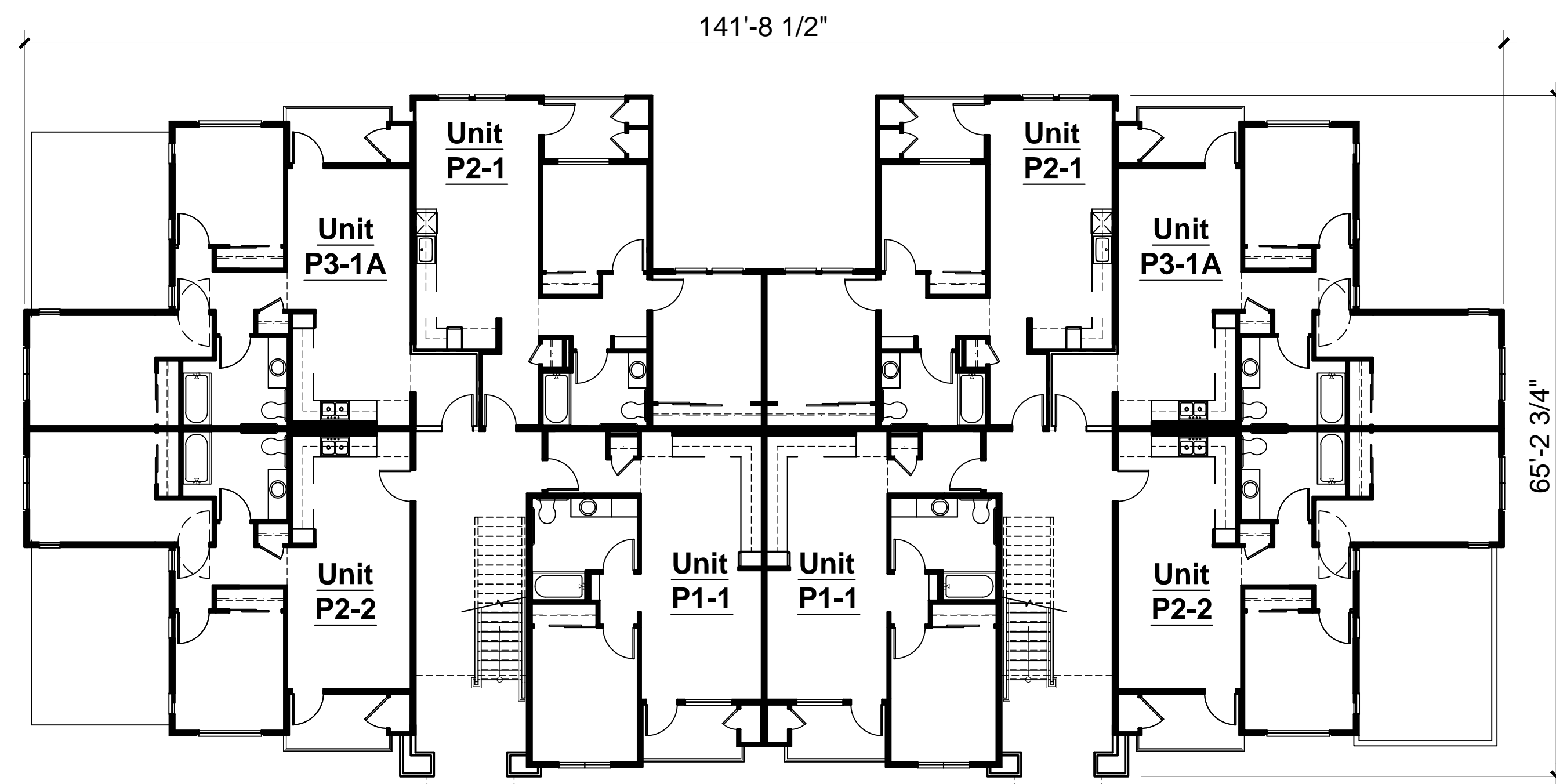
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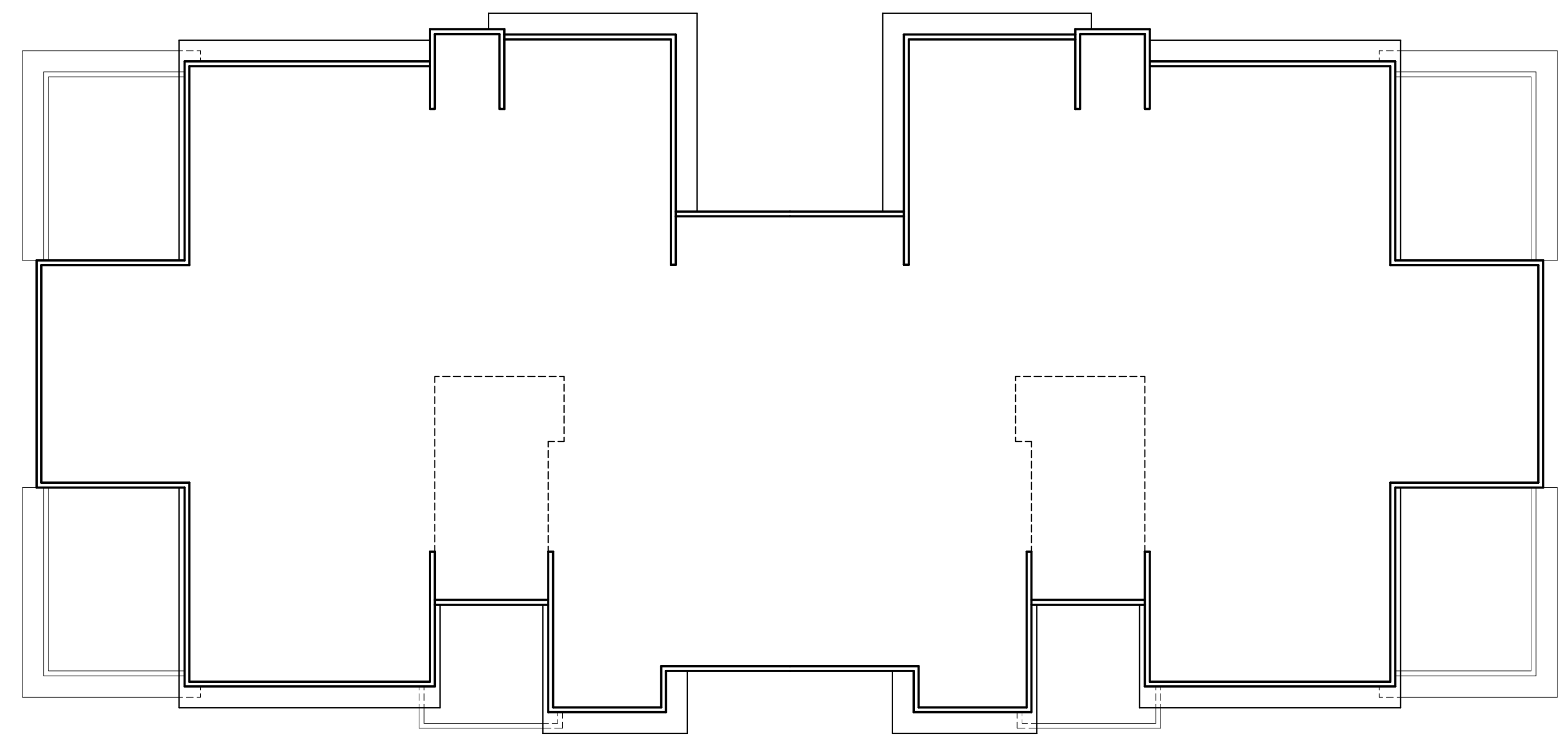
First Floor



Second Floor



Third Floor



Roof Plan

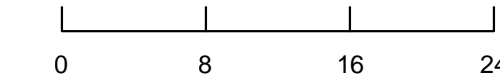


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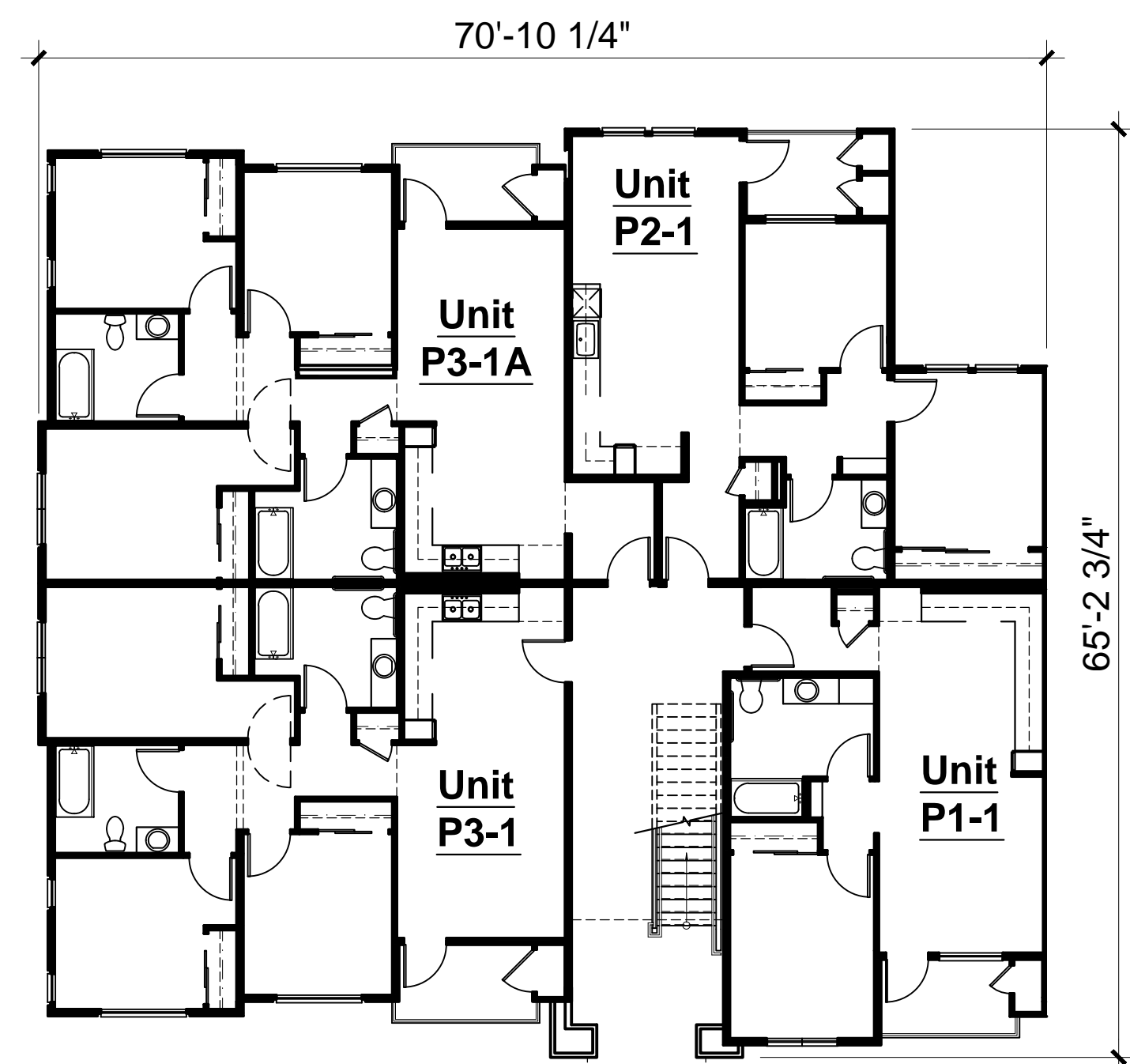
MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022

