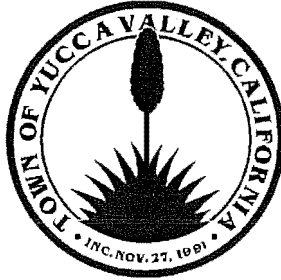


# TOWN OF YUCCA VALLEY TOWN COUNCIL MEETING



*The Mission of the Town of Yucca Valley is to  
provide a government that is responsive to its citizens  
to ensure a safe and secure environment  
while maintaining the highest quality of life.*

TOWN COUNCIL: 6:00 p.m.  
TUESDAY, JULY 7, 2015  
YUCCA VALLEY COMMUNITY CENTER  
YUCCA ROOM  
57090 - 29 PALMS HIGHWAY  
YUCCA VALLEY, CALIFORNIA 92284

\* \* \* \*

## TOWN COUNCIL

*George Huntington, Mayor  
Robert Leone, Mayor Pro Tem  
Merl Abel, Council Member  
Rick Denison, Council Member  
Robert Lombardo, Council Member*

\* \* \* \*

TOWN ADMINISTRATIVE OFFICE:  
760-369-7207  
[www.yucca-valley.org](http://www.yucca-valley.org)

**AGENDA  
MEETING OF THE  
TOWN OF YUCCA VALLEY COUNCIL  
TUESDAY, JULY 7, 2015  
6:00 P.M.**

*The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at 760-369-7209 at least 48 hours prior to the meeting.*

*An agenda packet for the meeting, and any additional documents submitted to the majority of the Town Council, are available for public view in the Town Hall lobby and with respect to the staff agenda packet, on the Town's website, [www.yucca-valley.org](http://www.yucca-valley.org), prior to the Council meeting. Any materials submitted to the Agency after distribution of the agenda packet will be available for public review in the Town Clerk's Office during normal business hours and will be available for review at the Town Council meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at 760-369-7209 ext. 226.*

*If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Town Clerk. The Mayor/Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.*

*Where appropriate or deemed necessary, action may be taken on any item listed in the agenda.*

**OPENING CEREMONIES**

**CALL TO ORDER**

**ROLL CALL:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**APPROVAL OF AGENDA**

Action: Move \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Vote \_\_\_\_\_.

## CONSENT AGENDA

*All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Town Council instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Town Council or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Town Clerk before the consent calendar is called.*

1. Waive further reading of all ordinances (if any in the agenda) and read by title only.

**Recommendation:** Waive further reading of all ordinances and read by title only.

- 5-34 2. Town Council Meeting Minutes

**Recommendation:** Approve the Town Council meeting minutes for May 5, 2015, June 2, 2015 and June 16, 2015 as presented.

- 35-36 3. Fall/Winter 2015 Community Services Planned Programs

**Recommendation:** Receive and file the report outlining the Fall/Winter 2015 programs and events to be organized and conducted by the Community Services Department.

- 37-45 4. Warrant Registers

**Recommendation:** Ratify the Warrant Register totaling \$492,928.43 for checks dated June 11, 2015; Ratify the Payroll Register totaling \$138,224.21 dated June 5, 2015 and June 11, 2015.

**Recommendation:** Adopt Consent Agenda (items 1-4)

Action: Move \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Vote \_\_\_\_\_

**PUBLIC HEARING**

- 46-207 5. Ordinance No.; Planning Commission Recommendation; Development Code Amendment, DCA-01-15; Development Code, Title 9, Article 3, Chapter 9.50, Home Occupation Permits; CEQA Exemption 15061(b)(3)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING CHAPTER 9.50, HOME OCCUPATION PERMITS, OF ARTICLE 3, GENERAL DEVELOPMENT STANDARDS, OF TITLE 9, YUCCA VALLEY DEVELOPMENT CODE

**Recommendation: That the Town Council:**

- A. Finds that the project is exempt from CEQA in accordance with Section 15061 (b)(3) of the California Environmental Quality Act. The proposed amendment to revise the Town’s Development Code has no potential to impact the environment. The proposed amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Development Code Amendment, DCA 01-15 meets the exemption criteria which states “that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA”.
- B. Introduces the Ordinance, repealing and restating Chapter 9.50, Home Occupation Permits, in its entirety.

Action: Move \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Vote \_\_\_\_\_

**FUTURE AGENDA ITEMS**

**PUBLIC COMMENTS**

*In order to assist in the orderly and timely conduct of the meeting, the Council takes this time to consider your comments on items of concern which are on the Closed Session or not on the agenda. When you are called to speak, please state your name and community of residence. Notify the Mayor if you wish to be on or off the camera. Please limit your comments to three (3) minutes or less. Inappropriate behavior which disrupts, disturbs or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Town Council is prohibited by State law from taking action or discussing items not included on the printed agenda.*

## **STAFF REPORTS AND COMMENTS**

## **MAYOR AND COUNCIL MEMBER REPORTS AND COMMENTS**

6. Council Member Abel
7. Council Member Denison
8. Council Member Lombardo
9. Mayor Pro Tem Leone
10. Mayor Huntington

## **ANNOUNCEMENTS**

### **Upcoming Meeting Schedule**

The regular meeting of the Yucca Valley Town Council scheduled for July 21, 2015 has been canceled due to lack of agenda items.

