



**TOWN OF YUCCA VALLEY
DEVELOPMENT REVIEW COMMITTEE
MEETING APPLICATION**

The Development Review Committee (DRC) meets at 1:30 PM – 2:30 PM., each Thursday at the Town’s office located at 58928 Business Center Drive. Upon your arrival, please check-in at the front counter.

Meeting date you are requesting: July 24, 2025

The deadline for application submittal is a minimum of one week in advance of the meeting date. Each application is granted a meeting not exceeding 20 minutes with the Development Review Committee. A maximum of three applications can be scheduled for one meeting date.

Has this project been considered previously by the Development Review Committee? No

Assessor’s Parcel Number: 059521216000, 0595212110000

Contact person: Eric Linnert Phone: 760-262-4240

Email: elinnert@gmail.com Fax: _____

Description of project: Exploring the potential of a proposed “pocket neighborhood”, tiny home village, or similar housing product (see attached references) through acceptable uses such as single room occupancy (SRO) units, hotel and motel, etc.

To assist staff members with the project, it is recommended to provide basic conceptual site plans and project description/narrative.

Development Review Committee Contact List:

Planning	760-369-6579; ext. 317
Building & Safety	760-369-6579; ext. 302
Engineering & Public Works	760-369-6579; ext. 307

Please be aware that, although the Town will make every effort to have all DRC members present at each meeting, at times this is not possible. A property owner or developer considering building in the Town of Yucca Valley is responsible to contact all other applicable agencies to obtain their standards and requirements for construction.

Return this completed application to the Planning Division via email at ewilloughby@yucca-valley.org

What is a Pocket Neighborhood?

Pocket Neighborhoods are clustered groups of neighboring homes gathered around an open space — such as a garden courtyard, joined backyards, pedestrian street or a reclaimed alley.

These are settings where nearby neighbors can easily know one another, where parents feel at ease with children venturing beyond the front gate, where those with far-flung families find friendship, and where an elder will feel safe and cared for.

The design of pocket neighborhoods will vary from place to place, but there are a few key design essentials that make them work well . . .



Design Essentials for Pocket Neighborhoods

rosschapin.com • pocket-neighborhoods.net



ROSS CHAPIN
ARCHITECTS

Scale of Sociability

Humans are social creatures.



Conversation is spontaneous in small groups. Pocket Neighborhoods are designed around this fact of our human nature.

We like to gather in small groups. We love to chat, tell stories, reminisce, argue, laugh.

In small groups, conversation is spontaneous. It's what we do. This is the Scale of Sociability.

In a large group, say 40 or 100, anything resembling communication must be organized. In small groups, it's effortless.



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Shared Commons

Why is shared outdoor space so important in a pocket neighborhood?

During the daily flow of life through this space, nearby neighbors offer 'nodding hellos' or stop for a chat along the garden walk. These casual conversations can eventually grow into caring relationships and a meaningful sense of community — all fostered by the simple fact of shared space.

The commons has clearly defined boundaries, beginning at the entrance from the street and extending to the gates of the private yards. This creates a clear sense of territory by anyone who enters. A stranger walking into the commons is likely to be addressed with a friendly, "can I help you?" At the same time, a child has a safe zone to play in or have time with a shirt-tail auntie.



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Common Buildings & Gardens

An advantage of living in a pocket neighborhood is having shared buildings and gardens.

The least expensive amenity is a common tool shed. One lawn mower can easily be shared by a few neighbors! Along with a few rakes, shovels and pruners.



An outdoor barbeque or fireplace is another. At the end of the day when the grill is fired up, it's likely to attract an impromptu get together.

A multi-purpose building can host potlucks, meetings, exercise groups and movie nights.

Pocket neighborhoods of any size will enjoy the benefits of a community vegetable garden.

Beyond being amenities, these common facilities foster relationships among neighbors and strengthen their sense of community.



Room-Sized Porch

A room-sized front porch is a key element in fostering neighborly connections. Its magic comes from the way it is both private and public, belonging to the household while being open to passersby.

Making a good porch is both an art and a science.