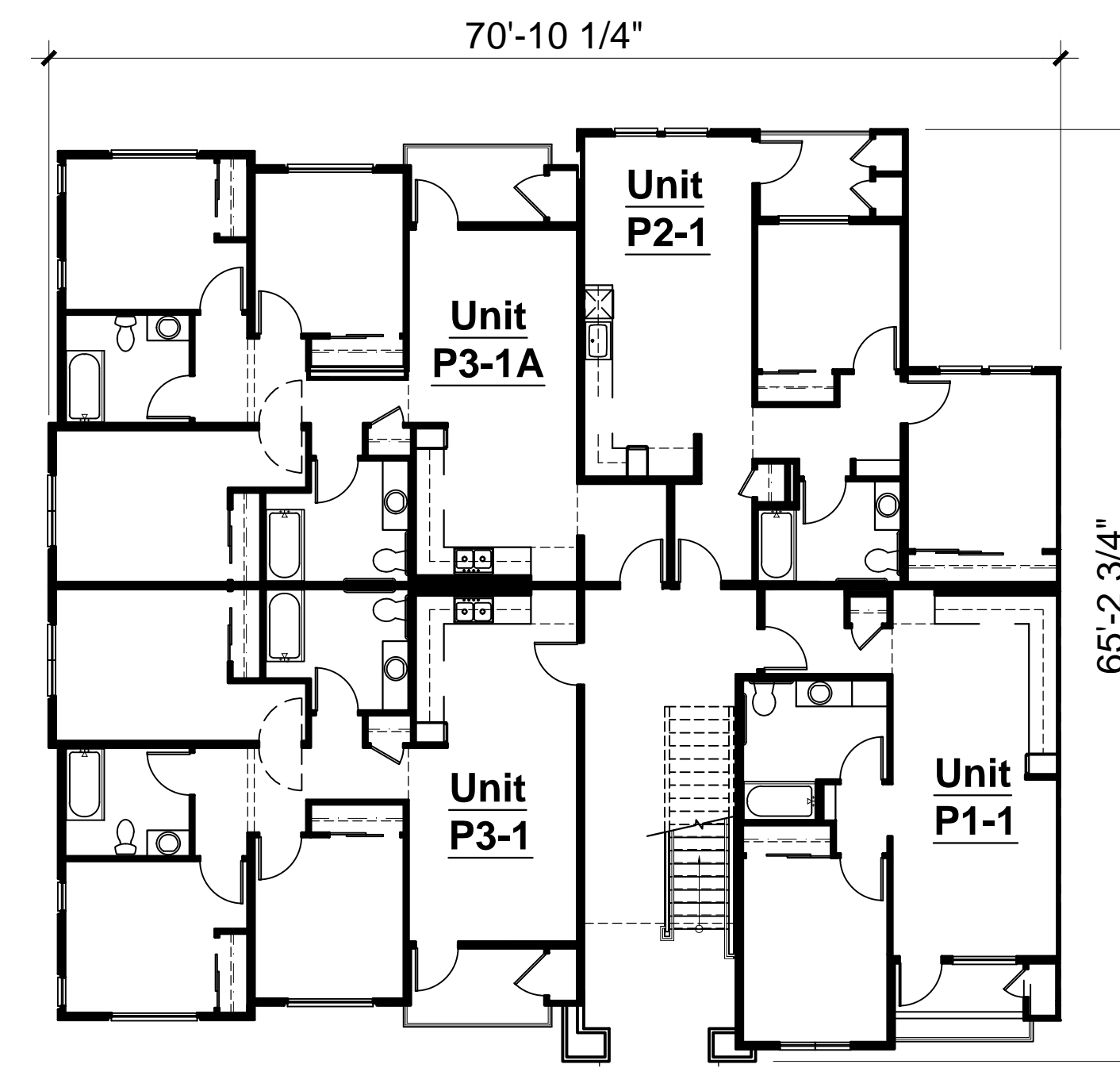


BUILDING PLANS
BUILDING A

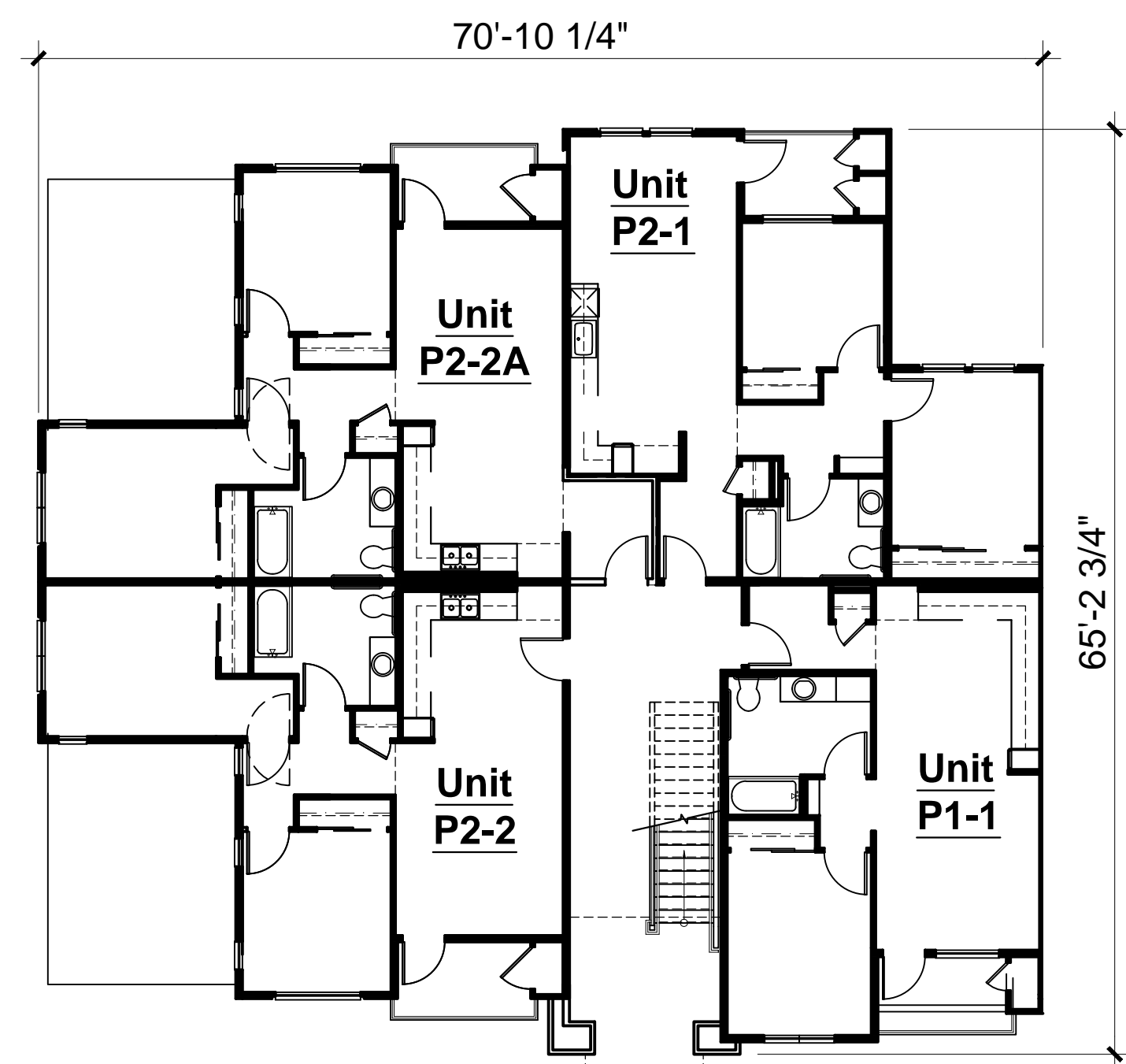
A3.0



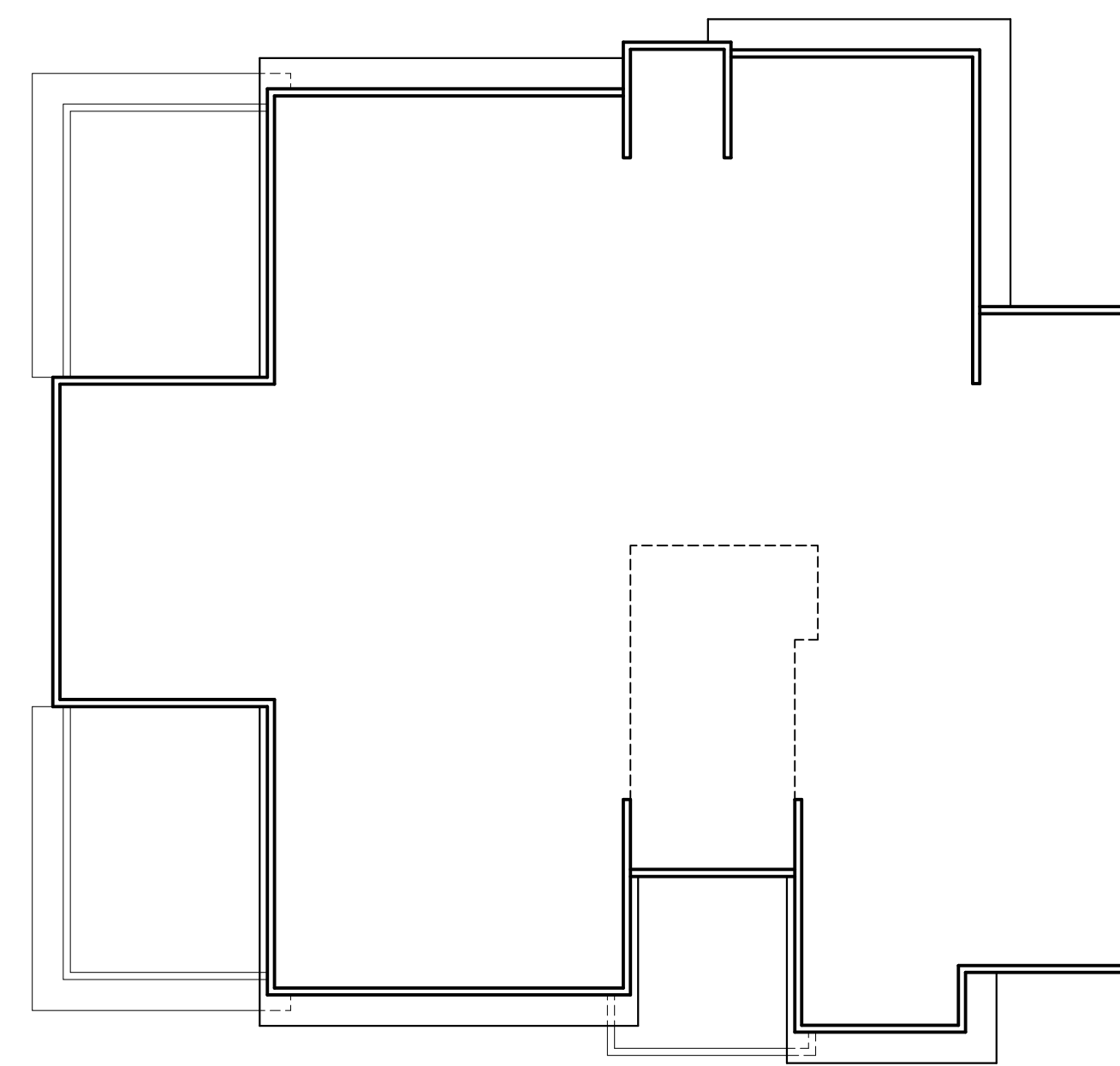
First Floor



Second Floor



Third Floor



Roof Plan

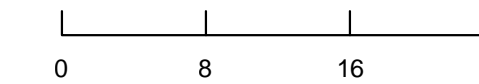


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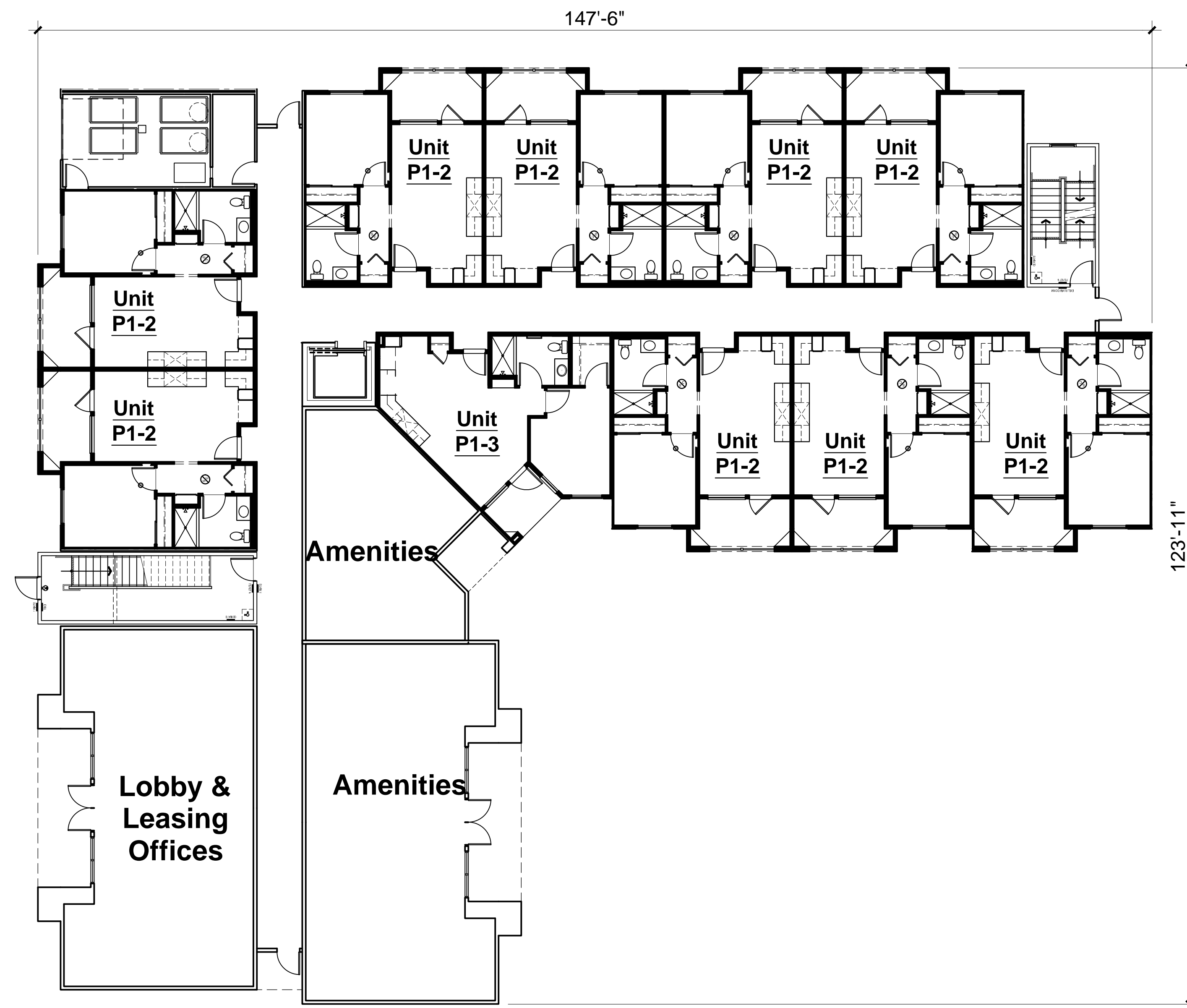