The next meeting of the Yucca Valley Town Council is scheduled for Tuesday, August 4, 2015 at 6:00 p.m. in the Yucca Valley Community Center Yucca Room.

## **ADJOURNMENT**

### **Meeting Procedures**

The Ralph M. Brown Act is the state law which guarantees the public's right to attend and participate in meetings of local legislative bodies. These rules have been adopted by the Town of Yucca Valley Town Council in accordance with the Brown Act, Government Code 54950 et seq., and shall apply at all meetings of the Yucca Valley Town Council, Commissions and Committees.

**Agendas** - All agendas are posted at Town Hall, 57090 Twentynine Palms Highway, Yucca Valley, at least 72 hours in advance of the meeting. Staff reports related to agenda items may be reviewed at the Town Hall offices located at 57090 Twentynine Palms Highway, Yucca Valley.

**Agenda Actions** - Items listed on both the "Consent Calendar" and "Items for Discussion" contain suggested actions. The Town Council will generally consider items in the order listed on the agenda. However, items may be considered in any order. Under certain circumstances new agenda items can be added and action taken by two-thirds vote of the Town Council.

**Closed Session Agenda Items** - Consideration of closed session items, *excludes* members of the public. These items include issues related to personnel, pending litigation, labor negotiations and real estate negotiations. Prior to each closed session, the Mayor will announce the subject matter of the closed session. If final action is taken in closed session, the Mayor shall report the action to the public at the conclusion of the closed session.

**Public Testimony on any Item** - Members of the public are afforded an opportunity to speak on any listed item. Individuals wishing to address the Town Council should complete a "Request to Speak" form, provided near the Town Clerk's desk at the meeting room, and present it to the Town Clerk prior to the Council's consideration of the item. A "Request to Speak" form must be completed for *each* item when an individual wishes to speak. When recognized by the Mayor, speakers should be prepared to step forward and announce their name and address for the record. In the interest of facilitating the business of the Council, speakers are limited to up to three (3) minutes on each item. The Mayor or a majority of the Council may establish a different time limit as appropriate, and parties to agenda items shall not be subject to the time limitations.

The Consent Calendar is considered a single item, thus the three (3) minute rule applies. Consent Calendar items can be pulled at Council member request and will be brought up individually at the specified time in the agenda allowing further public comment on those items.

**Agenda Times** - The Council is concerned that discussion takes place in a timely and efficient manner. Agendas may be prepared with estimated times for categorical areas and certain topics to be discussed. These times may vary according to the length of presentation and amount of resulting discussion on agenda items.

**Public Comment** - At the end of the agenda, an opportunity is also provided for members of the public to speak on any subject with Council's authority. *Matters raised under "Public Comment" may not be acted upon at that meeting. The time limits established in Rule #4 still apply.*

**Disruptive Conduct** - If any meeting of the Council is willfully disrupted by a person or by a group of persons so as to render the orderly conduct of the meeting impossible, the Mayor may recess the meeting or order the person, group or groups of person willfully disrupting the meeting to leave the meeting or to be removed from the meeting. Disruptive conduct includes addressing the Council without first being recognized, not addressing the subject before the Council, repetitiously addressing the same subject, failing to relinquish the podium when requested to do so, or otherwise preventing the Council from conducting its meeting in an orderly manner. *Please be aware that a NO SMOKING policy has been established for all Town of Yucca Valley meetings. Your cooperation is appreciated!*

## ACRONYM LIST

ADA	Americans with Disabilities Act
CAFR	Comprehensive Annual Financial Report
CALTRANS	California Department of Transportation
CEQA	California Environmental Quality Act
CCA	Community Center Authority
CDBG	Community Development Block Grant
CHP	California Highway Patrol
CIP	Capital Improvement Program
CMAQ	Congestion Mitigation and Air Quality
CMP	Congestion Management Program
CNG	Compressed Natural Gas
COP	Certificates of Participation
CPI	Consumer Price Index
DOJ	Department of Justice
DOT	Department of Transportation
ED	Economic Development
EIR	Environmental Impact Report (pursuant to CEQA)
GAAP	Generally Accepted Accounting Procedures
GASB	Governmental Accounting Standards Board
HDWD	Hi Desert Water District
HUD	US Department of Housing and Urban Development
IEEP	Inland Empire Economic Partnership
IIPP	Injury and Illness Prevention Plan
IRC	Internal Revenue Code
LAIF	Local Agency Investment Fund
LLEBG	Local Law Enforcement Block Grant
LTF	Local Transportation Fund
MBTA	Morongo Basin Transit Authority
MBYSA	Morongo Basin Youth Soccer Association
MDAQMD	Mojave Desert Air Quality Management District
MOU	Memorandum of Understanding
MUSD	Morongo Unified School District
PARSAC	Public Agency Risk Sharing Authority of California
PERS	California Public Employees Retirement System
PPA	Prior Period Adjustment
PVEA	Petroleum Violation Escrow Account
RDA	Redevelopment Agency
RSA	Regional Statistical Area
RTP	Regional Transportation Plan
SANBAG	San Bernardino Associated Governments
SCAG	Southern California Association of Governments
STIP	State Transportation Improvement Program
STP	Surface Transportation Program
TEA-21	Transportation Enhancement Act for the 21 <sup>st</sup> Century
TOT	Transient Occupancy Tax

