



STAFF REPORT

TO: Planning Commission
FROM: Community Development Director
FOR MEETING: Jul 19 2022

SUBJECT: SPR 22-000004, Site Plan and Design Review - Cholla Laundry

RECOMMENDATION:

That the Planning Commission conduct the Public Hearing, consider public comment, adopt the Resolution finding the project categorically exempt from CEQA and approve the Site Plan and Design Review for the development of a 3,748 square foot laundromat.

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:

- [Cholla Laundromat - Planning Commission Resolution](#)
- [Cholla Laundromat - Conditions of Approval](#)
- [Cholla Laundromat - Application](#)
- [Cholla Laundromat - Plans and Elevations](#)
- [Cholla Laundromat - Site Plan](#)
- [Cholla Laundromat - Preliminary Landscape Plan](#)
- [Cholla Laundromat - Preliminary Grading Plan](#)
- [Cholla Laundromat - Notice of Exemption](#)

BACKGROUND:

On May 19, 2022, a Site Plan and Design Review application was submitted by EDA, Inc. on behalf of Kerri DePierro for the development of a 3,748 square foot laundromat. The development also includes parking, landscaping, storm water detention, and related off-site improvements. The 0.31-acre property is located at 6543 Cholla Avenue, on the east side of Cholla Avenue, south of Twentynine Palms Highway and is also identified as APN: 0617-115-27. Public alleys exist on the north and east side of the property.

Site Characteristics

The project site is flat and previously contained a structure, which has been demolished. There are several palm trees on the site, along with asphalt and concrete from the previous development. The previous structure was unreinforced masonry and not able to withstand an earthquake. It had also fallen into a state of disrepair over the years. The uses adjacent to the proposed project include an apartment complex to the south, a restaurant to the north, public parking to the west and a fire station to the east.

Land Use

The subject property is located within the Downtown Specific Plan area and has a zoning designation of Downtown Traditional (DT). The DT zoning district is defined as having a traditional main street development pattern, supporting a pedestrian-oriented district full of retail, dining, and a high-quality public realm. A laundromat is a permitted use in the DT zoning district subject to the approval of the Site Plan and Design Review by the Planning Commission. The zoning designation for the parcels to the south, east, and west is Downtown Traditional and the zoning to the north is Downtown General.

The Downtown Traditional zone was created to encourage walkable, compact development. As a result, it has reduced setback, increased lot coverage requirements, and a waiver of on-site parking requirements.

The setbacks in the DT zone are:

Front yard: 0'

Side yard: 0'

Rear yard: 0'

There is a required minimum 5' setback from any property that has been developed with a residential use.

The maximum structure height in the Downtown Traditional zone is 45' and three stories. The maximum Floor Area Ratio is 2.0. The proposed structure as designed utilizes the reduced front yard setback so the building is adjacent to Cholla Avenue and easily accessible by a public sidewalk. The structure is below the maximum height at just one story. While on-site parking is not required in the DT zone, the applicant is choosing to add on-site parking in this instance. Given the use as a laundromat, it is a good idea to have some on-site parking for customers that are loading and unloading baskets of laundry. The applicant has sited the parking adjacent to the public alley which is ideal for access.

Circulation and Street Improvements

The applicant is proposing a 26', two-way drive aisle north of the structure with parking on either side. Ingress and egress are located on the west side the property from Cholla Avenue and on the east side of the property via the alley. The project has been conditioned to install curb, gutter and sidewalk along the property frontage on Cholla Avenue. Alley improvements will also be required.

Parking and ADA Access

As mentioned, the proposed development is exempt from providing on-site parking per the Downtown Traditional Zone site standards. However, the applicant is proposing to install 9 spaces, one of which is an ADA van accessible space. ADA access is required from the public right-of-way to the proposed

building entrance and the ADA parking space. ADA access and path of travel are shown on the site plan originating at the sidewalk on Cholla Avenue and continuing east along the building frontage to the ADA parking space on the east side. To facilitate the loading and unloading of laundry, the applicant is proposing to make the parking spaces wider - 10 to 11 feet versus 9 feet.

Drainage/On-Site Retention

On-site retention will be by underground storage basins.

Water and Septic

The laundromat will use a recycled water system in its operation to reduce the amount of outflow to the on-site septic system to acceptable levels. The recycled water system and septic system is permitted by the California State Water Resources Control Board.

Architecture

The applicant has taken a "Desert Modern" approach to architecture incorporating elements of midcentury architecture. The building is well articulated on the west, north and east sides using a variety of angles which orientate the building towards Cholla and Twentynine Palms Highway. The main entrances are on the north side of the building leading to the parking area. The building uses grey color tones with stone veneer at the base and a stone accent wall on Cholla Avenue facing Project Phoenix. An orange accent awning adds contrast to the building's grey color scheme. Signage is a midcentury modern theme using midcentury modern pastels and font on a perforated metal plaque. The south wall will contain trellises to support growing vines to soften the blankness of the wall which would be behind a six-foot-high block privacy wall adjacent to the residential to the south.

Landscaping

The applicant is using a plant palette consisting of drought-tolerant, desert-friendly plant materials. Trees include Mulga Acacia and True Green Elm. Shrubs include Desert Milkweed, Fairy Duster, Little Leaf Cordia, and Texas Ranger. Landscape boulders, crushed stone, and decomposed granite round out the landscaping palette. The design is intended to compliment the landscaping installed within Project Phoenix on the west side of the street.

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 LU-3.12

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 Traditional zone of the Downtown Specific Plan. The layout of the site and the project is designed so that it will complement the traditional main street development pattern by creating a walkable destination.

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

The site is of appropriate size and shape for this type of development and the flat topography is suitable for a commercial use.

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 retention and the design and circulation of the project will result in a safe, well-designed facility.

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, the Downtown Specific Plan, and is consistent with the adopted General Plan goals and policies as identified in this staff report.

Conclusion

Based upon the facts on record, the project is consistent with the General Plan, the Development Code, and the Downtown Specific Plan requirements. Commercial 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 the General Plan. The project meets the requirements of the Development Code and the Downtown Specific Plan and no variances or deviations from adopted standards are required for approval.

ENVIRONMENTAL:

The project is exempt from CEQA pursuant to Section 15332, Infill Development Projects. Development exists on all four sides of the property. However, since cultural artifacts were discovered on the west side of Cholla Avenue during the construction of Project Phoenix, a condition has been added to follow the same monitoring and mitigation measures of Project Phoenix as agreed to by the tribes. This requirement is added in an abundance of caution to protect any potential cultural resources.

ALTERNATIVES:

1. Not approve the project
2. Request clarifications or revisions and postpone to a date certain

FISCAL IMPACT:

Not applicable.

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TWENTYNINE PALMS, CALIFORNIA, APPROVING SPR22-000004, A SITE PLAN AND DESIGN REVIEW FOR THE CONSTRUCTION OF A LAUNDROMAT LOCATED AT 6543 CHOLLA AVENUE, SOUTH OF TWENTYNINE PALMS HWY, TWENTYNINE PALMS, CA 92277.

WHEREAS, on May 31, 2022, an application was received from DePierro Development Corporation, requesting approval of Site Plan and Design Review for the construction of a 3,748 square foot laundromat located at 6543 Cholla Avenue, south of Twentynine Palms Highway, Twentynine Palms, CA 92277, also identified as APN: 0617-115-27; and

WHEREAS, the land use designation (zoning) for the subject property is presently Downtown Traditional (DT); and

WHEREAS, a laundromat is a permitted use within the Downtown Traditional zone 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, Categorically Exempt from further environmental review. However, conditions have been added to perform cultural resources monitoring and mitigation during all earth moving activities in an abundance of caution; 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 SPR22-000004, Site Plan and Design Review was published in the Desert Trail, a newspaper of record, on July 06, 2022; and

WHEREAS, a notice was mailed to all property owners located within 300 feet of the project site on or before July 06, 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 July 19, 2022, at which time the Commission adopted Planning Commission Resolution No. 22-__ approving SPR22-000004, a Site Plan and Design Review for the construction of a 3,748 square foot laundromat located at 6543 Cholla Avenue, south of Twentynine Palms Highway, Twentynine Palms, CA 92277, also identified as APN: 0617-115-27; and

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

- A. 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 Traditional zone of the Downtown Specific Plan. The layout of the site and the project is designed so that it will compliment the traditional main street development pattern by creating a walkable destination.
- B. The site is suitable in size, shape and topography for the proposed development.
The site is of appropriate size and shape for this type of development and the flat topography is suitable for a commercial use.
- C. 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 retention and the design and circulation of the project will result in a safe, well-designed facility.
- D. 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, the Downtown Specific Plan, 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 3,748 square foot laundromat located at 6543 Cholla Avenue, south of Twentynine Palms Hwy, Twentynine Palms, CA 92277, also identified as APN: 0617-115-27; subject to the attached Conditions of Approval, incorporated herein by reference.

APPROVED AND ADOPTED THIS 19th DAY OF JULY, 2022.

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

Leslie Paahana, Chair

ATTEST:

Cindy Villescas, 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 19th day of July, 2022, in the City of Twentynine Palms, California.

Dated this 19th day of July, 2022.

Cindy Villescas, City Clerk

Attachment “A”

CITY OF TWENTYNINE PALMS
SITE PLAN AND DESIGN REVIEW
DRAFT CONDITIONS OF APPROVAL
SPR22-000004 Cholla Laundromat
PC Resolution No. 22-

Applicant: DePierro Development Corp.