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MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

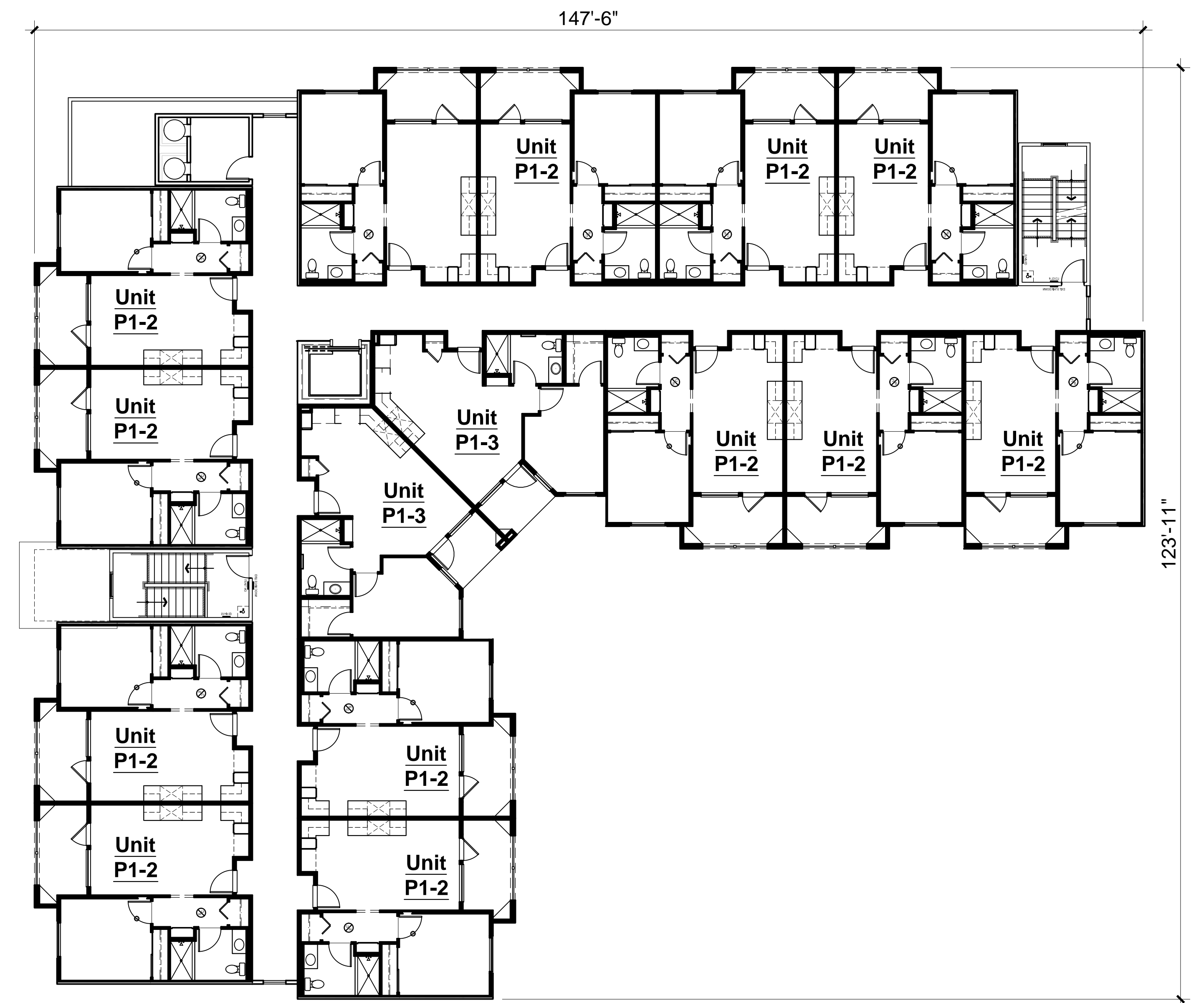
CONCEPTUAL DESIGN
AUGUST 18TH, 2022



BUILDING PLANS
BUILDING B



First Floor



Second Floor

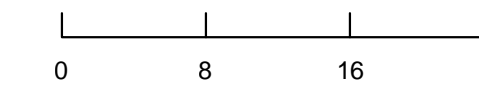


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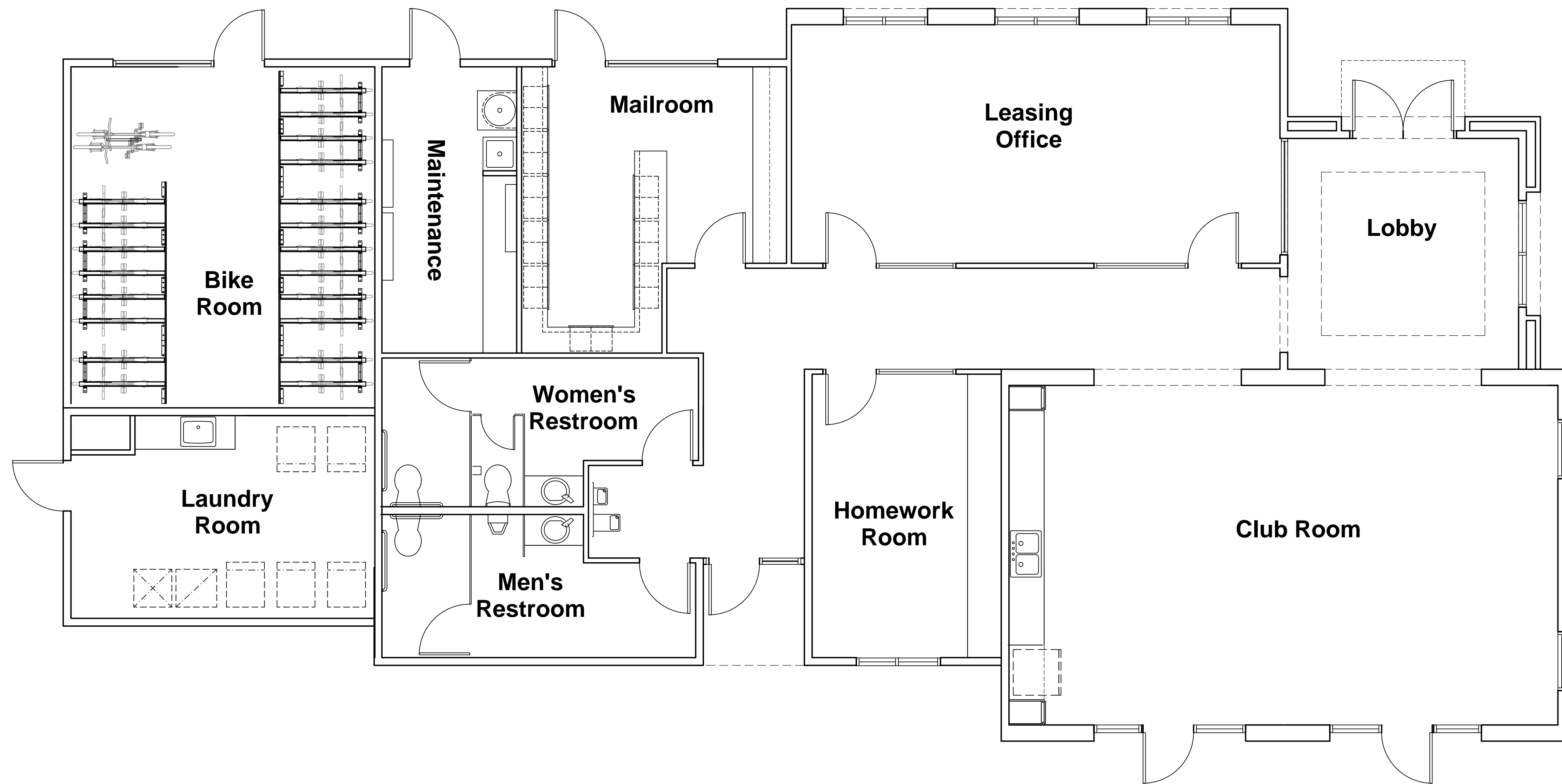
MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022