Get the location right. Make it part of the primary entrance, connected to the front yard and in view of the street or public walkway.

Make it a living space. While a porch gives charm to a house, it should not be 'faux' porch applied just for looks, or a key-fumbling porch just to get out of the rain. Make it a useable outdoor room, a place to gather for supper, linger with friends, or settle in with a book.

Define the edge. Whether required or not for safety, don't leave out the railing. It defines a critical social boundary. Don't make it too high, though, or it will feel like a cage. 27 to 30 inches is just right for 'perching' and for placing a cup of coffee. And who doesn't like a flowerbox?



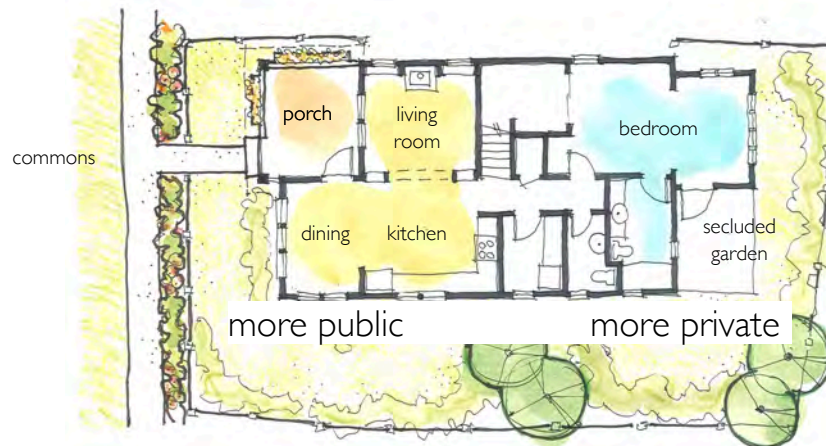
Layers of Personal Space

Community is wonderful, but too much community can be suffocating. On the other hand, with too much privacy, a person can feel cut off. *Layers of Personal Space* helps achieve a balance between privacy and community.

In this photo there are five layers: in from the sidewalk is a border of shrubs and flowers; then a low fence to demarcate the private yard; a covered porch with a low railing and flowerboxes; and then the front door.



These public to private gradients continue inside the house: active living spaces are toward the front and more private personal spaces are toward the back and upstairs. A private garden can be in the sideyard or secluded in back.



Nested Houses

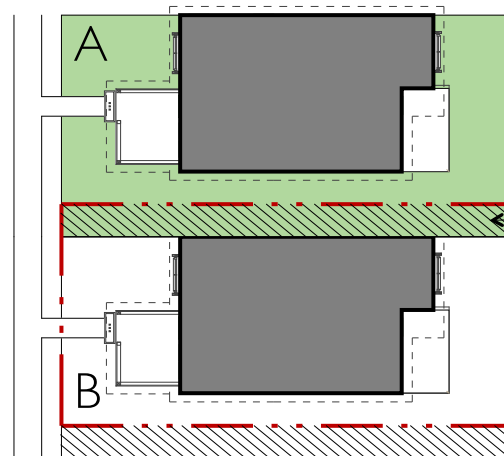
Having a next-door house or apartment peering into your own can be uncomfortable and claustrophobic.

Nested Houses have open and closed sides that 'nest' together: the open side has large windows facing its side yard, while the closed side has high windows and skylights to bring in ample light while preserving privacy.



A five-foot sideyard is useless except to store ladders and rusty bicycles. Make use of a full sideyard extending to the face of the neighboring building through *limited use easements*.

Building code-wise, the setback of the building to the property line is greater than the threshold that triggers fire separation requirements.



limited use easement granted to Lot A from Lot B



Corraling the Car

In America, nearly everyone has a car. But cars don't need to dominate our pedestrian spaces.

Locate parking to be a good neighbor. Don't let garage doors greet your guests. Shield parked cars from the street and the commons.

When planning a development from scratch, place garages and parking areas off of a lane to the rear. Including mailboxes, gardens and community buildings will make the lane lively.