CONDITIONS OF APPROVAL

SPR22-000004, A Site Plan and Design Review (SPR) for the development of a 3,748 square foot laundromat. The project is located at the 6543 Cholla Avenue, south of Twentynine Palms Highway, APN: 0617-115-27.

Approval Date: July 19, 2022

Expiration Date: July 19, 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 a trash enclosure sized to accommodate a trash container and a recycling container, in conformance with Chapter 19.92 of the City's Development Code. The applicant may apply for a waiver to install an organics recycling bin if no green waste is being generated. 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 Section 19.73.040 of the Development Code, 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) A minimum of one (1) ADA parking stall is required which shall be van accessible.
 - 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) Any occupancy which requires additional parking that has not been provided for through this Site Plan and Design Review shall not be approved until a revision is submitted for review and approval showing the additional parking.
 - d) 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 WELO and maintained. Any plant materials not surviving shall be replaced.
- P11. The applicant will obtain any permits required from Caltrans.
- P12. The applicant will obtain all necessary permits from the California Water Resources Board for the recycled water and septic system.
- P13. The applicant shall provide on-site monitoring for cultural resources during all earth moving activities. The monitoring shall be in conformance with the Mitigation Monitoring and Treatment Plan for Archeological and Cultural Resources as developed for Project Phoenix, located on the west side of Cholla Avenue. This monitoring shall consist of a qualified archeologist and tribal monitor(s) as determined in consultation with the tribes.

ENGINEERING

General

- E1. The project shall comply with all applicable City ordinances and resolutions.
- E2. All road easements required shall be offered for dedication to the public and shall continue in force until the City accepts or abandons such offers. All dedications shall be free from all encumbrances.

Drainage

- E3. Prior to the submittal of any improvement plans or issuance of a grading permit, the Developer/representative shall submit to the City Engineer, detailed drainage studies

indicating how potential grading in conjunction with the drainage conveyance systems, will allow building pads to be safe from inundation from rainfall run off, which may be expected from all storms up to, and including, the theoretical 100-year storm.

Grading

- E4. Prior to the issuance of a grading permit, the developer's engineer shall submit a comprehensive grading plan in conformance with the California Building Code and the requirements of the City.

Street Improvements

- E5. A 30' foot half-width, an additional 5' of right-of-way street dedication along Cholla Avenue, shall be dedicated to the City prior to Grading/Building Permit Issuance.
- E6. Cholla Avenue shall be constructed to the City of Twentynine Palms' half-width Local Street Standards with curbs, gutters, and sidewalk along the development side.
- 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. Any developer fees including but not limited to traffic impact fees shall be paid by the developer as per City enactment.
- E9. 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.
- E10. All proposed construction of utilities adjacent to and onsite shall be underground.
- E11. The applicant shall overlay the alleyway located along projects east property line and north property, as approved by the City Engineer, prior to final occupancy.

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



CITY OF TWENTYNINE PALMS
COMMUNITY DEVELOPMENT
6136 ADOBE ROAD
TWENTYNINE PALMS, CA 92277
760-367-6799
www.29palms.org

LAND USE ENTITLEMENT APPLICATION

- Administrative Use Permit
- Conditional Use Permit
- Site Plan and Design Review
- Planned Unit Development
- Specific Plan
- Amendment _____

Applicant /Organization DePierro Development Corporation / Kerri DePierro

Representative NV5, Inc. / Vickie Bridenstine

Mailing Address 42829 Cook St., #104

City Palm Desert **State** CA **Zip** 92211

Phone 760.341.3101 **Email** vickie.bridenstine@nv5.com

Property Owner DePierro Development Corporation / Kerri DePierro

Mailing Address 57407 29 Palms Hwy #A

City Yucca Valley **State** CA **Zip** 92284

Phone 760.861.7872 **Email** kerridc@outlook.com

Location of subject property East side of Cholla Avenue; 250 ft s/o SR 62

Assessor Parcel Number(s) 0617-115-27

Project Description: Construct a 3,748 sf single-story, self-serve laundromat with 9 paved parking spaces on vacant 0.3 acre parcel

DocuSigned by:
Applicant Signature *Kerri DePierro* **Date** 5/17/2022
 FB6A6B3580434C8...
 DocuSigned by:
Property Owner Signature *Kerri DePierro* **Date** 5/17/2022
 FB6A6B3580434C8...

FOR CITY USE ONLY

Date Submitted _____ **Received By:** D OLSEN

Case Number: SPR-22-000004 **Application Fee** \$1,544

Proposed Use Self-serve laundromat

Current Use vacant

Zoning CG General Plan Designation CG

Surrounding Zoning: N CG S HDR E P W CG & P

Surrounding Use: N Alley S Residences E Alley W Cholla Ave.; Project Phoenix

Property Size: Gross Acres: 0.4 Net Acres: 0.3 Square Footage: 13,384

Sq. Footage of Proposed Buildings: 3,748

Proposed Parking Stalls 9 ADA Parking Stalls 1

Proposed Lot Coverage Percentage 28%

Estimated Per Day Wastewater Discharge Approx. 2,500 gal per day (average)

Proposed phases (if any) of project and estimated timing of completion for each phase. one phase

ENVIRONMENTAL INFORMATION FORM*(To be completed by applicant)*Property Address /Location East side of Cholla Avenue; 250 ft s/o SR 62**General Information**

1. Indicate type(s) of permit application for the project to which this form pertains:
Site Plan
2. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
Regional Water Quality Control Board
3. Existing Zoning District: CG
4. Existing General Plan designation CG
5. Proposed use of site (Project for which this form is filed):
Self-serve laundromat

Project Description

6. Property size (acres and square footage) 0.3/ac & 13,384/sf
7. Number of floors of construction 1
8. Amount of off-street parking provided 9 spaces
9. Anticipated incremental development/phasing one phase
10. Associated project N/A
11. Commercial, Industrial, or Institutional Projects:
 Specific type of use proposed: Self serve laundromat
 Gross square footage by each type of use: 13,384 sf
 Gross square footage and number of floors of each building: 13,384 sf
 Estimate of employment by shift: 2
 Planned outdoor activities N/A
12. Percentage of project site covered by:
 Paving 23.43% Building 29.34% Landscaping 16.93% Parking 16.62%
13. Maximum height of structures: 19 ft. _____ in.
14. Number of off-street parking spaces proposed: 9
15. How will drainage be accommodated? Onsite service flows and drains to onsite detention
16. Off-site construction (public or private) required to support this project:
Curb, gutter and sidewalk along Cholla Avenue project frontage

- 17. Preliminary grading plans estimate 500± cubic yards of cut and 500± cubic yards of fill.
- 18. Describe the plant cover found on the site, including the number and type of all protected plants: none
- 19. List the species of birds, mammals, and reptiles observed or known to exist on or near the site. none
- 20. Are there any historical structures or historical artifacts on or near the site? If yes, please describe. Unknown
- 21. Have any paleontological or archaeological resources been observed on or near the site? If yes, please describe. Unknown
- 22. Are there any slopes greater than 15% on the site? No
- 23. Describe any prominent landform features on the site? N/A
- 24. What is the flood zone designation as identified on the Flood Insurance Rate Map (FIRM)? "X"
- 25. Is the property traversed by natural stream beds, channels, ground swales or washes? If yes, indicate the approximate location and depth of each. N/A
- 26. Are there any flood protective measures or devices existing or proposed either on site or within ¼ mile of the site? No
- 27. Does the proposed project include improvements that will encroach into, obstruct, alter or divert any flood waters from a major wash, channel, stream, swale, ditch or watercourse? If yes, please explain. No

*Are the following items applicable to the project or its effects? Discuss below all items checked "Yes."
(attach additional sheets as necessary).*

Environmental Impacts

	Yes	No
17. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Change in scenic vistas or views from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Produce significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Changes in ocean, bay, lake, river, stream, lake or ground water quality or quantity, or alteration of existing drainage patterns	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Substantial new light or glare.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Alterations in the location, distribution, density, or growth rate of the human population of the area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Impacts on existing housing or create a demand for additional housing.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Site on filled land or on slope of 15 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| 28. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 30. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 31. Relationship to a larger project or series of projects, existing or future. | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. Impacts upon the quality or quantity of existing recreational opportunities. | <input type="checkbox"/> | <input type="checkbox"/> |
| 33. Impacts to existing parking or transportation facilities, generate substantial additional vehicle movement or the need for additional parking or transportation facilities. | <input type="checkbox"/> | <input type="checkbox"/> |

May 17, 2022

City of Twentynine Palms
6136 Adobe Road
Twentynine Palms, CA 92277

**Letter of Intent: Proposed Self-Serve Laundromat
San Bernardino County APN 0617-115-27
City of Twentynine Palms**

To City of Twentynine Palms,

It is my intention to develop a self-serve laundromat on the parcel described above. One single-story, 3,748 new building is proposed to accommodate indoor clothes washers and dryers, related equipment and furnishings as well as other vending machines.

The building is proposed to be no taller than 19 feet. Improvements to the currently vacant 0.3-acre site will include concrete walks to accommodate ADA access, "Lets go Native" type landscaping, a total of 9 parking spaces and one city-standard trash enclosure. Offsite street improvements to Cholla Avenue to include curbs, sidewalks and match-up paving are also proposed.