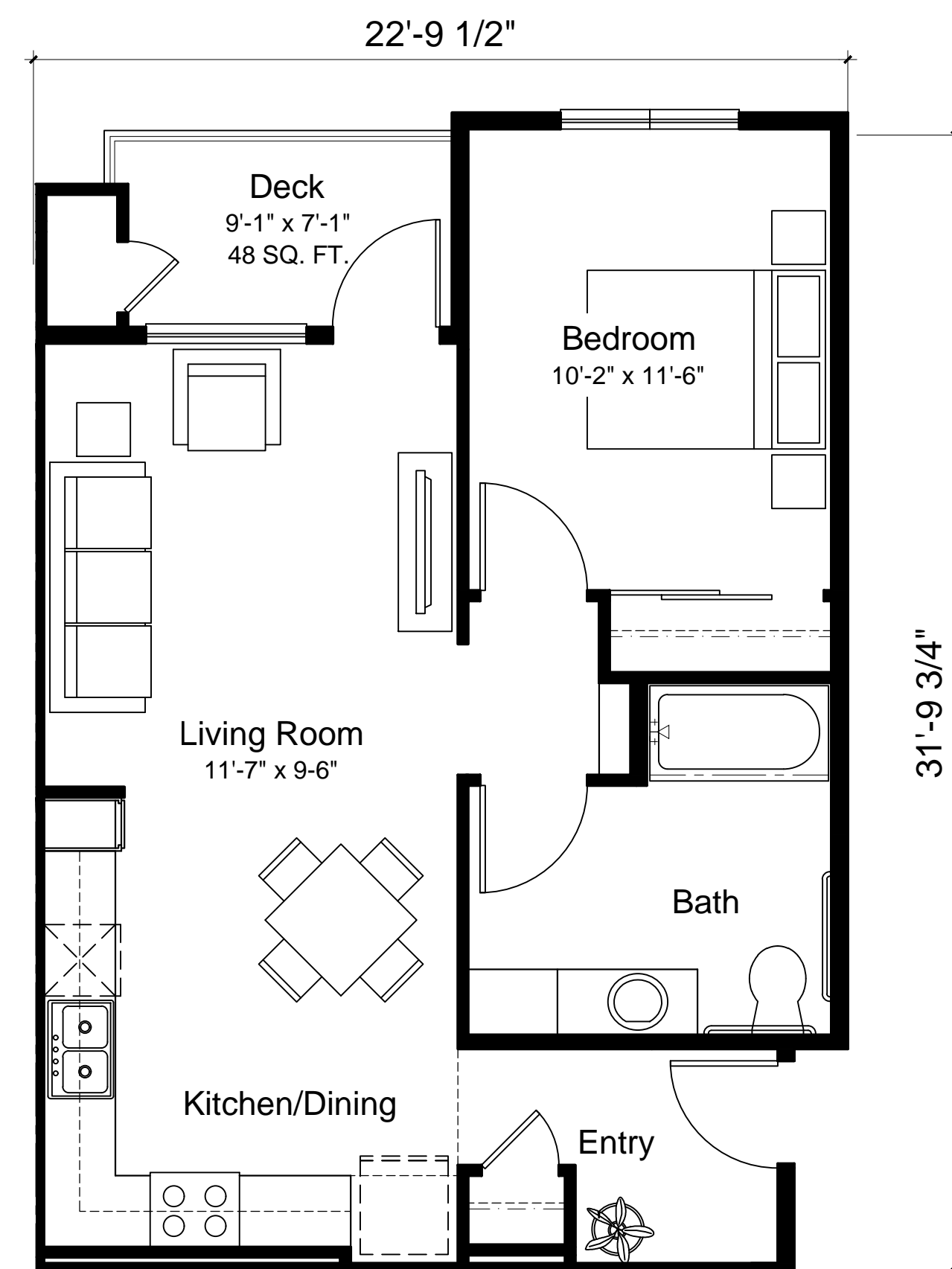


BUILDING PLANS
BUILDING C

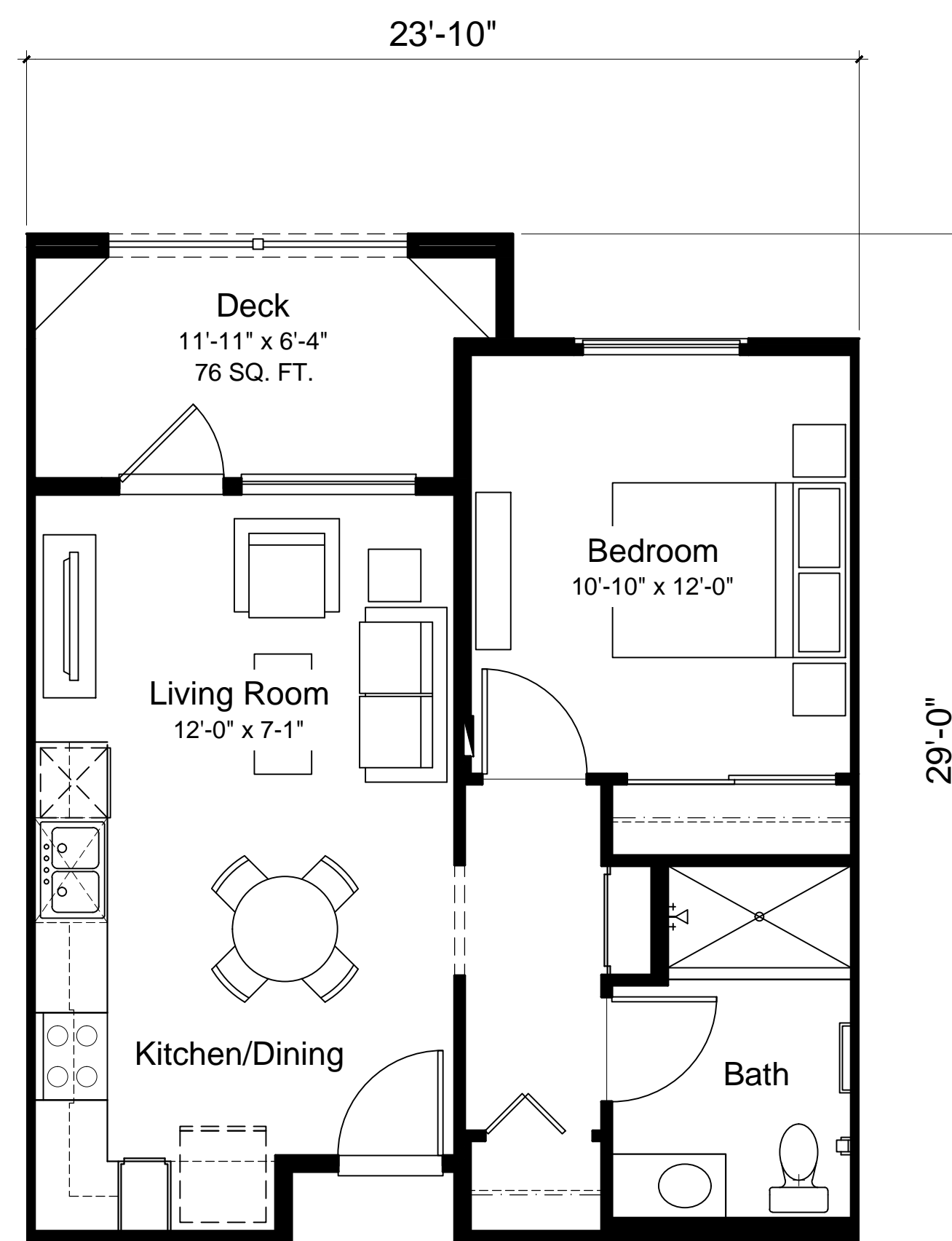
A3.2



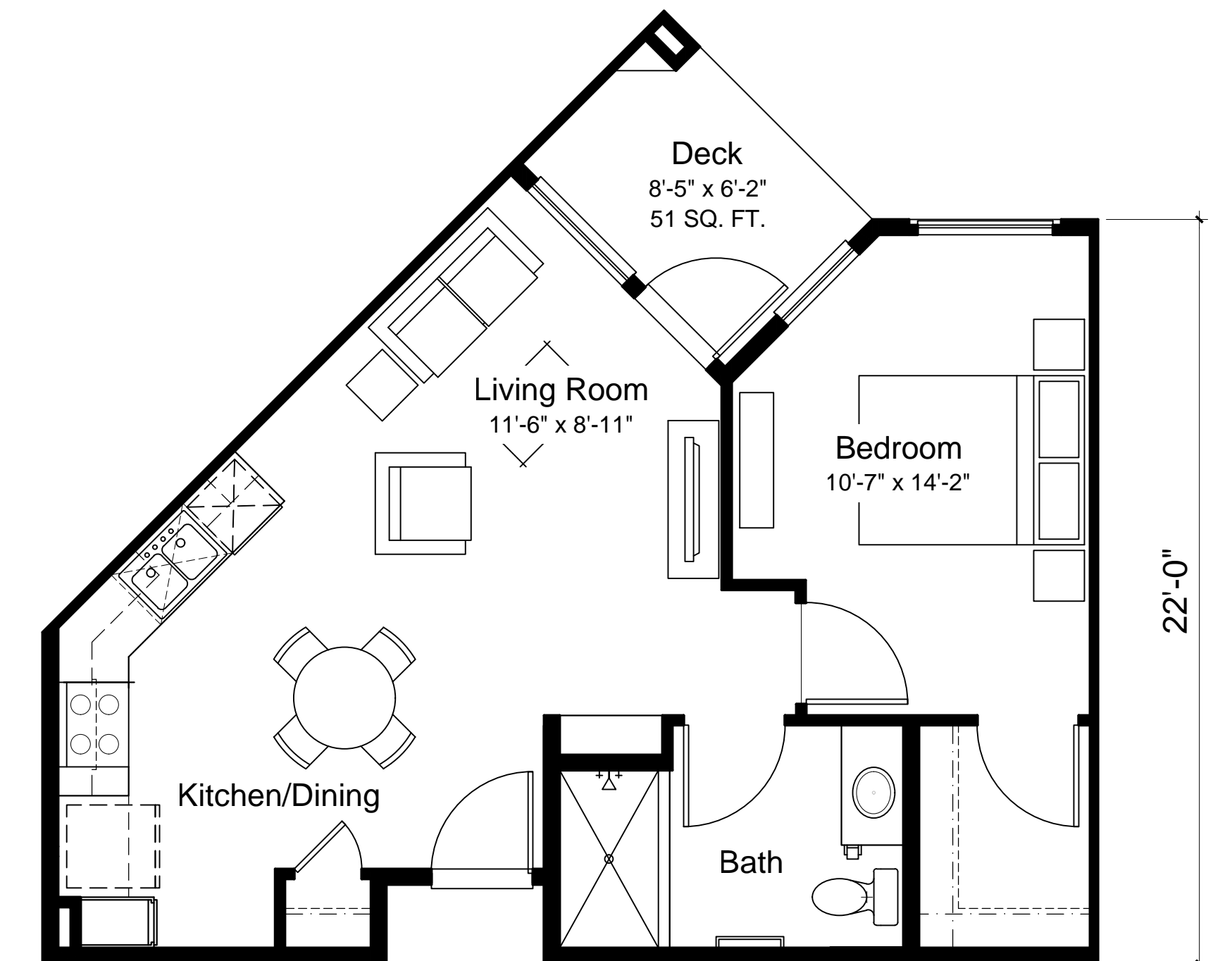
1. First Floor



Plan 1-1
 1 Bedroom / 1 Bathroom
 ±615 SQ. FT. Net
 ±659 SQ. FT. Gross



Plan 1-2 (Senior)
 1 Bedroom / 1 Bathroom
 ±522 SQ. FT. Net
 ±560 SQ. FT. Gross



Plan 1-3 (Senior)
 1 Bedroom / 1 Bathroom
 ±544 SQ. FT. Net
 ±583 SQ. FT. Gross

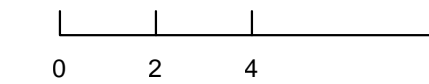


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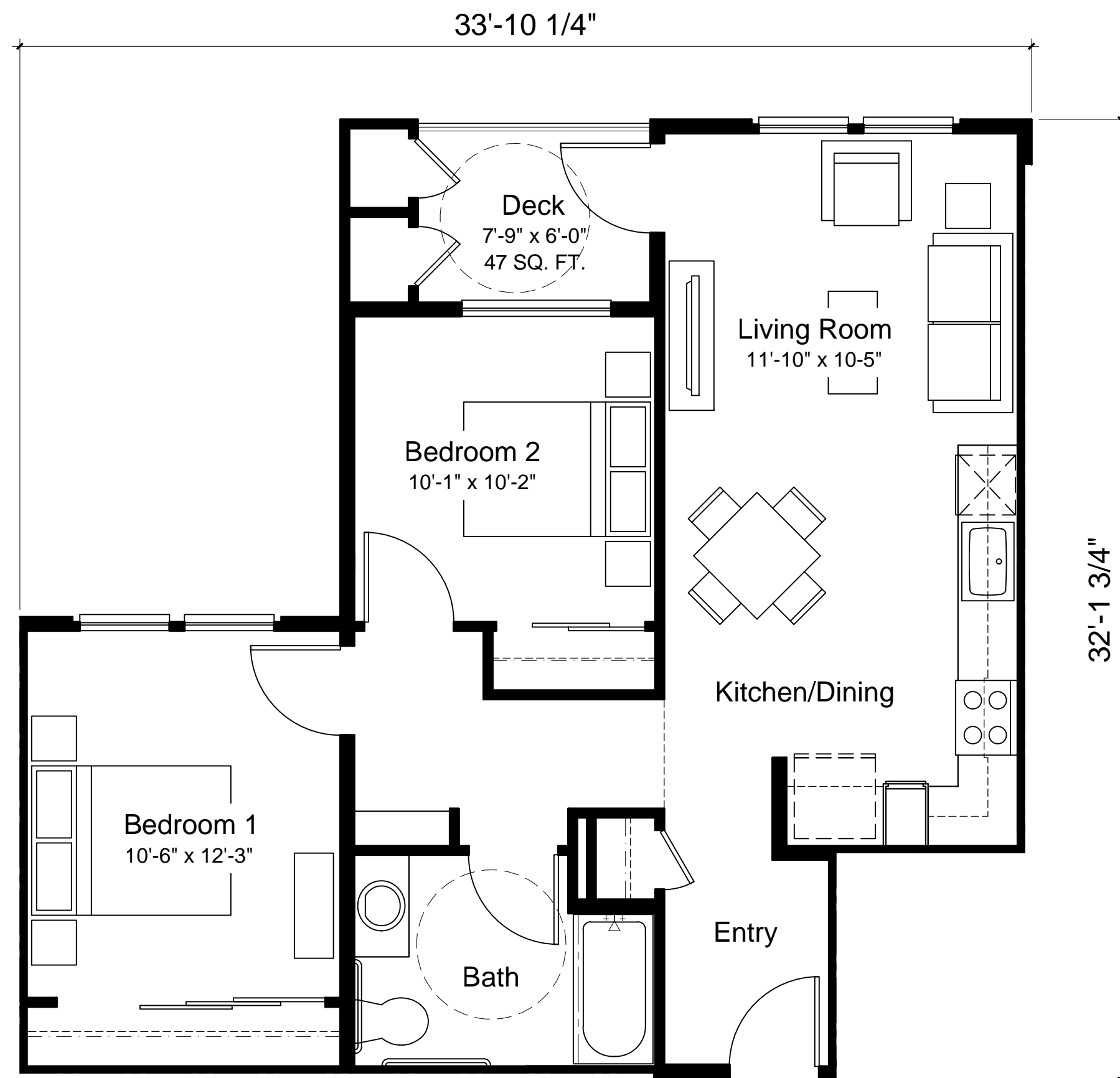
MILESTONE TWENTYNINE PALMS
 TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
 AUGUST 18TH, 2022