## Town Council Committee Assignments

COMMITTEE	REPRESENTATIVE	MEETING SCHEDULE	LOCATION
CITY / COUNTY ANIMAL SERVICES JPA	Huntington Lombardo	12:00 pm. Last Thursday	Yucca Valley
DESERT SOLID WASTE JPA	Huntington Leone (Alt)	10:00 a.m. 2 <sup>nd</sup> Thursday Feb, May, Aug, Nov	Victorville
LEAGUE OF CALIFORNIA CITIES DESERT MOUNTAIN DIVISION	Lombardo Denison (Alt)	10:00 a.m. 4 <sup>th</sup> Friday- Quarterly	Varies
LEAGUE OF CALIFORNIA CITIES LEGISLATIVE DELEGATE	Mayor		
LEGISLATIVE TEAM	Huntington Denison	Proposed for Council Members to work with Town Manager meeting with legislators when necessary	
HOMELESS PARTNERSHIP (SBCO) AND INTERAGENCY COUNCIL ON HOMELESSNESS	Staff	9:00 a.m. 4 <sup>th</sup> Wednesday	San Bernardino
MEASURE I	Huntington Abel (Alt)	9:30 a.m. 3 <sup>rd</sup> Friday	Apple Valley
MORONGO BASIN TRANSIT AUTHORITY	Abel Leone Lombardo (Alt)	5:00 p.m. 4 <sup>th</sup> Thursday	Joshua Tree
MOJAVE AIR QUALITY DISTRICT	Leone Abel (Alt)	10:00 a.m. 4 <sup>th</sup> Monday	Victorville
SANBAG	Huntington Abel (Alt)	10:30 a.m. 1 <sup>st</sup> Wednesday	San Bernardino
SCAG VOTING DELEGATES	SANBAG APPOINTEES	Annual General Assembly	Varies
SPORTS COUNCIL	Denison	6:30 p.m. 2 <sup>nd</sup> Monday March, June, Sept	Yucca Valley

## Ad Hoc Committee Assignments

COMMITTEE	REPRESENTATIVES
AUDIT	Denison Huntington
BREHM PARK	Abel Lombardo
CLASS AND COMPENSATION REVIEW	Abel Huntington
MEDICAL MARIJUANA INITIATIVE	Lombardo Abel
ONLINE VIDEO	Huntington Evans (PRCC)
PUBLIC FACILITIES	Huntington Leone
RDA BONDS	Huntington Leone
REVENUE MEASURE	Huntington Leone
SEWER FINANCING	Denison Leone
DIVISION	Huntington Leone



**Town of Yucca Valley**  
**TOWN COUNCIL STAFF REPORT**

**To:** Honorable Mayor & Town Council  
**From:** Lesley Copeland, Town Clerk

**Date:** July 1, 2015  
**Meeting Date:** July 7, 2015

**Subject:** Meeting Minutes for May 5, 2015, June 2, 2015, June 16, 2015

**Recommendation:**

Approve the Town Council meeting minutes for May 5, 2015, June 2, 2015 and June 16, 2015 as presented.

**Discussion**

In accordance with the Manual of Procedural Guidelines, Section 5.10, an account of all proceedings of the Town Council in open meetings shall be kept by the Clerk/Secretary. Minutes are prepared and brought before the Town Council for approval. Once approved, the meeting minutes are archived as the official record of the Town Council.

**Order of Procedure**

- Request Staff Report
- Request Public Comment
- Council Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Roll Call Vote, Consent Agenda Item)

**Alternatives**

Do not approve the meeting minutes as presented.

**Attachments:**

TOWN OF YUCCA VALLEY  
TOWN COUNCIL MEETING MINUTES  
MAY 5, 2015

**OPENING CEREMONIES**

Mayor Huntington called the meeting to order at 6:00 p.m.

Council Members Present: Abel, Denison, Leone, Lombardo, and Mayor Huntington.

Staff Members Present: Town Manager Yakimow, Deputy Town Manager Stueckle, Town Attorney Onstot (for Laymon), Assistant Police Chief Wilke, Human Resources Manager Breidenbach-Sterling, and Town Clerk Copeland

The Pledge of Allegiance was led by Council Member Lombardo.

With no members of the clergy present, Council Member Lombardo offered a moment of silence.

**APPROVAL OF AGENDA**

Mayor Pro Tem Leone moved to approve the agenda for the Town Council meeting of May 5, 2015. Council Member Lombardo seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

**CONSENT AGENDA**

1. **Waive** further reading of all ordinances and read by title only
2. **Approve** the Town Council Meeting Minutes of April 7, 2015 as presented
3. **Approve** Resolution No. 15-08

**Preliminarily approving** the engineering reports for the existing Landscape and Lighting Maintenance Districts and Street and Drainage Maintenance Districts and directing the filing of such reports with the Town Clerk.