The project is proposed to be developed in a single phase and will include placing any existing on-site overhead utility lines below grade. Onsite infrastructure will include surface and sub-surface stormwater detention facilities to mitigate the possibility of increased runoff due to the addition of impervious surfaces.

Access to the site is proposed to be by 26 ft. wide paved driveways at Cholla Avenue and from the alley which exist at the east side of the parcel. Sewage treatment and disposal is proposed to be accommodated by septic systems or other types of treatment systems as may be allowed by the CRWQCB and the City. All exterior lighting fixtures are proposed to meet or exceed City photometric design standards.

Sincerely,

DocuSigned by:

FB6A6B3580434C8...

Kerri DePierro, applicant and property owner

SITE PLAN REVIEW

SITE DEVELOPMENT AND SELF SERVICE LAUNDRY TENANT IMPROVEMENT

SELF - SERVICE LAUNDRY

6543 CHOLLA AVENUE
TWENTYNINE PALMS CA, 92277

SITE DATA

ADDRESSES: 6543 CHOLLA AVENUE
TWENTYNINE PALMS CALIFORNIA 92277

PARCEL NUMBER: 061711527000

APPLICANT CONTACT: KEVIN M. FRIEDMAN, P.E.
(714) 913-8393

PLANNING AND ZONING:
- ZONING: GENERAL COMMERCIAL
- COMMUNITY STANDARDS DISTRICT: DOWNTOWN SPECIFIC PLAN

PROJECT DATA

PROJECT SCOPE: SITE DEVELOPMENT AND NEW BUILDING

DESCRIPTION OF USE: SELF-SERVICE LAUNDRY TENANT IMPROVEMENT

GOVERNING CODE: 2019 CBC, CMC, CPC, CEC, T24

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)

PROPOSED SQUARE FOOTAGE: 12,792 SF - LOT
3,751 SF - BUILDING

LOT COVERAGE: 29.3%

TOTAL OCCUPANCY LOAD: 25

EXIT:
REQUIRED: TWO
PROVIDED: TWO

PARKING:
REQUIRED: PLANNING - DOWNTOWN SPECIFIC PLAN ASSIGNED
9 - TOTAL STALLS
PROPOSED:
9 - TOTAL (7 FULL SIZE; 2 VAN ACCESSIBLE HCP)

LANDSCAPING:
SOFT: 1,750 SF
% OF LOT: 10.2% OF SITE

PROJECT DESCRIPTION

1. GRADE AND PREPARE EXISTING VACANT SITE FOR NEW STRUCTURE
2. PROVIDE SITE INFRASTRUCTURE FOR SEPTIC SYSTEM, LOW IMPACT DEVELOPMENT STORM WATER MANAGEMENT
3. PROVIDE / UPGRADE UTILITIES SERVING SITE (GAS, ELECTRICAL, WATER)
4. PROVIDE NEW BUILDING ON SITE
5. DEVELOP NEW PARKING LOT HARDSCAPE
6. PROVIDE LANDSCAPE AREAS, DEVELOP LANDSCAPING FOR EXTENT OF SITE, TO INCLUDE AUTOMATIC IRRIGATION.
7. PROVIDE SELF-SERVICE LAUNDRY TENANT IMPROVEMENT
8. PROVIDE LAUNDRY WATER RECLAIM / RECYCLE SYSTEM
9. PROVIDE ROOFTOP SOLAR PHOTOVOLTAIC SYSTEM
9. PROJECT FINAL AND CERTIFICATE OF OCCUPANCY

DRAWING INDEX

- 1 TITLE SHEET
- 2 EXISTING SITE PLAN
- 3 PROPOSED SITE PLAN
- 4 SUBSURFACE WATER TREATMENT SITE PLAN
- 5 PROPOSED FLOOR PLAN
- 6 PROPOSED ELEVATIONS
- 7 PRELIMINARY SITE PHOTOMETRIC
- 8 SITE PHOTOGRAPHS

NEW EQUIPMENT SCHEDULE (MAXIMUM)

NO.	EQUIPMENT	QTY.	MODEL #	NO.	EQUIPMENT	QTY.	MODEL #
①	100# WASHER	-		⑩	SOAP MACHINE	1	
②	80# WASHER	4		⑪	CHANGER MACHINE	1	
③	60# WASHER	8		⑫	DRINK VENDING	2	
④	40# WASHER	14		⑬	FOOD VENDING	1	
⑤	20# WASHER	16		⑭	VIDEO GAMES	-	
⑥	TOP LOAD WASHER	-		⑮	BENCH/SEATS	-	
⑦	75# DRYER	2		⑯	TABLE/BENCH	-	
⑧	45# STACK DRYER	12		⑰	T.V.	4	
⑨	30# STACK DRYER	6		⑱	WATER HEATER	1	

PROJECT DIRECTORY

PROPERTY OWNER:
KERRI DIPIERRO
6543 CHOLLA AVENUE
PHONE: (760) 861-7872

STRUCTURAL ENGINEER:
SHUCRI "CHUCK" I. YAGHI CONSULTING ENGINEERS
112 EAST CHAPMAN AVENUE, SUITE D, ORANGE, CA 92666
PHONE: (714) 997-9120
FAX: (714) 744-3676
EMAIL: yaghi-engineers@live.com

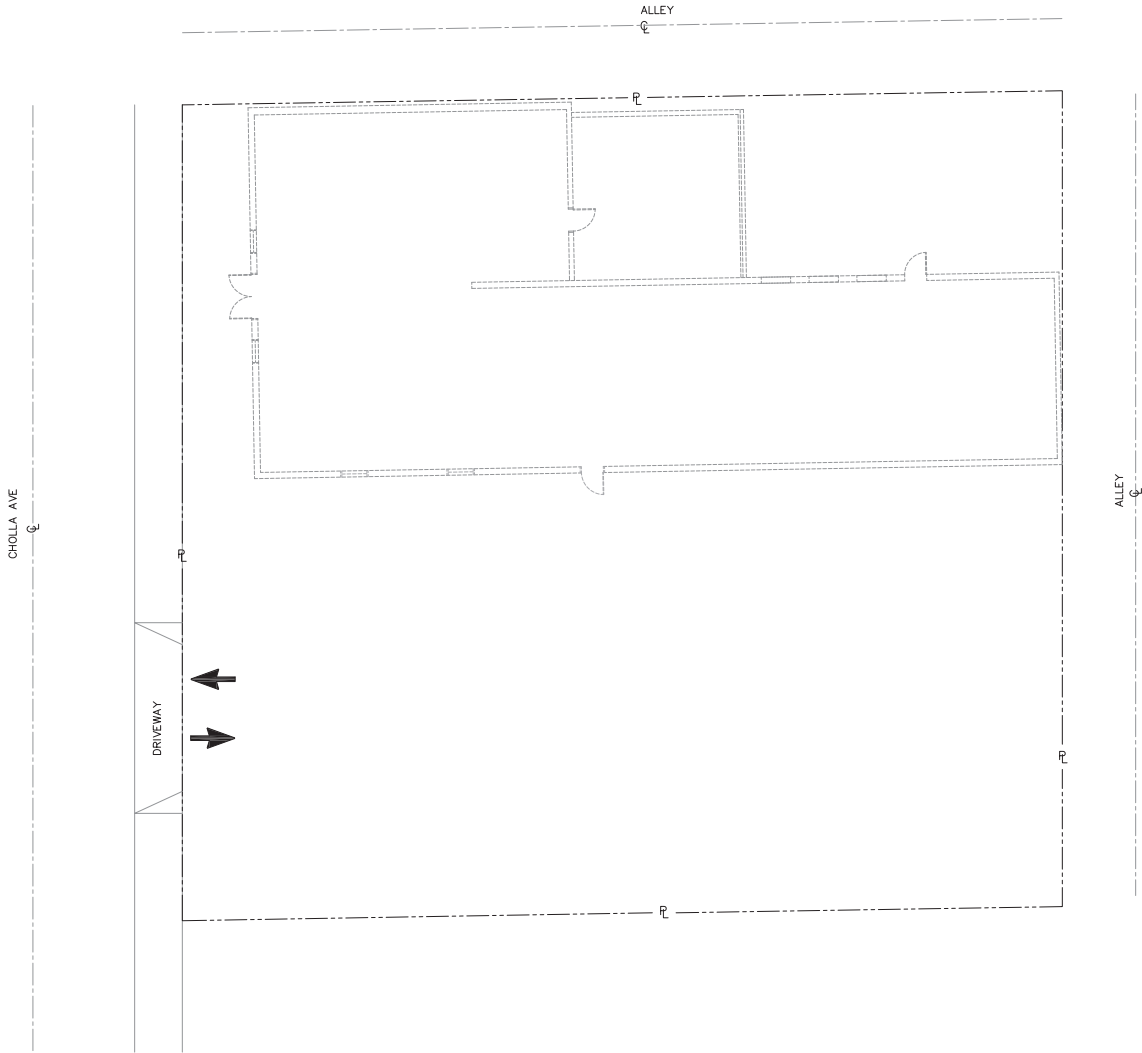
ARCHITECTURAL DESIGNER:
ENGINEERING-DESIGN-ANALYSIS, INCORPORATED
10231 SLATER AVENUE, SUITE #207 FOUNTAIN VALLEY CA 92708
PHONE: (714) 913-8393
FAX: (866) 425-4336
EMAIL: edaincorporated@aol.com