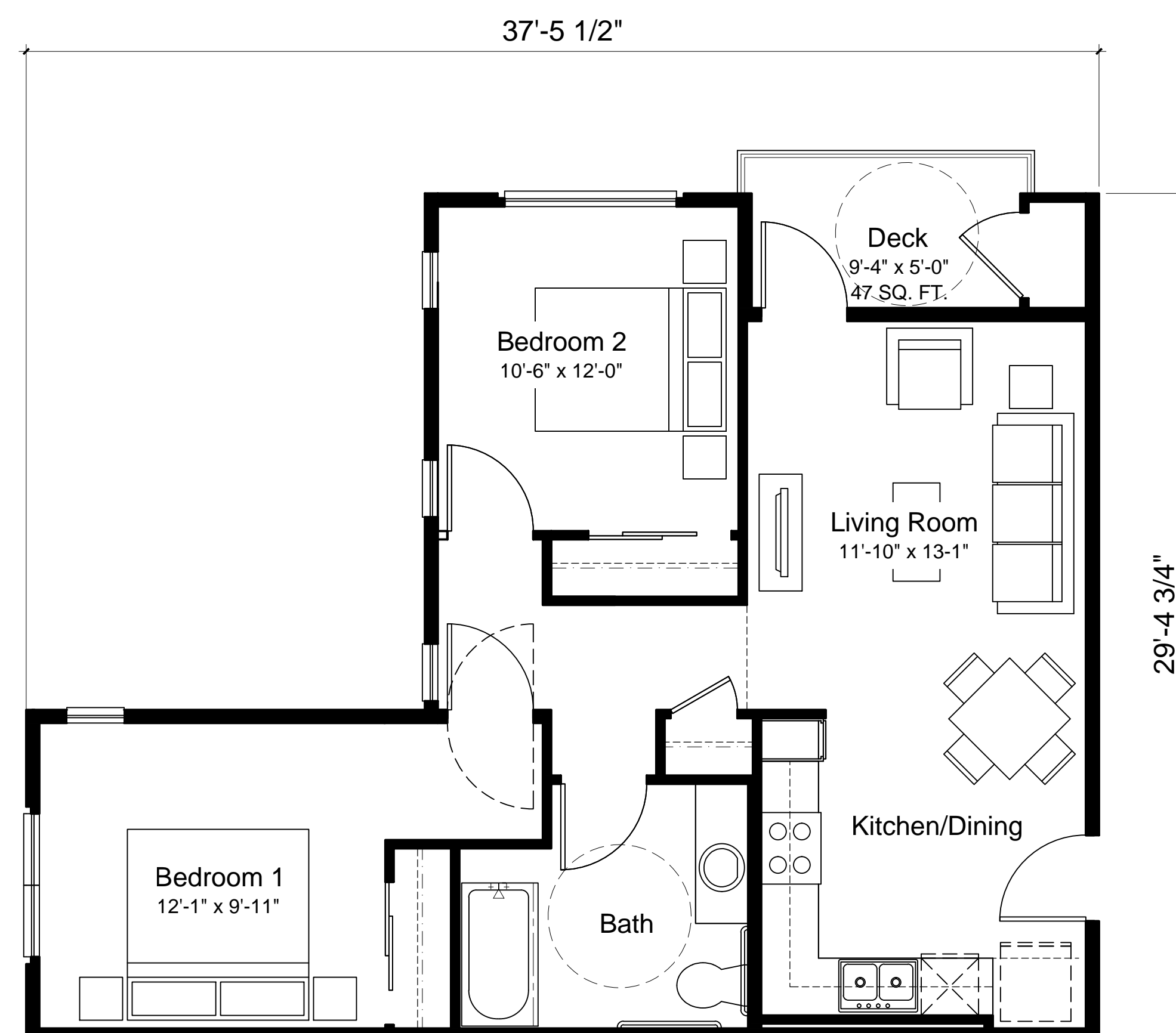


UNIT PLANS
 1 BEDROOM

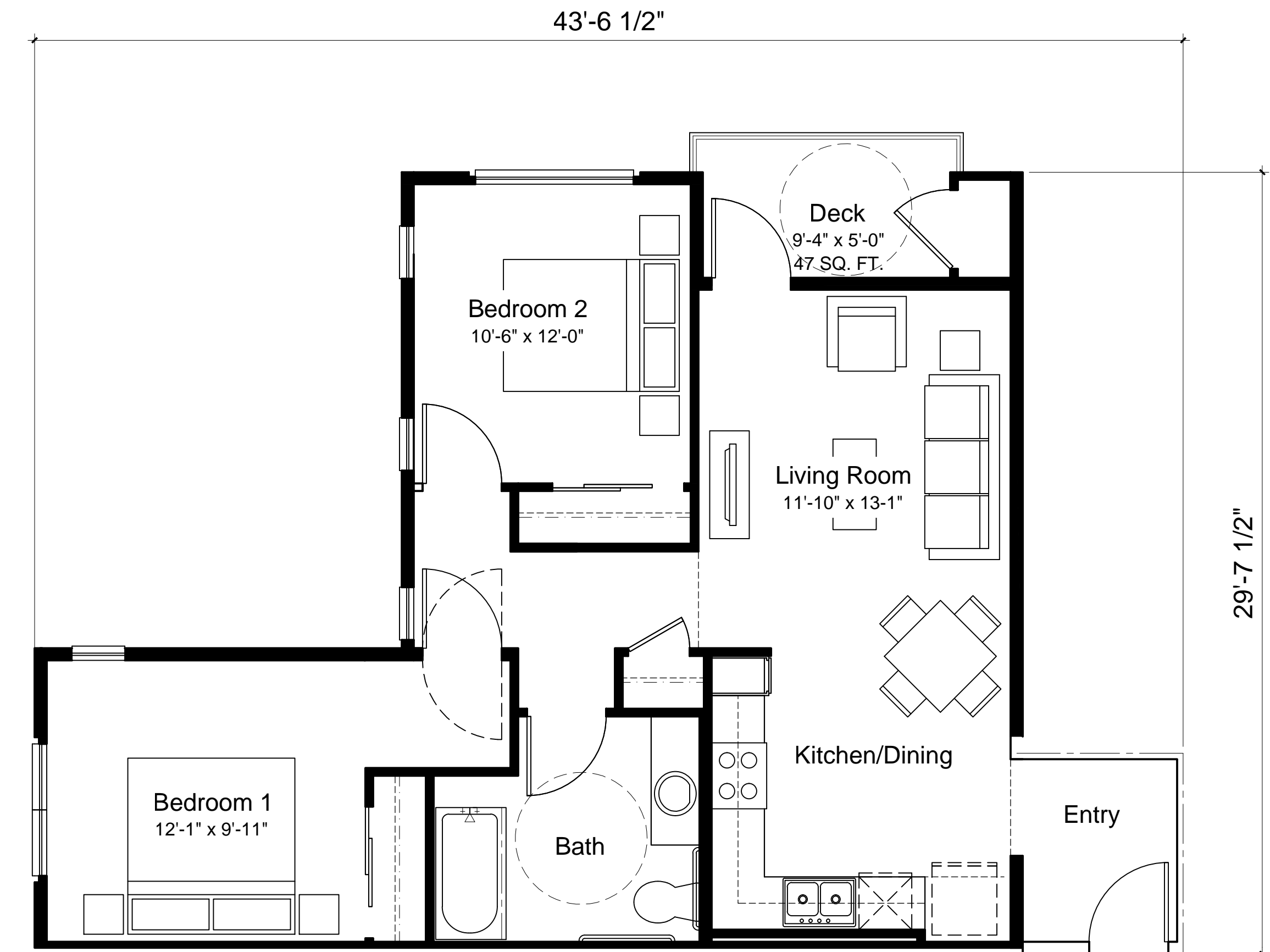
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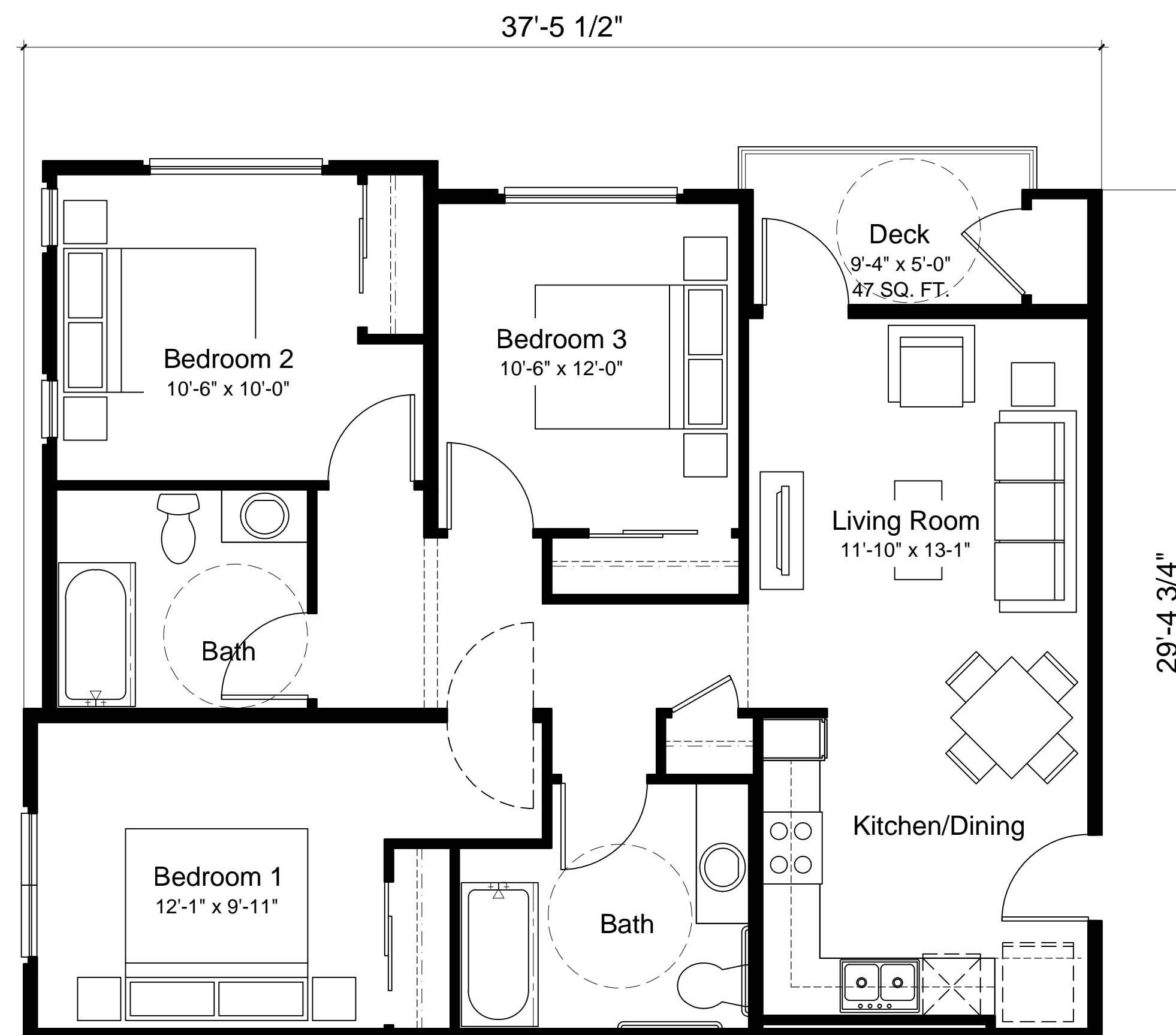
Plan 2-1
 2 Bedroom / 1 Bathroom
 ±743 SQ. FT. Net
 ±796 SQ. FT. Gross