**Set** the date for conducting a public hearing at 6:00 PM on Tuesday, June 16, 2015, in the Yucca Valley Community Center, 57090 29 Palms Highway, Yucca Valley, CA 92284 pursuant to California Streets and Highways Code Sections 22552 and 22553 and Government Code Section 53753.5, to consider the levy of annual assessments upon real property.

Attachment: 2015\_05\_05\_tc\_minutes (1117 : Minutes for Approval)

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA CONFIRMING THE ASSESSMENTS AS SET FORTH IN THE ENGINEER'S REPORTS FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS AND STREET AND DRAINAGE MAINTENANCE DISTRICTS AND DECLARING ITS INTENT TO LEVY AND COLLECT ASSESSMENTS UPON REAL PROPERTY WITHIN SAID DISTRICTS FOR THE 2015-2016 TAX YEAR.**

4. **Approve and adopt** Resolution No. 15-09, authorizing the issuance of grading and improvement permits for Tentative Tract Map, TTM 17862, as depicted in the attached engineered drawings.

**Authorize** the Town Manager and Town Attorney to enter into a grading bond agreement in the amount of \$170,000.

**Direct** staff to return to the Town Council with the final map for Tentative Tract Map, TTM 17862, following the completion of grading and construction of improvements as identified in the engineered drawings attached to this Staff Report, and following the formation of maintenance districts in the form of landscape and lighting assessment districts, street and drainage assessments districts, or through a community facilities district.

**A RESOLUTION OF THE TOWN COUNCIL, OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AUTHORIZING THE ISSUANCE OF GRADING AND IMPROVEMENT PERMITS FOR THE PROJECT IDENTIFIED AS TENTATIVE TRACT MAP, TTM-17862 AND PLANNED DEVELOPMENT, PD-01-07**

5. **Authorize** the Town Manager to submit applications for the Active Transportation Program grant cycle, including the identification of matching funds for project applications, based upon available resources and budget limitations, and based upon Town Council policy guidance and public input and participation.
6. **Award** the construction contract for the 2015-2016 Town-Wide Slurry Seal Project-Town Project No. 8340 to All American Asphalt, in the amount of \$449,400 and authorizes a construction contingency in the amount of \$50,600, for a total contract amount of \$500,000, authorizing the Mayor, Town Manager and Town Attorney to sign all necessary documents, and authorizing the Town Manager to expend the contingency fund, if necessary, to complete the project.
7. **Approve** the amended and restated lease agreement between the Town of Yucca Valley and Morongo Basin Unity Home, Inc. and authorize the Mayor and Town Manager to sign all necessary documents.

## YUCCA VALLEY TOWN COUNCIL MINUTES

May 5, 2015

8. **Receive and file** the Third Quarter Budget Report for FY 2014-15
9. **Receive and file** the Treasurer's Report for the third quarter of FY 2014-15
10. **Ratify** the Warrant Registers totaling \$997,255.92 for checks dated April 2, 2015 to April 30, 2015. **Ratify** the Payroll Registers totaling \$567,457.50 dated March 13, 2015 to April 24, 2015

Mayor Huntington opened public comment on the Consent Agenda items. With no members of the public wishing to speak, public comments were closed.

Council Member Abel moved to approve the Consent Agenda items 1-10. Council Member Denison seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor  
Huntington

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**DEPARTMENT REPORTS****11. Town Volunteer Program Policy**

Human Resources Manager Breidenbach-Sterling presented the staff report giving background information on the current volunteer resources provided to the Town. Proposed policy highlights were explained, with the intent to establish procedures for an effective volunteer program, encouraging citizens to contribute their time and talents to public service while minimizing associated risks to the Town.

Mayor Huntington opened public comment. With no members of the public wishing to speak, public comments were closed.

Council Member Denison inquired if the number of volunteers typically providing service to the Town meets the demands of Town programs.

Council Member Lombardo spoke favorably of the proposed policy and the Town's volunteer program.

Mayor Pro Tem Leone commended the volunteers of the community, including those at the California Welcome Center and the Citizens on Patrol.

Mayor Huntington inquired on past workers compensation claims filed by volunteers.

YUCCA VALLEY TOWN COUNCIL MINUTES

May 5, 2015

Council Member Lombardo moved to review and approve the proposed policy for the Town’s volunteer program. Mayor Pro Tem Leone seconded. Motion carried 5-0 on a roll call vote.

- AYES: Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington
- NOES: None
- ABSTAIN: None
- ABSENT: None

12. 2015 Legislative Update

Town Manager Yakimow presented the staff report, giving an update on the significant items moving through the legislative process in Sacramento. Coordinating with the League of California Cities, Town staff follows and reviews legislation that would have the most significant impact on Town operations.