ELECTRICAL DESIGNER:
ENGINEERING-DESIGN-ANALYSIS, INCORPORATED
10231 SLATER AVENUE, SUITE #207 FOUNTAIN VALLEY CA 92708
PHONE: (714) 913-8393
FAX: (866) 425-4336
EMAIL: edaincorporated@aol.com

MECHANICAL ENGINEER:
ENGINEERING-DESIGN-ANALYSIS, INCORPORATED
10231 SLATER AVENUE, SUITE #207 FOUNTAIN VALLEY CA 92708
PHONE: (714) 913-8393
FAX: (866) 425-4336
EMAIL: edaincorporated@aol.com

SITE DEVELOPMENT AND PROJECT MANAGEMENT:
NVS - TECHNICAL ENGINEERING AND CONSULTING SOLUTIONS
46-829 COOK STREET, SUITE #104 PALM DESERT CA 92211
PHONE: (760) 341-3101
FAX: (760) 469-4066

**SITE IS CURRENTLY VACANT; EXISTING
STRUCTURE DEMOLISHED UNDER
PREVIOUSLY ISSUED SEPARATE PERMIT;
SHOWN HEREIN FOR REFERENCE ONLY**



EXISTING SITE PLAN



SCALE: 1/8"=1'-0"

SCALE	AS NOTED
PROJECT NO.	2042
DESIGNED BY	KMF
DRAWN BY	RT
CHECKED BY	KMF
DATE	01/07/2022

EXISTING
SITE PLAN

**SITE PLAN REVIEW:
SITE DEVELOPMENT AND
SELF SERVICE LAUNDRY
TENANT IMPROVEMENT**
6543 CHOLLA AVENUE
TWENTYNINE PALMS CA 92277

REV	DATE	DESCRIPTION
1	01/07/2022	INITIAL REVIEW
2	01/07/2022	PRE-APPLICATION REVIEW
3	01/07/2022	PLANNING REVIEW
4	01/07/2022	PLANNING SUBMITTAL

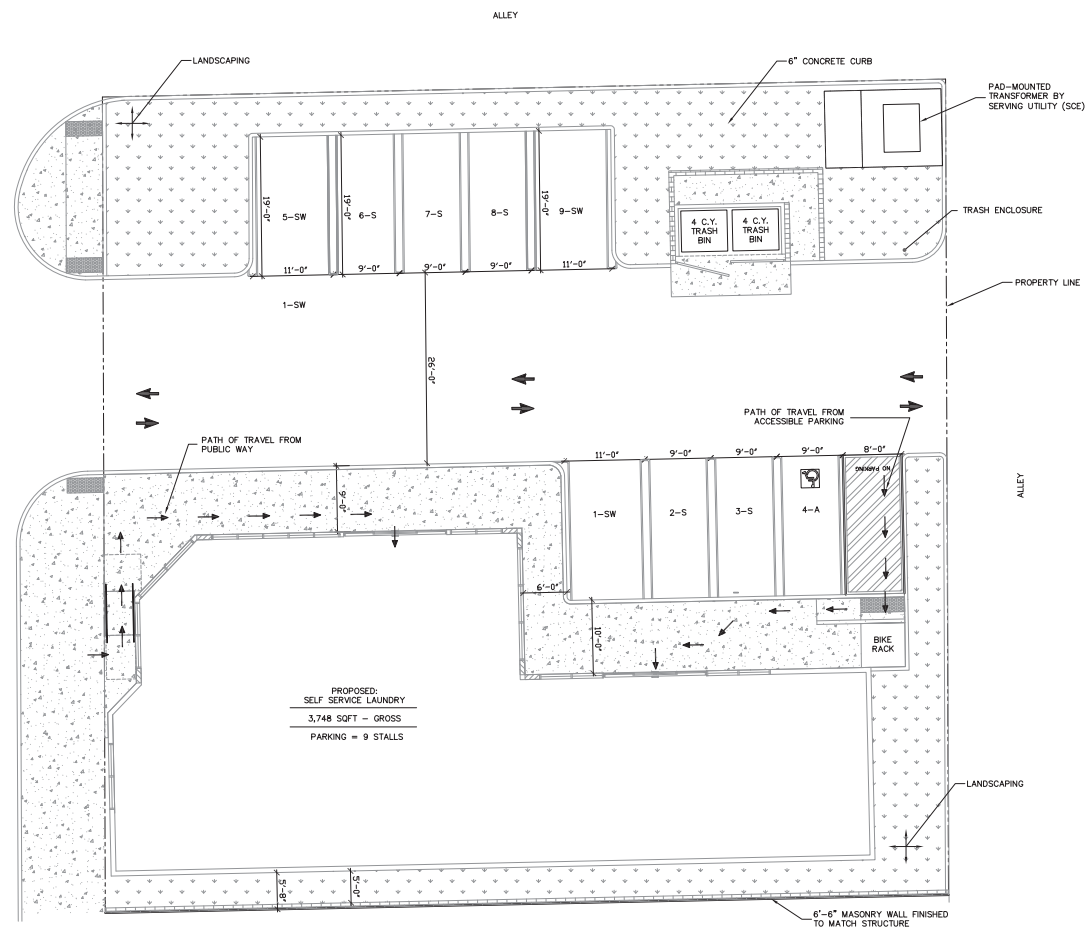
**DEPIERRO DEVELOPMENT
CORPORATION**
97407 29 PALMS HIGHWAY SUITE A
YUCCA VALLEY CA 92284
TEL: (760) 228-1124
F: (760) 228-1124
KERRIDD@OUTLOOK.COM

**ENGINEERING DESIGN ANALYSIS
INCORPORATED**
19231 SLATER AVENUE SUITE 207
FOUNTAIN VALLEY CA 92708
TEL: (714) 941-8888
F: (714) 941-8888
ED@ENGINEERINGDESIGNANALYSIS.COM

SPR-2
OF 8

PARKING SUMMARY

PARKING:	
REQUIRED:	9
PROPOSED:	9
9 - TOTAL (7 FULL SIZE; 2 VAN ACCESSIBLE HCP)	
DESIGN NOTES:	
FULL SIZE	9'-0" x 19'-0"
FULL SIZE END STALL	11'-0" x 19'-0"
ACCESSIBLE	9'-0" x 19'-0" WITH 6'-0" x 19'-0" LOADING ZONE (VAN ACCESSIBLE)



PROPOSED:
SELF SERVICE LAUNDRY
3,748 SQFT - GROSS
PARKING = 9 STALLS

SITE PLAN

SCALE: 1/8"=1'-0"

ENGINEERING DESIGN ANALYSIS
INCORPORATED
19231 SLATER AVENUE SUITE 207
FOUNTAINE VALLEY CA 92708
951-253-1138
866-424-4338 (P)
866-424-4338 (F)
ED@INCORPORATEDDESIGN.COM

DEPIERRO DEVELOPMENT
CORPORATION
97407 29 PALMS HIGHWAY SUITE A
YUCCA VALLEY CA 92284
951-253-1138
866-424-4338 (P)
866-424-4338 (F)
KERRIDD@OUTLOOK.COM

REV	DATE	DESCRIPTION
1	01/07/2022	INITIAL REVIEW
2	01/07/2022	PRE-APPLICATION REVIEW
3	01/07/2022	PLANNING PERMITS
4	01/07/2022	PLANNING PERMITS

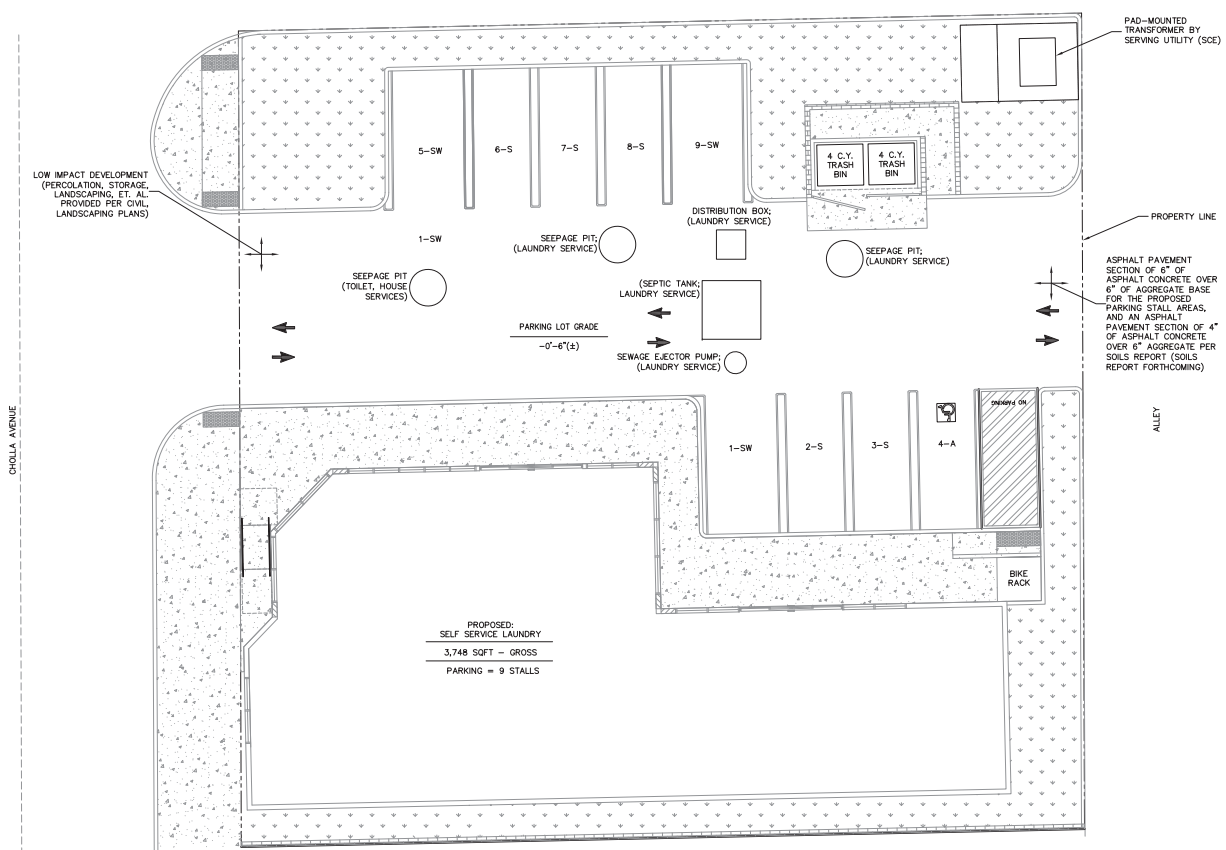
SITE PLAN REVIEW:
AND
SITE DEVELOPMENT AND
SELF SERVICE LAUNDRY
TENANT IMPROVEMENT
6543 CHOLLA AVENUE
THIRTYNINE PALMS CA 92277