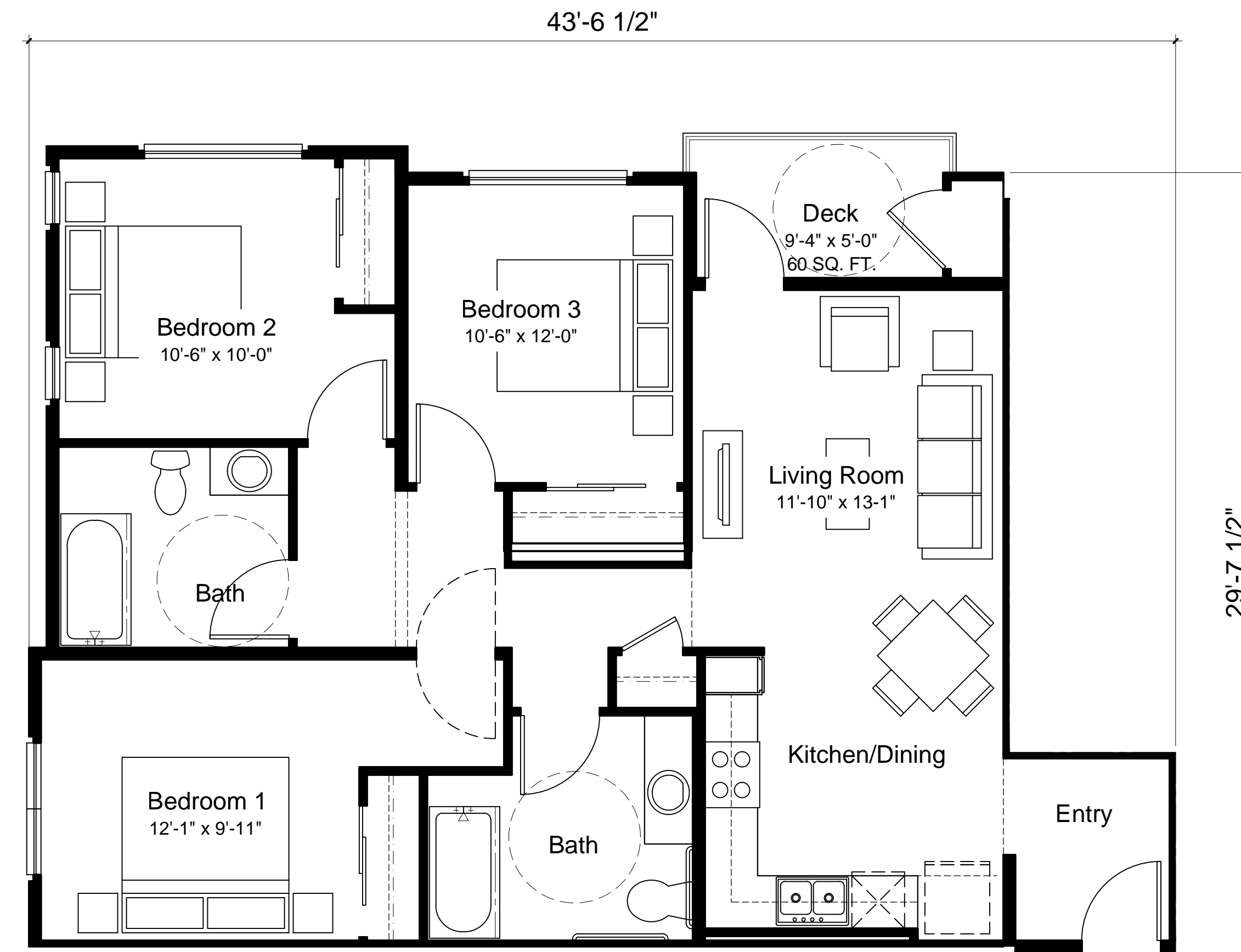
Plan 2-2
 3 Bedroom / 2 Bathroom
 ±746 SQ. FT. Net
 ±802 SQ. FT. Gross



Plan 2-2A
 3 Bedroom / 2 Bathroom
 ±858 SQ. FT. Net
 ±792 SQ. FT. Gross



Plan 3-2
 3 Bedroom / 2 Bathroom
 ±997 SQ. FT. Net
 ±1054 SQ. FT. Gross



Plan 3-2A
 3 Bedroom / 2 Bathroom
 ±1041 SQ. FT. Net
 ±1096 SQ. FT. Gross



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MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022

PERSPECTIVE
BUILDING A - PUBLIC STREET ELEVATION

A6.1



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MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022

PERSPECTIVE
BUILDING A - PARKING LOT ELEVATION

A6.2



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MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022

PERSPECTIVE
LOOKING FROM CIVIC CENTER DRIVE

A6.3



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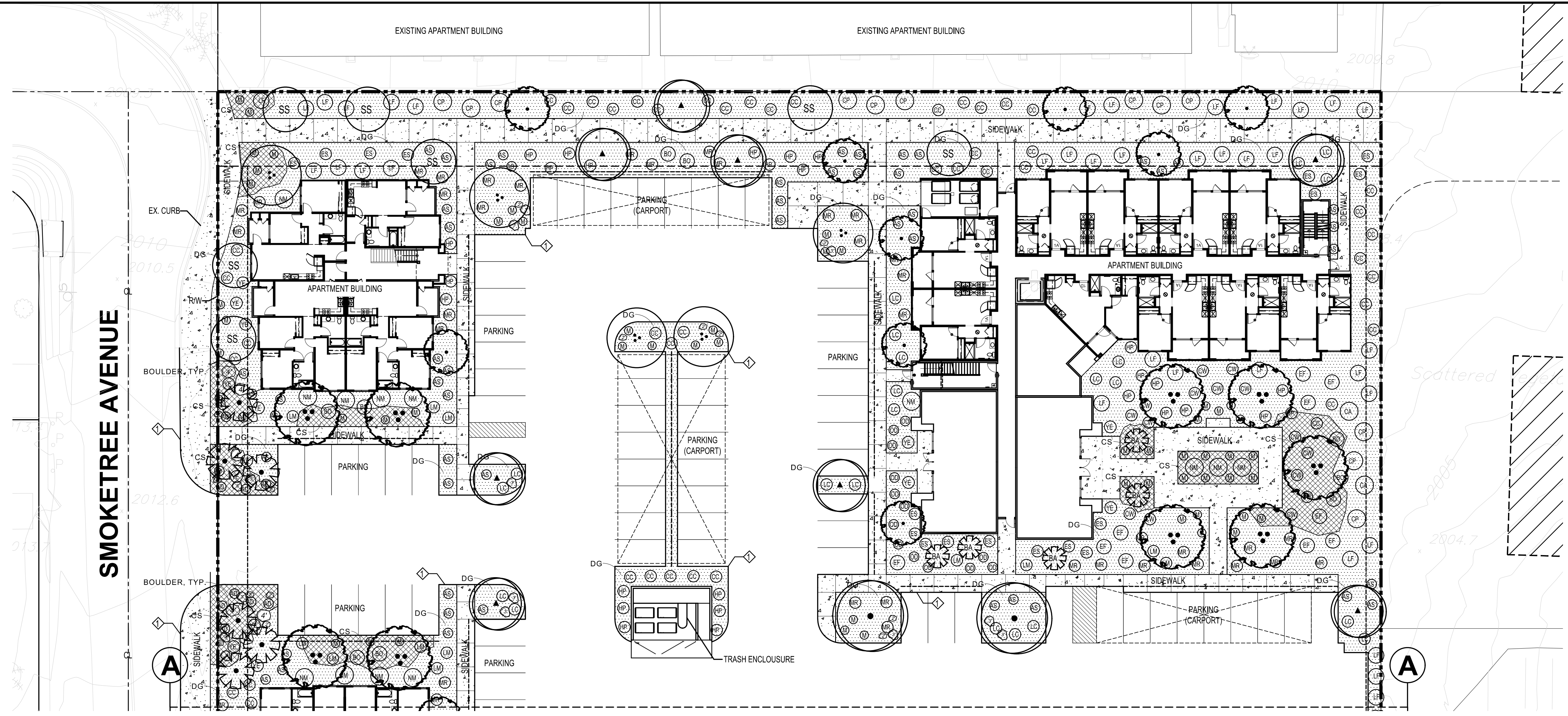
Milestone Housing Group
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Los Gatos, CA 95030

MILESTONE TWENTYNINE PALMS
TWENTYNINE PALMS, CA # 2022-0160

CONCEPTUAL DESIGN
AUGUST 18TH, 2022

PERSPECTIVE
LOOKING VIA SMOKETREE AVE

A6.4



PLANTING LEGEND

TREES

SYM.	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
11		CERCIDIUM FLORIDUM LOW WATER USE (0.2)	BLUE PALO VERDE	24' BOX MULTI TRUNK	30' x 30' - Semi Deciduous Yellow Flower
17		CHILOPIS LINEARIS LOW WATER USE (0.2)	DESERT WILLOW	24' BOX MULTI TRUNK	20' x 20' - Deciduous Pink to Violet Flowers
8		FRAXINUS VELUTINA MOD WATER USE (0.5)	ARIZONA ASH	24' BOX SINGLE TRUNK	30' x 40'h Evergreen
9		ULMUS PARVIFLORA 'TRUE GREEN' LOW WATER USE (0.2)	TRUE GREEN ELM	24' BOX MULTI TRUNK	30' x 40'h - Deciduous Creamy white flowers
19		ACACIA ANEURA LOW WATER USE (0.2)	MULGA	24' BOX SINGLE TRUNK	10' x 15'h - semi evergreen Deep blue flower
14		SOPHORA SECUNDIFLORA LOW WATER USE (0.2)	TEXAS MOUNTAIN LAUREL	24' BOX MULTI TRUNK	15' x 25'h Purple, lavender flower

PALMS

SYM.	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
16		WASHINGTONIA FILIFERA MOD WATER USE (0.5)	CALIFORNIA FAN PALM	10'-14' BTH SKINNED MIN. TRUNK DIA. 24"	
17		BRAHEA ARMATA MOD WATER USE (0.5)	MEXICAN BLUE PALM	24' BOX	Slow grower Blue gray color

DESERT ACCENTS

SYM.	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
15		AGAVE DESERTI LOW WATER USE (0.2)	DESERT AGAVE	5 GAL.	
95		ASCLEPIUS SUBULATA LOW WATER USE (0.2)	DESERT MILKWEED	5 GAL.	
65		HESPERALOE PARVIFLORA LOW WATER USE (0.2)	RED YUCCA	5 GAL.	
33		NOLINA MICROCARPA LOW WATER USE (0.2)	BEAR GRASS	5 GAL.	
50		YUCCA ELATA LOW WATER USE (0.2)	SOAP TREE YUCCA	5 GAL.	
21		FOUQUIERA SPLENDENS LOW WATER USE (0.2)	OCOTILLO	6' HT 12 CANES MIN.	

SHRUBS

SYM.	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
16		BOUGAINVILLEA 'Dor-Li-La' LOW WATER USE (0.2)	BOUGAINVILLEA	5 GAL.	
26		CORDIA PARVIFLORA LOW WATER USE (0.2)	LITTLE LEAF CORDIA	5 GAL.	
19		ENCELIA FARINOSA LOW WATER USE (0.2)	BRITTLEBUSH	5 GAL.	
58		LEUCOPHYLLUM FRUTESCENS LOW WATER USE (0.2)	GREEN CLOUD TEXAS RANGER	5 GAL.	
7		CAESALPINIA PULCHERRIMA LOW WATER USE (0.2)	MEXICAN BIRD OF PARADISE	5 GAL.	
19		CASSIA WISLIZENI LOW WATER USE (0.2)	SHRUBBY SENNA	5 GAL.	
81		CALLIANDRA CALIFORNICA LOW WATER USE (0.2)	RED FAIRY DUSTER	5 GAL.	
64		MUHLENBERGIA CAPILLARIS MOD WATER USE (0.5)	REGAL MIST	5 GAL.	