Yakimow also explained the recommendation of establishing Legislative Policy Guidelines to assist the Legislative Ad-Hoc Committee and staff in determining intended support or opposition to pending legislation. Often, the League of California Cities and the National League of Cities presents information on pending legislation, requesting immediate action by member cities. Adopting standing legislative guidelines and priorities will enable the Town to actively participate in State and federal processes on behalf of the Town in a timely and efficient manner. Any pending legislation not falling within the adopted Town’s legislative or regulatory issues would be brought before the entire Council for consideration.

Mayor Huntington opened public comment, with no members of the public wishing to speak, public comments were closed.

Consensus was made among the Town Council members on the benefits of a legislative policy and ongoing review of legislation which may affect the Town.

Council Member Abel moved to:

1. Receive and file the legislative update on issues and bills moving through the 2015 California legislative session
2. Direct staff and the Council’s ad hoc legislative committee to develop a Legislative Policy Guidelines document to assist staff and Council in addressing ongoing legislative priorities and concerns.

Mayor Pro Tem Leone seconded. Motion carried 5-0 on a roll call vote.

- AYES: Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington
- NOES: None
- ABSTAIN: None

## YUCCA VALLEY TOWN COUNCIL MINUTES

May 5, 2015

**ABSENT:** None

### 13. Initiative Process Update

Town Manager Yakimow presented the staff report, explaining that the Town Clerk has received a Notice of Intent to circulate a petition to the voters for a proposed initiative to increase the local sales tax rate by ½ percent “to assist funding and lower related assessment fees for Phase 1 of the Town of Yucca Valley municipal sewer system.” Yakimow continued by explaining the initiative process for a potential ballot measure.

Mayor Huntington opened public comments.

Lori Herbel, Yucca Valley spoke of the sewer project and assessment vote currently being considered by the Hi-Desert Water District customers.

Bonnie Brady, Yucca Valley commented on proposed sewer assessment cost on her properties and would be in favor of an increase in local sales tax if it would help offset some of these costs.

Sabrina Peukert, Yucca Valley read an email sent to the Town Council on May 1, 2015 on the topic of a proposed sales tax initiative and in support of a Town Council Ad Hoc committee to work with the proponents on the effort.

Nancy Haynych, Yucca Valley spoke of the sewer project and assessment vote currently being considered by the Hi-Desert Water District customers, and spoke favorably of a sales tax initiative to help offset the sewer costs.

Larry Burge, Yucca Valley spoke of the proposed sewer assessment costs and noted that any assistance through a local sales tax increase would greatly benefit the property owners.

With no other members of the public wishing to speak, Mayor Huntington closed public comment.

Council Member Lombardo expressed that though the assessment vote has not yet occurred, he is in favor of considering a sales tax type of concept to assist with the assessment costs.

Mayor Pro Tem Leone voiced favor of working with the proponents on a sales tax measure.

Council Member Abel thanked the proponents, and stated a comprehensive proposed sales tax measure should come from the people of the community.

Council Member Denison commended the proponents, and would like to see a fully developed measure with certain parameters.

Mayor Huntington agreed that though the assessment vote has not yet occurred, he understands the concern of proposed assessment costs and would like to see the proponents and the Town to

## YUCCA VALLEY TOWN COUNCIL MINUTES

May 5, 2015

continue the discussion of a possible ballot measure.

Council Member Abel moved to:

- Receive and file the informational update
- Continue to support the HDWD's current assessment district vote scheduled for conclusion on May 13, 2015
- Direct staff to communicate concerns with the proponents
  - Recommend withdrawal of current petition
  - Suggest that the proponents develop a citizen's committee to work with the Town and other key stakeholders on a mutually supported revenue measure after the successful formation of the HDWD Assessment District

Council Member Lombardo seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor  
Huntington

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

### FUTURE AGENDA ITEMS

None discussed.

### PUBLIC COMMENTS

Mayor Huntington opened public comments.

Sara Shook, Joshua Tree spoke on behalf of the Morongo Basin Community Coalition requesting the Town Council to place a ban on a product called Palcohol (Powdered Alcohol).

Mary Bradley, Yucca Valley spoke of a recent public safety issue.

Ruthe Fox, Yucca Valley spoke of safety concerns at the intersection of Indio Ave and Yucca Trail.

Elizabeth Kirkland, Yucca Valley asked the Town Council to consider placing the discussion of Palcohol on a future agenda.

With no other members of the public wishing to speak, Mayor Huntington closed public comments.

## YUCCA VALLEY TOWN COUNCIL MINUTES

May 5, 2015

**STAFF REPORTS AND COMMENTS**

Assistant Police Chief Wilke thanked the Council for providing the venue for the public to comment on concerns.

Town Manager Yakimow announced that Town staff is already working on legislative items relating to Palcohol and will be bringing this item forward for Town Council discussion.

**MAYOR AND COUNCIL MEMBER REPORTS AND COMMENTS**

14. Council Member Abel thanked the public for attending and their input.
15. Council Member Denison stated he is looking forward to talking about local trails and urged the public to attend the future meetings on this subject.
16. Council Member Lombardo also encouraged the public to bring ideas for local transportation and trail opportunities.
17. Mayor Pro Tem Leone spoke favorably on the wonderful attendance at the meeting and thanked the public for their comments and ideas.
18. Mayor Huntington reported of attending a recent a Miracle League event, San Bernardino County Drug Court graduation, a SANBAG meeting and the SCAG General Assembly.