PROPOSED
SITE PLAN

SCALE	AS NOTED
PROJECT NO.	2042
DESIGNED BY	KMF
DRAWN BY	RT
CHECKED BY	KMF
DATE	01/07/2022



SPR-3
OF 8



LOW IMPACT DEVELOPMENT
(PERCOLATION, STORAGE,
LANDSCAPING, ET. AL,
PROVIDED PER CIVIL
LANDSCAPING PLANS)

PROPOSED:
SELF SERVICE LAUNDRY
3,748 SQFT - GROSS
PARKING = 9 STALLS

ASPHALT PAVEMENT
SECTION OF 6" OF
ASPHALT CONCRETE OVER
6" OF AGGREGATE BASE
FOR THE PROPOSED
PARKING STALL AREAS,
AND AN ASPHALT
PAVEMENT SECTION OF 4"
OF ASPHALT CONCRETE
OVER 6" AGGREGATE PER
SOILS REPORT SOILS.
REPORT FORTHCOMING

CHOLLA AVENUE

ALLEY

PROPERTY LINE

ALLEY

ENGINEERING DESIGN ANALYSIS
INCORPORATED
19231 SLATER AVENUE SUITE 207
FOUNTAINE VALLEY CA 92708
951-454-4338 (P)
951-454-4338 (F)
EDWARDS@ENGINEERINGDESIGNANALYSIS.COM

DEPIERRO DEVELOPMENT
CORPORATION
97407 29 PALMS HIGHWAY SUITE A
YUCCA VALLEY CA 92284
951-454-4338 (P)
951-454-4338 (F)
KERRIDDC@OUTLOOK.COM

REV	DATE	DESCRIPTION
1	01/07/2022	INITIAL REVIEW
2	01/07/2022	PRE-APPLICATION REVIEW
3	01/07/2022	PLANNING DEPARTMENT
4	01/07/2022	PLANNING DEPARTMENT

SITE PLAN REVIEW:
SITE DEVELOPMENT AND
SELF SERVICE LAUNDRY
TENANT IMPROVEMENT
6543 CHOLLA AVENUE
TWENTYNINE PALMS CA 92277

SITE PLAN
SUB SURFACE
WATER TREATMENT

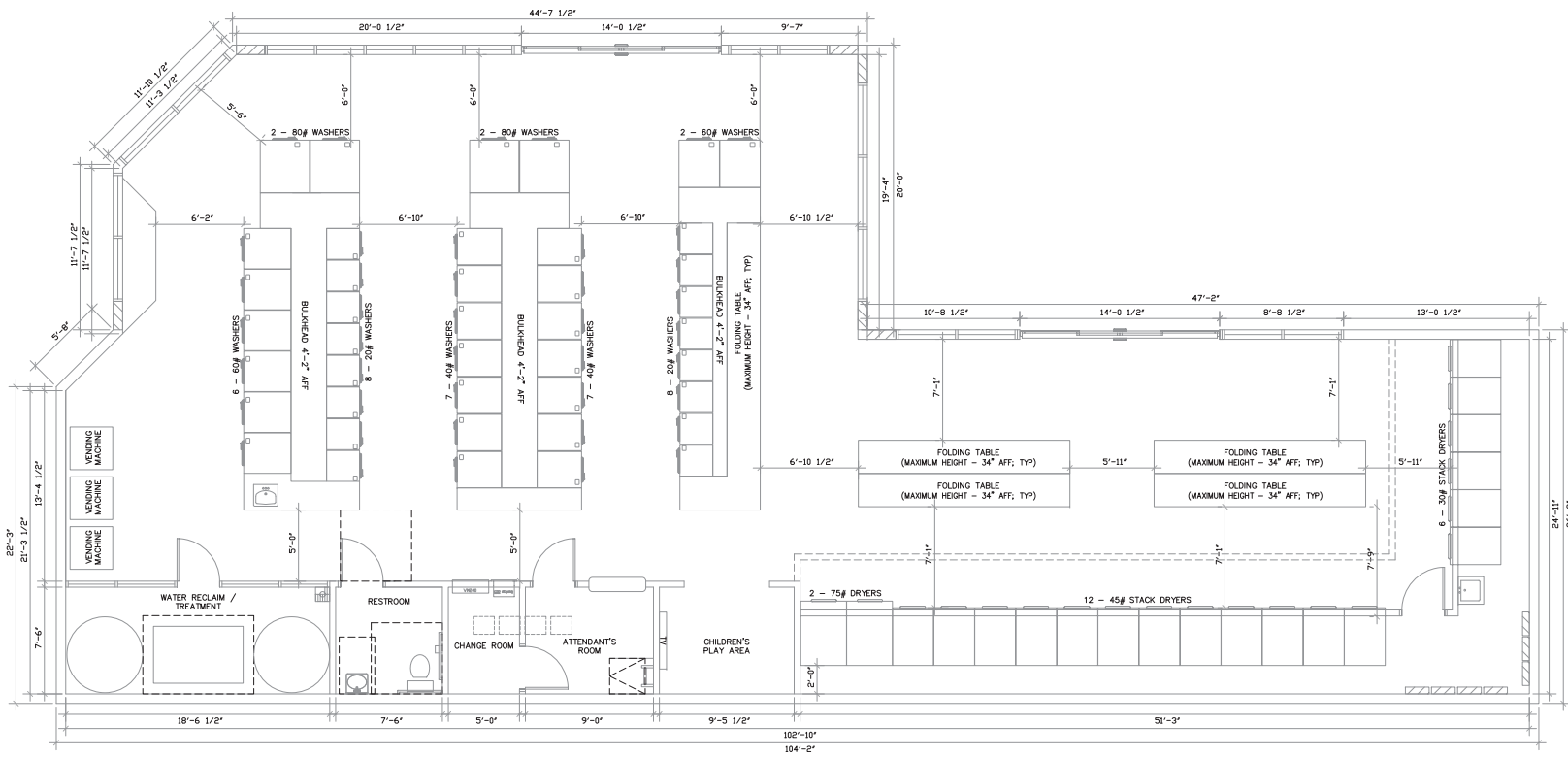
SCALE	AS NOTED
PROJECT NO.	2042
DESIGNED BY	KMF
DRAWN BY	RT
CHECKED BY	KMF
DATE	01/07/2022



SPR-4

SITE PLAN - WATER TREATMENT

SCALE: 1/8"=1'-0"



PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"

ENGINEERING DESIGN ANALYSIS
INCORPORATED
19231 SLATER AVENUE SUITE 207
FOUNTAINE VALLEY, CA 92708
TEL: (714) 241-1111
866-454-4338 (P)
EDWARDS@EDANAL.COM

DEPIERRO DEVELOPMENT
CORPORATION
97407 29 PALMS HIGHWAY SUITE A
YUCCA VALLEY, CA 92284
TEL: (760) 228-1124
F: (760) 228-1124
KERRIDD@OUTLOOK.COM

REV	DATE	DESCRIPTION
1	01/07/2022	INITIAL REVIEW
2	01/07/2022	PRE-APPLICATION REVIEW
3	01/07/2022	PERMITS
4	01/07/2022	PLANNING SUBMITTAL