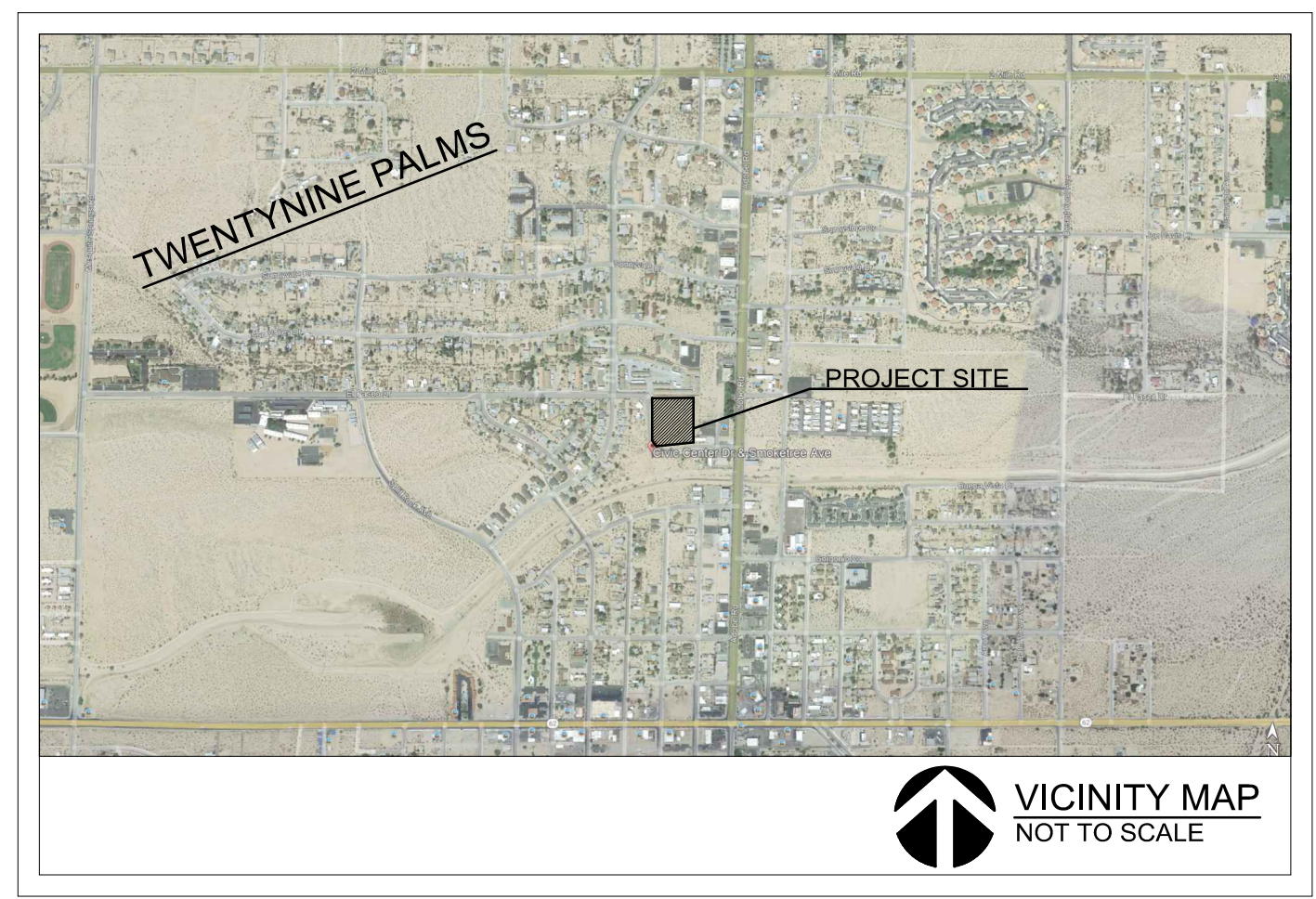
GROUNDCOVERS

SYM.	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
36		LANTANA CAMARA MOD WATER USE (0.5)	NEW GOLD LANTANA	1 GAL.	
76		MELAMPIDIUM LEUCANTHUM MOD WATER USE (0.5)	BLACKFOOT DAISY	1 GAL.	
17		EPHEDRA SPP. LOW WATER USE (0.2)	MORMON TEA	1 GAL.	
31		OENOTHERA DELTOIDES MOD WATER USE (0.5)	DUNE PRIMROSE	1 GAL.	
17		LANTANA MONTEVIDENSIENSIS MOD WATER USE (0.5)	PURPLE TRAILING LANTANA	1 GAL.	

INERT MATERIAL

SYM.	NAME	SIZE	COMMENTS
DGC	RETENTION BASIN * - 1,915 sq. ft. +/- CRUSHED STONE TYPE: 'DESERT GOLD' OR APPROVED EQUAL	3/4" Diameter Southwest Boulders	
DG	DECOMPOSED GRANITE - 39,485 sq. ft. +/- TYPE: 'Desert Gold' 3" thick after compaction	3/8" minus, 11% fines Southwest Boulders	
CS	CRUSHED STONE - 5,930 sq. ft. +/- TYPE: 'Apache Brown' OR APPROVED EQUAL	2" to 6" Diameter Southwest Boulders	
4	DESERT SAND BOULDERS 1/3 BURIED, DIAMETER SIZE AS NOTED IN FEET Rounded / smooth boulders only. Boulders shall be approved by Owner prior to delivery to the site.		

NOTE:
INSTALL DEEPROOT BARRIER FOR TREES & PALMS WITHIN 10' OF HARDSCAPE (e.g. sidewalk, curb, building, walls, driveway).
BARRIER TO EXTEND 4" ON BOTH SIDE OF TREE & PALM AT 24" DEPTH.
INSTALL EMITTERS AND OR BUBBLERS ON UP-HILL SIDE OF PLANT.
QUANTITIES LISTED ARE NOT GUARANTEED AND ARE ONLY FOR PLAN CHECK PURPOSES ONLY. PLANS TAKE PRECEDENCE.



SQUARE FOOTAGE - LANDSCAPE
47,330 SQUARE FEET +/- OF PROPOSED LANDSCAPE.
1,070 SQUARE FEET +/- OF TURF
48,400 SQUARE FEET +/- OF TOTAL LANDSCAPE AREA.

LEGEND:
 PROPOSED CONCRETE CURB. REFER TO CIVIL PLANS.
 PL: PROPERTY LINE
 CL: CENTER LINE
 RW: RIGHT OF WAY

DIG ALERT

 DIAL TOLL FREE
 1-800-422-4133
 AT LEAST TWO DAYS
 BEFORE YOU DIG
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE:
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.

LANDSCAPE ARCHITECT			REVISIONS			CITY		PREPARED BY:	
MARK	BY	DATE				APPR.	DATE		

RAY LOPEZ ASSOCIATES
 LANDSCAPE ARCHITECTURE & PLANNING
 56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
 (714) 760-2069 Phone • E-mail: RLAscape@aol.com
 PREPARED UNDER THE DIRECT SUPERVISION OF:

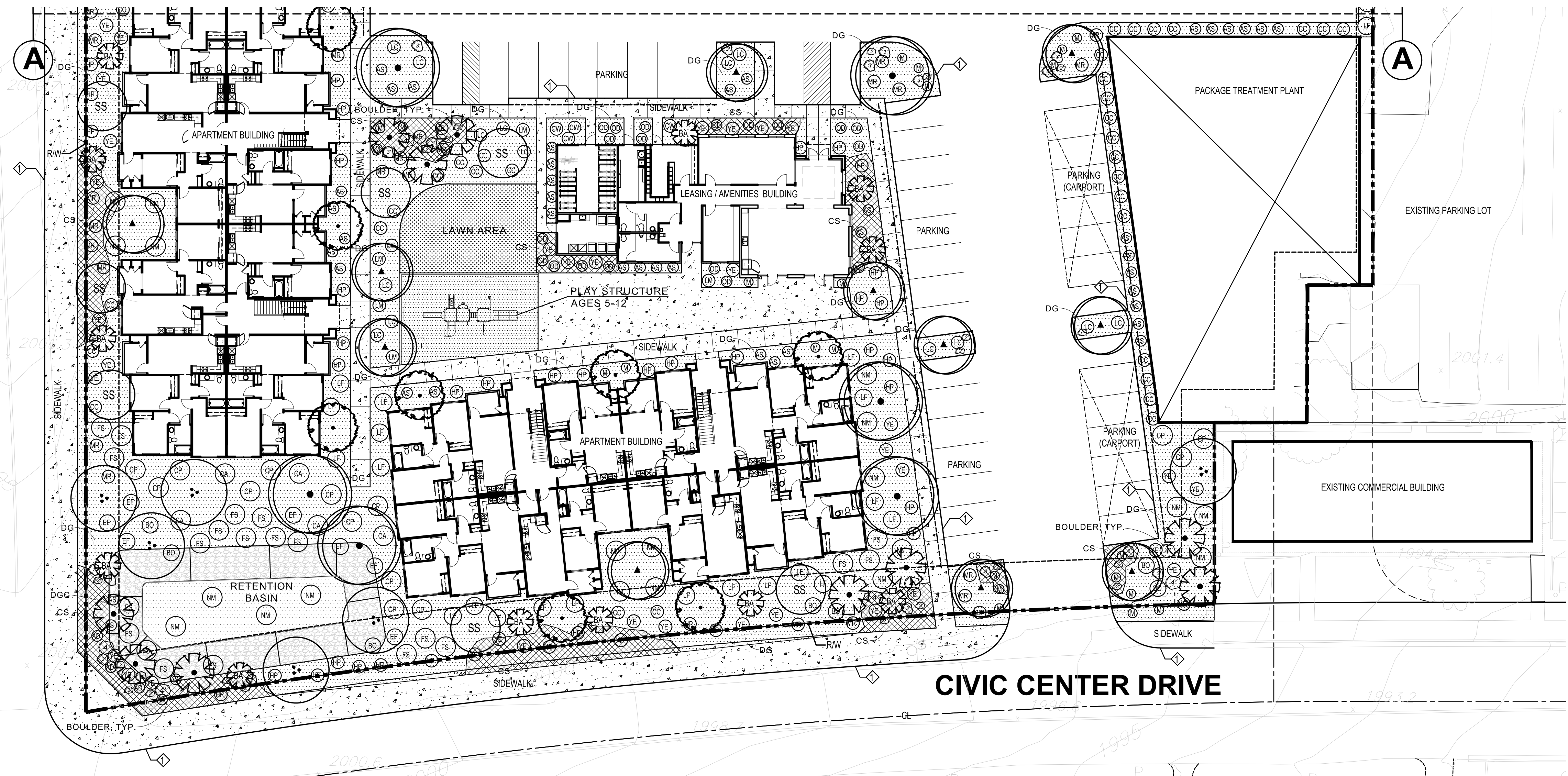
 RAYMOND C. LOPEZ
 LICENSED LANDSCAPE ARCHITECT No. 3474
 EXPIRES 12-31-23