**ANNOUNCEMENTS**

The regularly scheduled Town Council meeting for May 19, 2015 has been canceled due to a lack of agenda items.

The next meeting of the Yucca Valley Town Council is scheduled for Tuesday, June 2<sup>nd</sup> at 6:00 p.m. in the Yucca Valley Community Center Yucca Room

**ADJOURNED TO CLOSED SESSION**

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
A closed session will be held, pursuant to Government Code §54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the Town is a party. The title of such litigation is as follows: Town of Yucca Valley vs. Yashraj Hospitality, Inc., dba Best Western Yucca Valley Hotel and Suites, Nathsons Hospitality, Inc., Venokumar Nathraj, Charmaine Nathraj et. al; CIVDS1415964; San Bernardino County Superior Court



**YUCCA VALLEY TOWN COUNCIL MINUTES**

May 5, 2015

Mayor Huntington read the Closed Session item and opened public comment. With no members of the public wishing to speak, public comments were closed.

Mayor Huntington adjourned the meeting to Closed Session at 7:34 p.m.

**CLOSED SESSION REPORT / ADJOURNMENT**

Town Attorney Onstot reported that Closed Session adjourned at 7:50 p.m. with no reportable action.

Respectfully Submitted,

Lesley Copeland, CMC  
Town Clerk

Attachment: 2015\_05\_05\_tc\_minutes (1117 : Minutes for Approval)

**TOWN OF YUCCA VALLEY  
TOWN COUNCIL MEETING MINUTES  
JUNE 2, 2015**

**OPENING CEREMONIES**

Mayor Huntington called the meeting to order at 6:00 p.m.

Council Members Present: Abel, Denison, Leone, Lombardo, and Mayor Huntington.

Staff Members Present: Town Manager Yakimow, Deputy Town Manager Stueckle, Town Attorney Laymon, Police Chief Mondary, Finance Manager Cisneros, and Town Clerk Copeland

The Pledge of Allegiance was led by Mayor Huntington.

The invocation was led by Myron Wells, First Christian Church

**PRESENTATIONS, INTRODUCTIONS, RECOGNITIONS**

**1. Jim Ricker, MCAGCC Assistant Chief of Staff**

Ricker updated the Town Council on recent and upcoming activities with the Marine Corp Air Ground Combat Center in Twentynine Palms

**2. Town Employees of the Year**

Mayor Huntington awarded Planning Technician Diane Olsen as the Town's Employee of the Year for 2014-15.

Mayor Huntington awarded Maintenance Facility Worker Al Arrowood as the Town's Part-Time Employee of the Year for 2014-15.

Mayor Huntington also presented a plaque of appreciation to outgoing Police Chief Dale Mondary and thanked him for his service to the Morongo Basin communities.

**APPROVAL OF AGENDA**

Mayor Pro Tem Leone moved to approve the agenda for the Town Council meeting of June 2, 2015. Council Member Lombardo seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

Attachment: 2015\_06\_02\_tc\_minutes (1117 : Minutes for Approval)

## YUCCA VALLEY TOWN COUNCIL MINUTES

June 2, 2015

**CONSENT AGENDA**

3. **Waive** further reading of all ordinances and read by title only
4. **Approve** the Town Council Meeting Minutes of April 21, 2015 as presented.
5. **Adopt** Ordinance No. 255 amending Certain Provisions of the Town's Municipal Code Relating to the Regulation of Registered Sex Offenders

**AN ORDINANCE OF THE TOWN OF YUCCA VALLEY AMENDING CERTAIN PROVISIONS OF TOWN MUNICIPAL CODE CHAPTER 11.90, RELATING TO THE REGULATION OF REGISTERED SEX OFFENDERS, TO ALIGN WITH STATE LAW AND COMPLY WITH RECENT COURT DECISIONS**

6. **Approve and adopt** Resolution No. 15-10
  1. Preliminarily approving the engineering reports for the existing assessment districts and directing the filing of such reports with the Town Clerk.
  2. Setting the date for conducting a public hearing at 6:00 PM on Tuesday, August 4, 2015, at 6:00 P.M. in the Yucca Valley Community Center, 57090 29 Palms Highway, Yucca Valley, CA 92284 pursuant to California Streets and Highways Code Sections 22552 and 22553 and Government Code Section 53753.5, to consider the levy of annual assessments upon real property.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA CONFIRMING THE ASSESSMENT DIAGRAMS AND ASSESSMENTS AS SET FORTH IN THE ENGINEER'S REPORTS FOR LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS AND STREET AND DRAINAGE MAINTENANCE DISTRICTS AND DECLARING ITS INTENT LEVY AND COLLECT ASSESSMENTS UPON REAL PROPERTY WITHIN SAID DISTRICTS FOR THE 2015-2016 TAX YEAR.**

7. **Item Pulled**
8. **Review** the engagement letter between the Town of Yucca Valley and Rogers, Anderson, Malody & Scott, LLP concerning audit services for the year ending June 30, 2015 and authorize the Town's Finance Manager to sign the engagement letter.
9. **Receive and file** the AB1234 Reporting Requirement Schedule for the month of April 2015
8. **Ratify** the Warrant Register totaling \$637,676.02 for checks dated May 14, 2015.  
**Ratify** the Payroll Register totaling \$135,798.02 dated May 8, 2015.