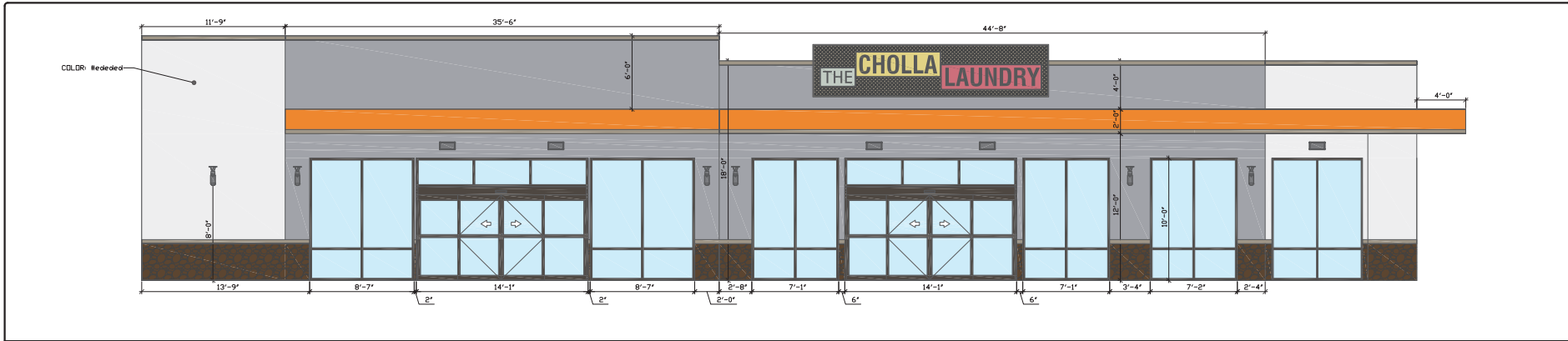
**SITE PLAN REVIEW:
SITE DEVELOPMENT AND
SELF SERVICE LAUNDRY
TENANT IMPROVEMENT**
6543 CHELOLA AVENUE
TWENTYNINE PALMS CA 92277

PROPOSED
FLOOR PLAN

SCALE	AS NOTED
PROJECT NO.	2042
DESIGNED BY	KMF
DRAWN BY	RT
CHECKED BY	KMF
DATE	01/07/2022

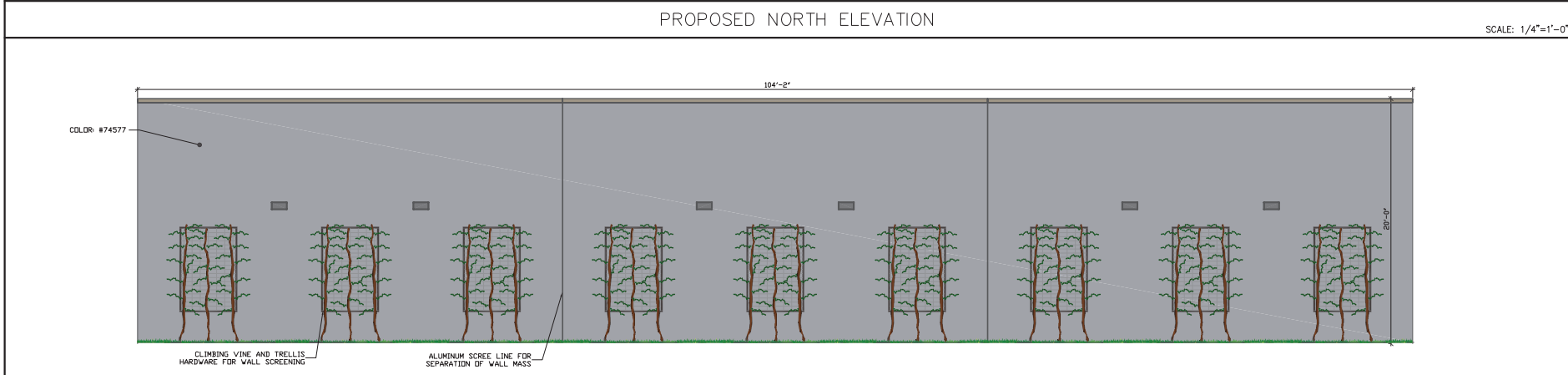


SPR-5



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"



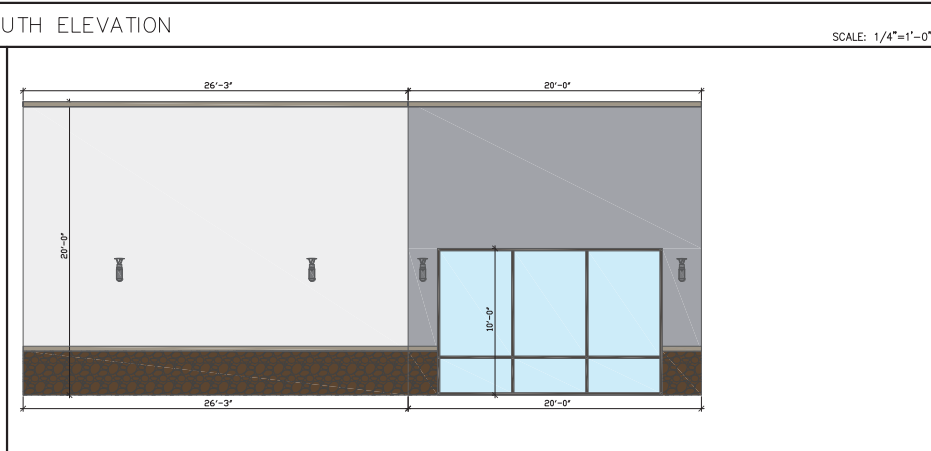
PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

ENGINEERING DESIGN ANALYSIS
INCORPORATED
1821 SLATER AVENUE SUITE 207
FOUNTAINE VALLEY CA 92708
951-244-4338 (P)
951-244-4338 (F)
EDWARDS@PORTLANDIA.COM

DEPIERRO DEVELOPMENT
CORPORATION
97407 29 PALMS HIGHWAY SUITE A
YUCCA VALLEY CA 92284
951-244-4338 (P)
951-244-4338 (F)
KERRIDD@OUTLOOK.COM

REV	DATE	DESCRIPTION
1	02/20/20	PRELIMINARY BID PACKAGE

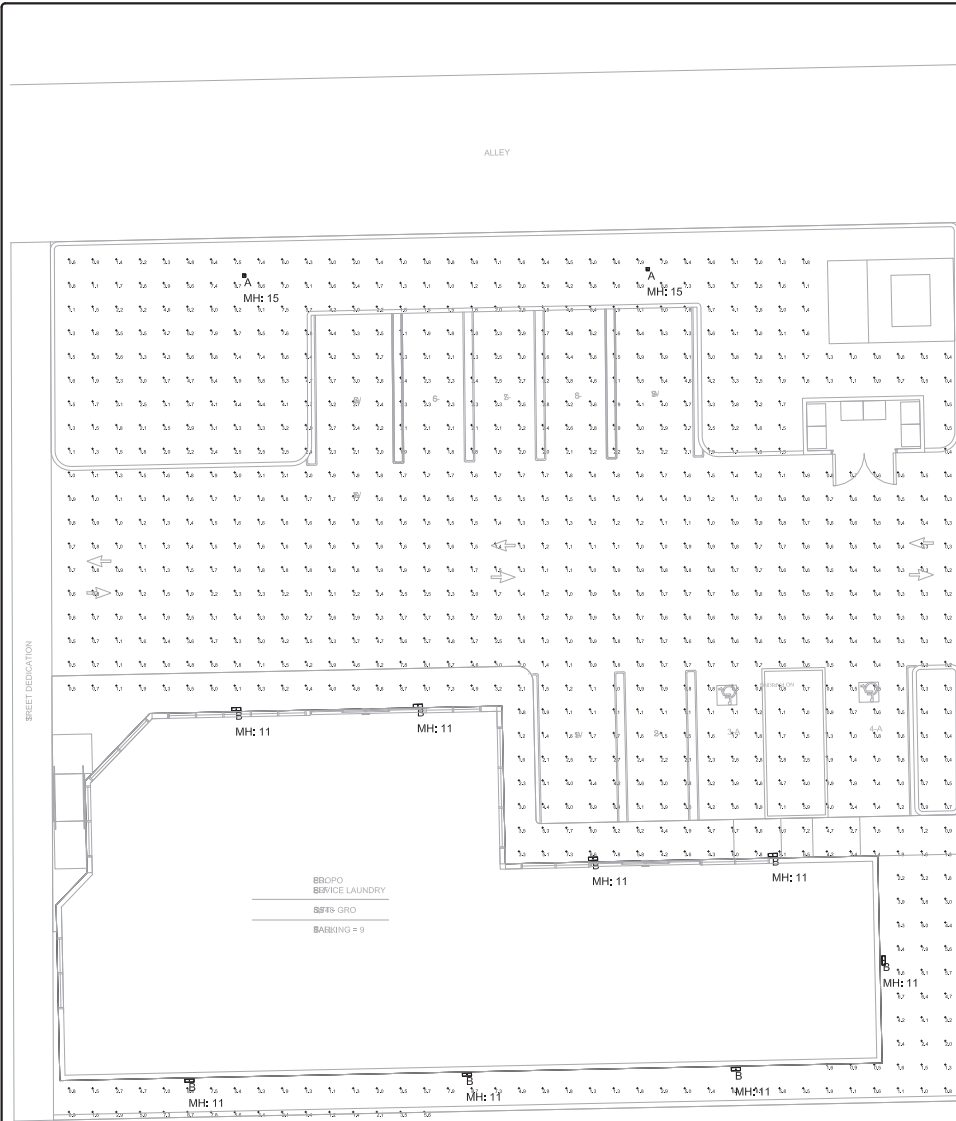
SITE STRUCTURE:
LAUNDRY
6543 CHOLLA AVENUE
TWENTYNINE PALMS CA 92277

EXISTING
SITE PLAN

NOT FOR
CONSTRUCTION

SCALE	AS NOTED
PROJECT NO.	2042
DESIGNED BY	KMF
DRAWN BY	RT
CHECKED BY	KMF
DATE	01/07/2022

SPR-6
OF 8



Lot/Block	Area	Volume	Stock
1000	1000	1000	1000
2000	2000	2000	2000
3000	3000	3000	3000
4000	4000	4000	4000
5000	5000	5000	5000
6000	6000	6000	6000
7000	7000	7000	7000
8000	8000	8000	8000
9000	9000	9000	9000
10000	10000	10000	10000

SITE PHOTOMETRIC

T320LEDB

11" SKYLINE LED AREA/LOO/WALL MOUNT

FEATURES

- LED PRODUCT: The T320LEDB is a high-efficiency LED product that provides uniform lighting for a wide range of applications. It is designed for use in areas where high ceilings and large spaces are common.
- DRIVER: The T320LEDB features a high-quality LED driver that provides a long life span and low heat output.
- OPTICS: The T320LEDB has a wide beam angle that provides uniform lighting across a large area.
- ELECTRICAL: The T320LEDB is designed for use in a variety of electrical systems, including 120V and 240V.