Consider locating parking remotely so that residents and guests walk from their car door to the front door through the shared commons — a daily activity that fosters interaction. While this may meet resistance, don't let go too quickly. This layout allows more flexible use of the site, limits the dominance of garages and driveways, decreases the amount of hard surface and allows more light into a home.



Eyes on Shared Space

The first line of defense for personal and community security is a strong network of neighbors who know and care for one another.

When the active spaces of houses look onto shared common spaces, including access lanes, a stranger is noticed, an elder who may have fallen will find help and children can play with caring eyes looking on. If daily patterns are askew next door or there is an emergency, help is close by.





C Bergsund DeLaney Architecture + Planning
160 sf



E Rainbow Valley Design + Construction
288 sf



F Bryan Hadley Don Goerz
200 sf



U SquareOne Villages
160 sf



N DMc Architecture Honn Design + Construction
208 sf



H Dustrud Architecture
263 sf



S Fifield Architecture + Urban Design
265 sf



A Nir Pearlson Architect
256 sf



I Lyndsey Deaton Christina Bollo
180 sf



J Arbor South Architecture
236 sf



L SquareOne Villages
160 sf



M Campfire Collaborative Architecture & Design
198 sf



P Urban Collaborative
273 sf



Q dirtChic Builders
200 sf



V Willard C. Dixon Architect
353sf

Emerald Village Eugene

Providing an accessible and sustainable housing option for people with very low-incomes—through tiny houses that are safe, livable, and significantly more affordable within a stable community setting.

Emerald Village Eugene (EVE) is a project developed by SquareOne Villages, a non-profit organization creating self-managed communities of low-cost tiny homes for people in need of housing. It builds upon the success of Opportunity Village Eugene, a transitional micro-housing community for otherwise homeless individuals and couples. This next iteration of our "village model" will provide a more accessible and sustainable place to transition to.

Each of the 22 homes at EVE are designed to meet the definition of a "permanent dwelling"—including sleeping and living areas, a kitchenette, and bathroom—all in 160 - 300 square feet. The individual units will be supported by a common building that includes a gathering area, kitchen, laundry, restroom, and tool storage.

Unlike most affordable housing projects, residents of EVE will not simply be renters; they will be members of a housing cooperative with a share in ownership of the village—enabling them to create a modest asset that can be cashed out if and when they choose to move out.

Members will make monthly payments of between \$250-350 to cover operating costs. As part of this payment, each household will also accumulate a \$1,500 share, paid in increments over the course of 30 months.

more info: www.squareonevillages.org
contact: info@squareonevillages.org



SINGLE ROOM OCCUPANCY

CO LIVING

IN LOS
ANGELES



Introduction

In the heart of one of the most dynamic and densely populated cities in the world, the Single Room Occupancy (SRO) model stands as a powerful solution to one of our most pressing challenges—affordable housing. With the cost of living in Los Angeles continuing to soar and the need for inclusive housing more urgent than ever, SROs have re-emerged as a strategic and sustainable answer to urban housing shortages.



Unlock the Potential of Single Room Occupancy Housing

- This e-book explores how SRO developments, when guided by thoughtful design and strategic use of zoning regulations, can unlock incredible potential for both developers and communities. In Los Angeles, we operate within a specific set of criteria that not only align with local zoning codes but actively take advantage of them. Through calculated design decisions and a deep understanding of municipal planning frameworks, we're able to optimize limited space and increase density in ways that are both legal and impactful.
- The result? Compact, functional, and cost-effective living spaces that cater to individuals who might otherwise be priced out of the city. SROs provide more than just shelter—they offer independence, dignity, and opportunity within reach.
- This book will guide you through the essentials of developing SRO housing in Los Angeles, from zoning strategies and design principles to regulatory compliance and community integration. Whether you're a developer, planner, or policy advocate, you'll discover how the SRO model, when done right, can reshape the urban landscape and bring meaningful progress to the housing crisis.