## YUCCA VALLEY TOWN COUNCIL MINUTES

June 2, 2015

9. **Receive and file** the Treasurer's Report for the third quarter of FY 2014-15
10. **Ratify** the Warrant Registers totaling \$997,255.92 for checks dated April 2, 2015 to April 30, 2015. **Ratify** the Payroll Registers totaling \$567,457.50 dated March 13, 2015 to April 24, 2015

Council Member Leone requested to pull Item No. 7 from the Consent Agenda.

Mayor Huntington opened public comment on the Consent Agenda items 3-6, 8-10. With no members of the public wishing to speak, public comments were closed.

Council Member Abel moved to approve the Consent Agenda items 3-6, 8-10. Council Member Lombardo seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor  
Huntington

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**Item No. 7- Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended June 30, 2014**

Town Manager Yakimow presented the staff report, announcing that the Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Yucca Valley for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2014. This is the tenth consecutive year that the Town has achieved this prestigious award.

Mayor Huntington opened public comment on the item. With no members of the public wishing to speak, public comments were closed.

Mayor Pro Tem Leone congratulated Finance Manager Cisneros and finance staff on the award.

Mayor Pro Tem Leone moved to receive and file the Certificate of Achievement for Excellence in Financial Reporting for the fiscal year ended June 30, 2014. Council Member Lombardo seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor  
Huntington

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

## YUCCA VALLEY TOWN COUNCIL MINUTES

June 2, 2015

## DEPARTMENT REPORTS

**11. Resolution in Support of Hi-Desert Medical Center's Ballot Measure seeking Voter Approval of Agreements with HDMC Holdings, LLC**

**A RESOLUTION OF THE TOWN COUNCIL, OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, IN SUPPORT OF HI-DESERT MEDICAL CENTER'S BALLOT MEASURE SEEKING VOTER APPROVAL OF AGREEMENTS WITH HDMC HOLDINGS, LLC.**

Town Manager Yakimow presented the staff report explaining that the Hi-Desert Medical Center is currently seeking voter approval on a ballot measure. If passed by the voters, the measure approves agreements between Hi-Desert Memorial Health Care District and HDMC Holdings, LLC an affiliate of Tenet Healthcare Corporation, to lease and operate the medical center and associated facilities for 30 years.

Mayor Huntington invited Hi-Desert Medical Center Board Directors, Sullivan and Doyle to the podium to speak on the item.

HDMC Board Director Sullivan expressed the importance of the measure passing for the Medical Center to continue to operate and provide services to the local communities.

HDMC Board Director Doyle explained the benefits of an affiliation with Tenet Healthcare Corporation.

Mayor Huntington opened public comment. With no members of the public wishing to speak, public comments were closed.

Mayor Pro Tem Leone and Council Member Denison expressed support on the measure.

Council Member Abel inquired if the local health care district will continue to allow for fundraising and other functions.

Mayor Huntington spoke in favor of the ballot measure.

Council Member Lombardo moved to approve Resolution No. 15-11 in support of Hi-Desert Medical Center's Ballot Measure seeking voter approval of agreements with HDMC Holdings, Inc. Mayor Pro Tem Leone seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**12. 2014-15 Youth Commission Term Summary**

Community Services Manager Earnest introduced 2014-15 Youth Commission Chair, Ahmadi to present the visual report on the Youth Commission activities for the year

Community Services Manager Earnest presented Certificates of Appreciation to each of the outgoing Youth Commissioners.

Mayor Huntington opened public comments. With no members of the public wishing to speak, public comments were closed.

Council Member Lombardo thanked the commissioners and commended the youth of the community for getting involved in local government.

Council Member Denison spoke of excellent outreach in the community and the service the youth provided.

Council Member Abel thanked the Youth Commissioners and encouraged them to invite others to get involved next year.

Mayor Huntington congratulated the Youth Commissioners for their accomplishments this year.

Council Member Abel moved to receive and file the 2014-15 Youth Commission Term Summary Report. Council Member Denison seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

**13. Time Warner Public, Education, Government (PEG) Channel 10**

Management Analyst Rice presented the staff report, giving an overview of Time Warner Cable Channel 10 which currently broadcasts public, education and government programming in the Yucca Valley and Twentynine Palms areas. In December 2016, Time Warner Cable is scheduled to eliminate the current administration of the channel. At that time, Channel 10 will no longer be available unless the Town requests its continuation and agrees to administer the management of the channel. Rice continued to present the benefits of the local channel and explained potential costs associated with implementation, programming and continued administration.

Mayor Huntington opened public comments. With no members of the public wishing to speak, public comments were closed.