ORDERING INFO

Part No.	Part Name	LED Qty	LED Power (W)	Beam Angle (°)	Mounting Type	Material	Finish
T320LEDB-120V	11" Skyline LED Area/Loo/Wall Mount	120	120	120	Area/Loo/Wall Mount	Aluminum	Black
T320LEDB-240V	11" Skyline LED Area/Loo/Wall Mount	240	240	120	Area/Loo/Wall Mount	Aluminum	Black

INVOICE

DATE: 01/07/2022
PROJECT NAME: SPR-7
CUSTOMER: KERRIDCO
PREPARED BY: KERRIDCO

INVOICE

DATE: 01/07/2022
PROJECT NAME: SPR-7
CUSTOMER: KERRIDCO
PREPARED BY: KERRIDCO

T228LED

SLIM LED WALL SCONE

FEATURES

- LED PRODUCT: The T228LED is a high-efficiency LED product that provides uniform lighting for a wide range of applications. It is designed for use in areas where high ceilings and large spaces are common.
- DRIVER: The T228LED features a high-quality LED driver that provides a long life span and low heat output.
- OPTICS: The T228LED has a wide beam angle that provides uniform lighting across a large area.
- ELECTRICAL: The T228LED is designed for use in a variety of electrical systems, including 120V and 240V.

ORDERING INFO

Part No.	Part Name	LED Qty	LED Power (W)	Beam Angle (°)	Mounting Type	Material	Finish
T228LED-120V	11" Slim LED Wall Scone	120	120	120	Wall Scone	Aluminum	Black
T228LED-240V	11" Slim LED Wall Scone	240	240	120	Wall Scone	Aluminum	Black

INVOICE

DATE: 01/07/2022
PROJECT NAME: SPR-7
CUSTOMER: KERRIDCO
PREPARED BY: KERRIDCO

ABW ARBOR WALL SCONE

WALL MOUNT LUMINAIRE

FEATURES

- LED PRODUCT: The ABW Arbor Wall Scone is a high-efficiency LED product that provides uniform lighting for a wide range of applications. It is designed for use in areas where high ceilings and large spaces are common.
- DRIVER: The ABW Arbor Wall Scone features a high-quality LED driver that provides a long life span and low heat output.
- OPTICS: The ABW Arbor Wall Scone has a wide beam angle that provides uniform lighting across a large area.
- ELECTRICAL: The ABW Arbor Wall Scone is designed for use in a variety of electrical systems, including 120V and 240V.

ORDERING INFO

Part No.	Part Name	LED Qty	LED Power (W)	Beam Angle (°)	Mounting Type	Material	Finish
ABW-120V	11" Arbor Wall Scone	120	120	120	Wall Scone	Aluminum	Black
ABW-240V	11" Arbor Wall Scone	240	240	120	Wall Scone	Aluminum	Black

INVOICE

DATE: 01/07/2022
PROJECT NAME: SPR-7
CUSTOMER: KERRIDCO
PREPARED BY: KERRIDCO

INVOICE

DATE: 01/07/2022
PROJECT NAME: SPR-7
CUSTOMER: KERRIDCO
PREPARED BY: KERRIDCO

INVOICE

DATE: 01/07/2022
PROJECT NAME: SPR-7
CUSTOMER: KERRIDCO
PREPARED BY: KERRIDCO

DEPIERRO DEVELOPMENT CORPORATION
97407 29 PALMS HIGHWAY SUITE A
YUCCA VALLEY, CA 92384
F: (760) 284-1124
KERRIDCO@OUTLOOK.COM

PRELIMINARY SITE PHOTOMETRIC

SCALE: 1/8"=1'-0"

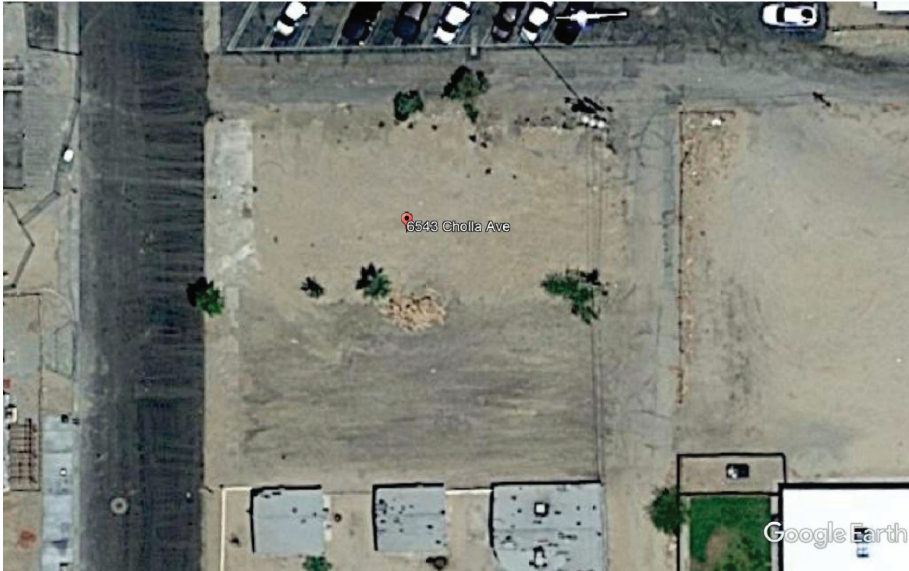
PROJECT NO. 2042
DESIGNED BY KMF
DRAWN BY RT
CHECKED BY KMF
DATE 01/07/2022



NORTH EAST CORNER VIEW



NORTH WEST CORNER VIEW



AERIAL VIEW



SOUTH EAST CORNER VIEW

ENGINEERING DESIGN ANALYSIS
INCORPORATED
1921 SLATER AVENUE SUITE 207
FOUNTAINE VALLEY CA 92708
909.442.4338 (P)
909.442.4338 (F)
ED@ENGINEERINGDESIGNANALYSIS.COM

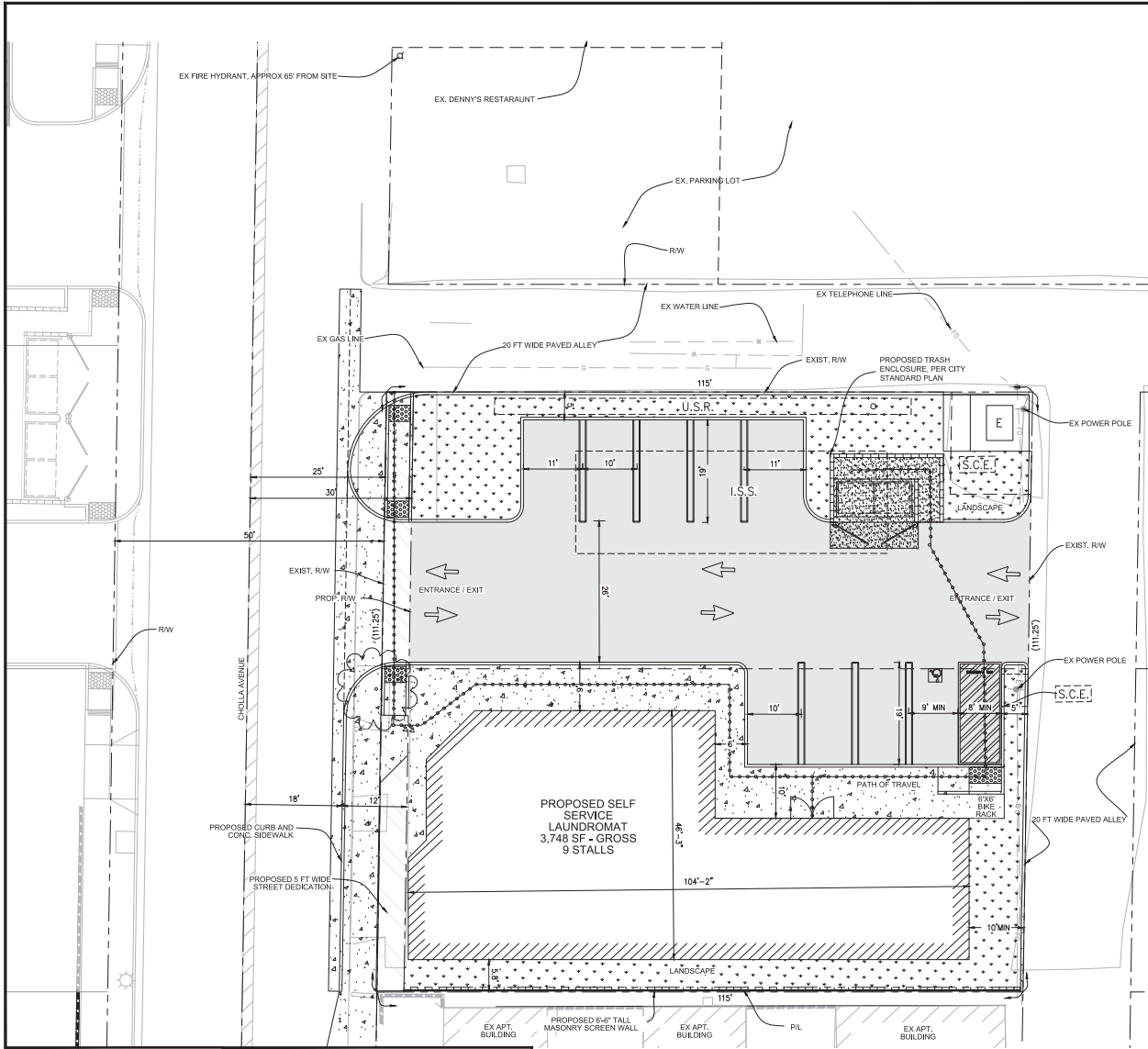
DEPIERRO DEVELOPMENT
CORPORATION
97407 29 PALMS HIGHWAY SUITE A
YUCCA VALLEY CA 92284
909.442.4338 (P)
909.442.4338 (F)
KERRIDDC@OUTLOOK.COM