Acquisition Criteria for Maximum Impact

- ➔ Residential Zoning - R2 and above
- ➔ Under the jurisdiction of Los Angeles City Department of Building and Safety
- ➔ Accessibility - Walkability and Transit
- ➔ Neighboring Economic Infrastructure



What are SROs?

Single room occupancy (SRO) housing consists of individual rooms rented to tenants, typically with shared amenities like kitchens, living room and laundry units.

Found in urban areas, SROs cater to diverse groups—students, low-income workers, seniors, and those seeking minimalist lifestyles.

- ➔ Compact, private rooms and private bathrooms (100–300 sq. ft.).
- ➔ Shared or communal facilities (e.g., kitchens, lounges).
- ➔ Often located in high-demand city centers.
- ➔ Close to transit and economic infrastructures

SROs date back to the 19th century, housing workers during industrialization. Today, they're making a comeback to address modern housing shortages.

SROS AREN'T JUST ROOMS—THEY'RE A MODEL FOR SCALABLE, AFFORDABLE HOUSING.

Affordability: Solving the Housing Crisis

➔ **Low Costs:** SRO rents are often 30–50% lower than studio apartments. For example, while a San Francisco studio might cost \$2,000/month, an SRO room could be \$800–\$1,200.

➔ **No Hidden Fees:** Utilities, Wi-Fi, and maintenance are often included, simplifying budgeting for tenants.

➔ **Urban Access:** SROs are typically near jobs, transit, and services, reducing commuting costs for residents.

➔ **Social Impact:** By offering affordable housing, SROs help prevent homelessness and support vulnerable populations.

SROs tackle one of today's biggest challenges: housing affordability. With rents in major cities outpacing wages, SROs provide a lifeline for residents who need cost-effective options.



Amenities That Make SROs Stand Out

➔ **Shared Spaces:** Communal kitchens, lounges, and laundry rooms foster community and reduce costs.

➔ **On-Site Services:** Many SROs provide Wi-Fi, cleaning, or even job placement programs.

➔ **Customization:** Some SROs offer furnished rooms or flexible leases, appealing to transient workers or students.

Modern SROs go beyond basic shelter, offering amenities that enhance resident satisfaction and attract tenants.



THESE AMENITIES MAKE SROS NOT JUST AFFORDABLE BUT DESIRABLE, ENSURING HIGH OCCUPANCY RATES.

Why SROs Are a Win for Investors

For real estate investors, SROs offer a compelling mix of profitability, stability, and social impact.

- ➔ **High Demand:** Urban housing shortages drive 90%+ occupancy rates in well-managed SROs.
- ➔ **Stable Cash Flow:** Multiple tenants per building mean consistent rental income, even if one room is vacant.
- ➔ **Lower Costs:** SROs require less maintenance than multifamily units, with shared systems reducing expenses.
- ➔ **Scalability:** Investors can start with a single property and expand as demand grows.
- ➔ **Social Good:** SROs attract impact investors who want returns *and* positive change.
- ➔ **Market Trends:** Cities are revising zoning laws to encourage SRO development, signaling long-term growth.

SROS DELIVER RETURNS YOU CAN FEEL GOOD ABOUT, BLENDING PROFIT WITH PURPOSE.

The Impact of SROs to Residents

SROs aren't just a business opportunity—they improve lives. Residents choose SROs for their affordability, convenience, and community.

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- ➔ **Affordable Living:** Low rents allow tenants to save or spend on education, health, or hobbies.
 - ➔ **Location:** Proximity to jobs and transit makes daily life easier.
 - ➔ **Community:** Shared spaces create connections, reducing isolation
 - ➔ **Support:** Some SROs offer resources like job boards or counseling, empowering residents.
 - ➔ **Flexibility:** Short-term leases suit gig workers, students, or those transitioning to new cities.

The Future of SROs

SROs are more than a niche—they're a solution to the housing crisis and a gateway to profitable investing. As cities grow and affordability challenges persist, SROs will play a bigger role.

Investors who act now can secure stable returns while making a difference. Residents, meanwhile, gain access to homes that fit their budgets and lifestyles.

*The question isn't ***if*** SROs will shape the future—it's how you'll be part of it.*