CITY OF TWENTYNINE PALMS
 APPROVED BY:
 NAME / TITLE
 DATE

CONTACT
 RAY LOPEZ
 Phone: (760) 206-9696
 DESIGN BY:
 IVO / RCL
 DRAWN BY:
 IVO
 PLOT DATE

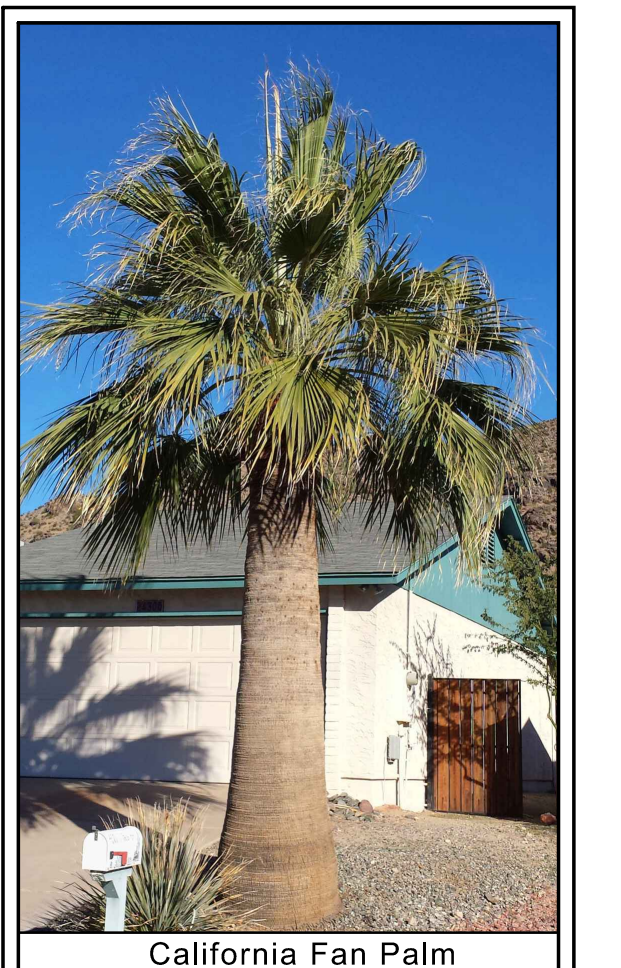
CITY OF TWENTYNINE PALMS, STATE OF CALIFORNIA
LANDSCAPE PLAN
MILESTONE TWENTYNINE PALMS
 TWENTYNINE PALMS, CA

SHEET L - 1.0
 OF SHEETS 2
 CONTRACT NO. -



SMOKETREE AVENUE

CIVIC CENTER DRIVE



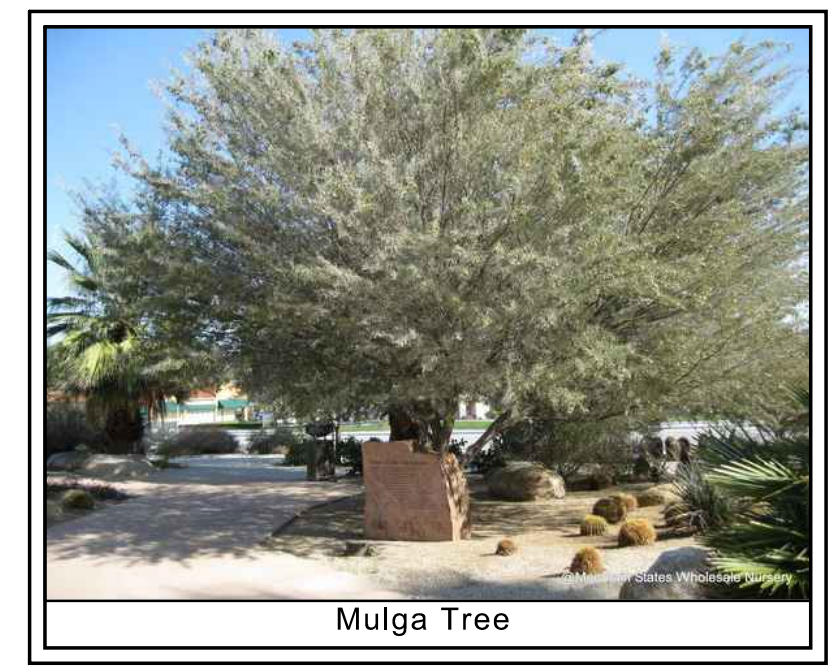
California Fan Palm



Desert Milkweed



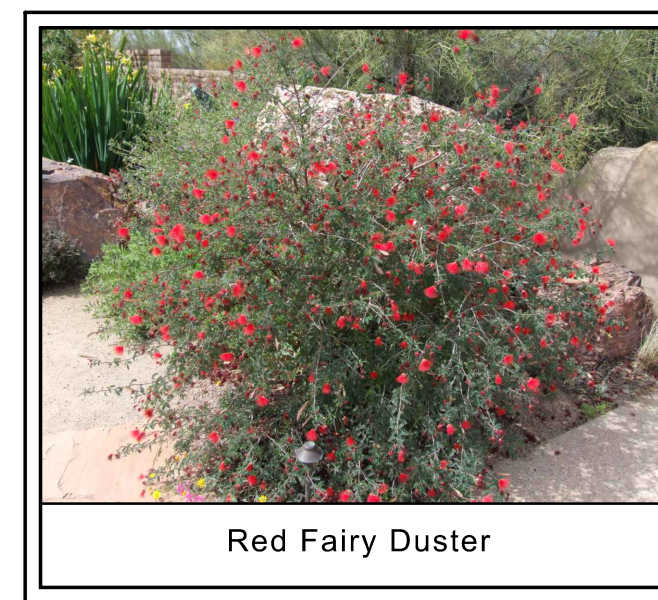
PLAY STRUCTURE



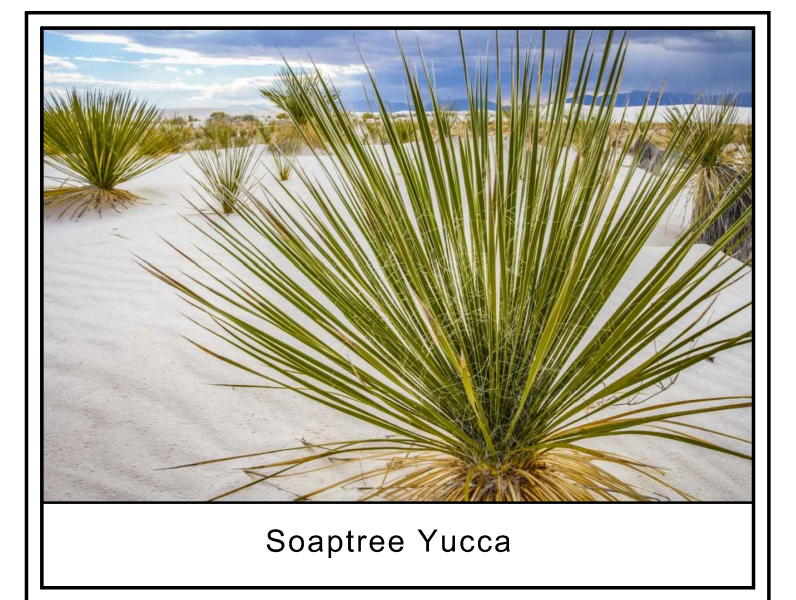
Mulga Tree



Little-Leaf Cordia



Red Fairy Duster



Soaptree Yucca

PLANTING LEGEND

TREES

SYM.	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
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8		FRAXINUS VELUTINA MOD WATER USE (0.5)	ARIZONA ASH	24" x 40" h SINGLE TRUNK Evergreen	
9		ULMUS PARVIFLORA 'TRUE GREEN' LOW WATER USE (0.2)	TRUE GREEN ELM	24" x 40" h - Deciduous MULTI TRUNK Creamy white flowers	
19		ACACIA ANEURA LOW WATER USE (0.2)	MULGA	10" x 15" h - semi evergreen SINGLE TRUNK Deep blue flower	
14		SOPHORA SECUNDFLORA LOW WATER USE (0.2)	TEXAS MOUNTAIN LAUREL	15" x 25" h MULTI TRUNK Purple, lavender flower	

PALMS

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DESERT ACCENTS

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95		ASCLEPIUS SUBULATA LOW WATER USE (0.2)	DESERT MILKWEED	5 GAL.	
65		HESPERALOE PARVIFLORA LOW WATER USE (0.2)	RED YUCCA	5 GAL.	
33		NOLINA MICROCARPA LOW WATER USE (0.2)	BEAR GRASS	5 GAL.	
50		YUCCA ELATA LOW WATER USE (0.2)	SOAPTREE YUCCA	5 GAL.	

LEGEND:

- PROPOSED CONCRETE CURB, REFER TO CIVIL PLANS.
- PL - PROPERTY LINE
- CL - CENTER LINE
- RW - RIGHT OF WAY

SHRUBS

SYM.	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
16		BOUGAINVILLEA 'Dor La Lila' LOW WATER USE (0.2)	BOUGAINVILLEA	5 GAL.	
26		CORDIA PARVIFLORA LOW WATER USE (0.2)	LITTLE LEAF CORDIA	5 GAL.	
19		ENCELIA FARINOSA LOW WATER USE (0.2)	BRITTLEBUSH	5 GAL.	
58		LEUCOPHYLLUM FRUTESCENS LOW WATER USE (0.2)	GREEN CLOUD TEXAS RANGER	5 GAL.	
7		CAESALPINIA PULCHERRIMA LOW WATER USE (0.2)	MEXICAN BIRD OF PARADISE	5 GAL.	
19		CASSIA WISLIZENI LOW WATER USE (0.2)	SHRUBBY SENNA	5 GAL.	
81		CALLIANDRA CALIFORNICA LOW WATER USE (0.2)	RED FAIRY DUSTER	5 GAL.	
64		MUHLENBERGIA CAPILLARIS MOD WATER USE (0.5)	REGAL MIST	5 GAL.	

GROUNDCOVERS

SYM.	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
36		LANTANA CAMARA MOD WATER USE (0.5)	NEW GOLD LANTANA	1 GAL.	
76		MELAMPodium LEUCANTHUM MOD WATER USE (0.5)	BLACKFOOT DAISY	1 GAL.	
17		EPHEDRA SPP LOW WATER USE (0.2)	MORMON TEA	1 GAL.	
31		OENOTHERA DELTOIDES MOD WATER USE (0.5)	DUNE PRIMROSE	1 GAL.	
17		LANTANA MONTEVIDENSIS MOD WATER USE (0.2)	PURPLE TRAILING LANTANA	1 GAL.	

INERT MATERIAL

SYM.	NAME	SIZE	COMMENTS
DGC	RETENTION BASIN * - 1,915 sq.ft +/- CRUSHED STONE	3/4" Diameter Southwest Boulders	
DG	TYPE: "DESERT GOLD" OR APPROVED EQUAL DECOMPOSED GRANITE - 39,485 sq. ft. +/- TYPE: "Desert Gold"	3/8" minus, 11% fines Southwest Boulders	
CS	CRUSHED STONE - 5,930 sq. ft. +/- TYPE: "Apache Brown" OR APPROVED EQUAL	2" to 6" Diameter Southwest Boulders	

NOTE:
 DESERT SAND BOULDERS
 1/3 BURIED, DIAMETER SIZE AS NOTED IN FEET
 *Rounded / smooth boulders only. Boulders shall be approved by Owner prior to delivery to the site.
 NO SCARS OR IMPERFECTIONS ALLOWED.
 SOURCE: SOUTHWEST BOULDER
 43-445 MADISON ST., INDIO, CA 92203
 760.342.5322
 INSTALL DEEPROOT BARRIER FOR TREES & PALMS WITHIN 10' OF HARDSCAPE (e.g. sidewalk, curb, building, walls, driveway).
 BARRIER TO EXTEND 4" ON BOTH SIDE OF TREE & PALM AT 24" DEPTH.
 INSTALL EMITTERS AND OR BUBBLERS ON UP-HILL SIDE OF PLANT.
 QUANTITIES LISTED ARE NOT GUARANTEED AND ARE ONLY FOR PLAN CHECK PURPOSES ONLY. PLANS TAKE PRECEDENCE.

DIG ALERT
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 DIAL TOLL FREE
 1-800-422-4133
 AT LEAST TWO DAYS BEFORE YOU DIG

NOTE:
 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.

LANDSCAPE ARCHITECT			REVISIONS			CITY		PREPARED BY:	
MARK	BY	DATE				APPR.	DATE		

RAY LOPEZ ASSOCIATES
 LANDSCAPE ARCHITECTURE & PLANNING
 56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
 (714) 780 / 206-9696 E-mail: RLAscape@aol.com
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 Raymond C. Lopez 09.20.2022
 RAYMOND C. LOPEZ
 LICENSED LANDSCAPE ARCHITECT NO. 3474
 EXPIRES 12-31-23

CITY OF TWENTYNINE PALMS
 APPROVED BY: _____ DATE _____
 NAME / TITLE _____

CONTACT
 RAY LOPEZ
 Phone: (760) 206.9696
 DESIGNED BY: IVO / RCL
 DRAWN BY: IVO
 PLOT DATE: _____

CITY OF TWENTYNINE PALMS, STATE OF CALIFORNIA
LANDSCAPE PLAN
MILESTONE TWENTYNINE PALMS
 TWENTYNINE PALMS, CA

SHEET L - 1.1
 OF SHEETS 2
 CONTRACT NO. _____