REV	DATE	DESCRIPTION
1	01/07/2022	INITIAL REVIEW
2	01/07/2022	PRE-APPLICATION REVIEW
3	01/07/2022	PLANNING REVIEW
4	01/07/2022	PLANNING RESUBMITAL

SITE PLAN REVIEW:
SITE DEVELOPMENT AND
SELF-SERVICE LAUNDRY
TENANT IMPROVEMENT
6643 CHOLLA AVENUE
TWENTYNINE PALMS CA 92277

SITE PHOTOGRAPHS

SCALE	AS NOTED
PROJECT NO.	2042
DESIGNED BY	KMF
DRAWN BY	RT
CHECKED BY	KMF
DATE	01/07/2022



LEGAL DESCRIPTION
 LOTS 76 AND 77 OF TRACT NO. 2510, IN THE CITY OF TWENTYNINE PALMS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 36, PAGE 10 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, APN 0617-115-27

PROJECT DESCRIPTION
 DEPIERRO DEVELOPMENT CORPORATION
 KERRE DEPIERRO
 37407 TWENTYNINE PALMS HIGHWAY
 YUCA VALLEY, CA
 (760)-861-1872

EXISTING & PROPOSED ZONING
 GENERAL COMMERCIAL (G0)

STRUCTURE HEIGHT
 ALL STRUCTURES SHALL BE LESS THAN 24 FEET IN HEIGHT.

PROJECT ADDRESS:
 6543 CHOLLA AVENUE, TWENTYNINE PALMS, CA 92277

ASSESSOR'S PARCEL NUMBER:
 617-115-27

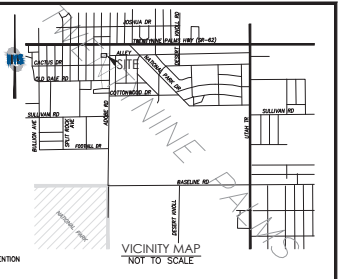
UTILITY COMPANY AND SERVICE PROVIDERS

- WATER:** TWENTYNINE PALMS WATER DISTRICT
 7240 HATCH ROAD
 TWENTYNINE PALMS, CALIFORNIA 92277
 ATTENTION: RAY KAUZE
 PHONE: (760)367-7546
- TELEPHONE:** FRONTIER COMMUNICATIONS
 290 N. SHIMM WAY
 PALM SPRINGS, CALIFORNIA 92262
 PHONE: (760)778-3663
- ELECTRICITY:** SOUTHERN CALIFORNIA EDISON
 6999 OLD WOMAN SPRINGS ROAD
 YUCA VALLEY, CALIFORNIA 92284
 PHONE: (760)369-5449E
- NATURAL GAS:** THE GAS COMPANY
 7320 FIDELITY ROAD
 YUCA VALLEY, CALIFORNIA 92284
 PHONE: (760)228-9006
- CABLE:** SPECTRUM
 83-473 AVENUE 45
 RENO, CA 92230
 PHONE: (760)874-5455
- DISPOSAL:** BERRIES
 4878 NEWTON ROAD
 YUCA VALLEY, CALIFORNIA 92284
 PHONE: (760)365-2015
- SEWER:** ON-SITE

PROJECT AREA

TOTAL AREA:	0.29 A CRES
BUILDINGS AREA:	3,751 ± SQFT
BUILDINGS COVERAGE:	30.34%
LANDSCAPE AREA:	2184 ± SQFT
LANDSCAPE PERCENTAGE:	16.95%
DRIVE ASLE PAVING:	23,435
PARKING AREA:	16,625
MISC. HARDSCAPE:	13,683

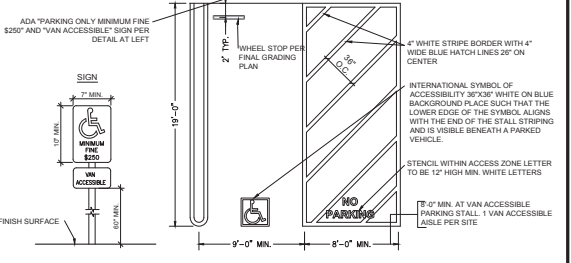
- LEGEND**
- ASPHALT CONCRETE
 - CONCRETE
 - LANDSCAPING
 - ADA PATH OF TRAVEL
 - U.S.R. INDICATES UNDERGROUND STORMWATER DETENTION
 - I.S.S. INDICATES INTERIM SEPTIC OR SEWAGE DISPOSAL SYSTEM AND SEWAGE PITS (APPROXIMATE LOCATION AND SIZE SHOWN)
 - INDICATES ADA PARKING SPACE
 - INDICATES PROPOSED ELECTRICAL TRANSFORMER
 - S.C.E. INDICATES UTILITY EASEMENT
 - E INDICATES EXIST. OVERHEAD UTILITY LINES
 - INDICATES PROPERTY LINE



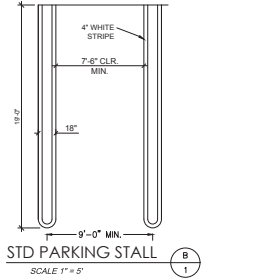
PARKING ANALYSIS

USE	PARKING REQUIRED	PARKING SHOWN
HANDICAP SPACES	3 STD 1 VAN STD	9 STD 9 VAN STD
	1 STALLS	9 STALLS

NOTE: ALL PARKING SPACES SHALL BE MINIMUM 9'X19' EXCEPT WHERE NOTED.



ADA PARKING STALL AND ACCESS AISLE
 SCALE 1"=5'



STD PARKING STALL
 SCALE 1"=5'

DIGALERT
 CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING
 1-800-422-4133
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 BEFORE EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES BY CONTACTING UTILITY UNDERGROUND SERVICE ALERT AT 1-800-422-4133

PRIVATE ENGINEER'S NOTES TO CONTRACTOR
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE SELF INSPECTION NECESSARY TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR AGREES TO ASSUME LIABILITY FOR ANY DAMAGE TO THESE UTILITIES. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE USE OF HIS COMPANY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

REVISIONS

MARK	DATE	INITIAL	DESCRIPTION	DATE	APPROV.

PLANS PREPARED BY
 NVS
 42-829 COOK STREET, SUITE 104
 (760) 341-3100 FAX (760) 341-5999
 PREPARED UNDER THE SUPERVISION OF: VICKIE L. BRIDENSTINE
 57142
 - RCE - DATE



CITY OF TWENTYNINE PALMS

CITY OF TWENTYNINE PALMS
SITE PLAN
 DEPIERRO LAUNDROMAT
 6543 CHOLLA AVENUE, TWENTYNINE PALMS, CA

SHEET
 1
 OF 1 SHEETS
 DRAWING NO.
 22872-000108

PLAN NO.: PROJECT:



Notice of Exemption
City of Twentynine Palms
Community Development Department
6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799

- To: County of San Bernardino Clerk of the Board of Supervisors
385 North Arrowhead Avenue 2nd Floor
San Bernardino, CA 92415-0130
- Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title: SPR22-000004 Cholla Laundromat

Project Location: 6543 Cholla Avenue
APN: 0617-115-27

Project Location: Twentynine Palms, San Bernardino County

Description of nature, purpose and beneficiaries of Project: Construction of a 3,748 square foot laundromat.

Public Agency approving Project: City of Twentynine Palms Planning Commission

Name of Person Carrying Out Project: DePierro Development Corporation

Exempt Status (check one):

- Ministerial (Sec. 15073)
 Declared Emergency [Sec. 15071 (a)]
 Emergency Project [Sec. 15071 (b) and (c)]
 Categorical Type/Sec. 15332, Infill Development Project

Reason(s) Project is Exempt: Pursuant to Section 15332, Infill Development Projects of the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is exempt from further review.

For information, contact Travis Clark, Community Development Director, City of Twentynine Palms. (760) 367-6799, ext. 1008

Travis Clark

Date

Community Development Director
Title