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## YUCCA VALLEY TOWN COUNCIL MINUTES

June 2, 2015

Council Member Lombardo spoke favorably of continuing the PEG channel and inquired on the possibility of partnering with Copper Mountain College or local high school students for programming assistance.

Council Member Denison also is in favor of keeping the channel and sees this as an opportunity to include a variety of programming. Denison stated he would like to see additional research on options for administering a local channel.

Mayor Huntington expressed the need to continue to research the idea and see if other local agencies would be willing to partner in sponsoring the channel. If the Town becomes responsible for the administration of the channel Huntington stated a third-party entity may be the best approach for such a feat. With the number of computer users, programming on the Town's website might be a better option than cable television.

Mayor Pro Tem Leone would like to continue the service to the community of offering the Town Council meetings on the cable channel.

Council Member Lombardo moved to receive and file the update of the Public, Education, Government (PEG) Channel 10 administrative transition process and to bring back options as information becomes available as appropriate. Mayor Pro Tem Leone seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

#### 14. FY 2014-16 Proposed Budget Amendment

Finance Manager Cisneros presented the staff report on the proposed budget amendments. Last year, the Town Council approved a two-year budget. At this time, amendments to the approved budget are being requested. Two areas with significant deficiencies in the 2014-15 General Fund budget are for contract legal expenses and election expenses.

Cisneros continued to explain that the proposed amendments to the FY2015-16 General Fund Budget are a combination of adjustments to projected revenue, reallocation of personnel expenditures and accommodation of approved contracts.

Town Manager Yakimow thanked Cisneros for the presentation and added the explanation that the Town is currently in the process of a personnel Class and Compensation study, and if any budget adjustments are required due to the outcome of the study, the item will be brought back before the Town Council.

YUCCA VALLEY TOWN COUNCIL MINUTES

June 2, 2015

Mayor Huntington opened public comments. With no members of the public wishing to speak, public comments were closed.

Council Member Abel inquired on the accounting process of tracking legal costs. Abel continued by commending staff for relatively minor adjustments to the budget.

Council Member Lombardo spoke favorably of the two-year budget cycle and is pleased with the minor adjustments needed.

Mayor Pro Tem Leone thanked Cisneros for the detailed work in keeping the budget on track.

Council Member Denison spoke favorable of the two-year subject and inquired on detail on the cost-savings being reported in the 800 fund.

Council Member Lombardo moved:

1. Adopt Resolution No. 15-12 approving the fiscal years 2014-16 amended budget as identified.
2. Adopt Resolution No. 15-13 establishing the spending limitation for fiscal year 2015-16.
3. Approve an amendment for fiscal year 2015-16 to the contract with the San Bernardino County Sheriff's Department, and authorize the Town Manager or Mayor to sign on behalf of the Town.

Council Member Denison seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

**14. Revenue Measure Ad Hoc Committee Formation**

Town Manager Yakimow presented the staff report on the formation of a Revenue Measure Ad Hoc Committee. At the Town Council meeting of May 5, 2015 meeting, the Council expressed the desire to have a representative committee of the Council that could meet as needed with staff or other community groups to address the technical aspects of any potential revenue measure, and to assist in identifying related policy issues.

Mayor Huntington opened public comment.

Lori Herbel, Yucca Valley spoke as representative of the Citizens for Lower Sewer Costs committee, commenting favorably of the creation of a Town Council ad-hoc committee.



## YUCCA VALLEY TOWN COUNCIL MINUTES

June 2, 2015

With no other members of the public wishing to speak, public comments were closed.

Council Member Denison expressed his interest in serving on a Revenue Measure ad hoc committee.

Mayor Huntington stated his interest in serving on the sub-committee.

Mayor Huntington moved to appoint Council Member Denison and Mayor Huntington to the Revenue Measure Ad Hoc Committee. Council Member Lombardo seconded.

Council Member Abel asked for clarification on the guiding principles that the ad hoc committee would be working under.

Town Manager Yakimow explained that committee's first task would be to develop guiding principles, to be brought forward to the entire council for review and approval. Additionally, any recommendation of the ad hoc committee throughout the process would require full Council consideration.

Council Member Abel commended Denison for his capability and interest in the sub-committee; however Abel stated he would like to recommend Mayor Pro Tem Leone to be appointed on the committee if he is interested.

Council Member Lombardo requested to remove his second from Mayor Huntington's motion.

Mayor Huntington's motion died for a lack of second.

Council Member Lombardo moved to appoint Mayor Huntington and Mayor Pro Tem Leone to the Revenue Measure Ad Hoc Committee. Council Member Abel seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**FUTURE AGENDA ITEMS**

Council Member Lombardo would like a fire department presentation on their services in the community.

Mayor Huntington would like to have a discussion on art studios.

**YUCCA VALLEY TOWN COUNCIL MINUTES****June 2, 2015**

Council Member Denison asked for clarification on access to local parks.

**PUBLIC COMMENTS**

Mayor Huntington opened public comments.

Sarann Graham, Yucca Valley spoke of the upcoming Father's Day event presented by the Yucca Valley Soroptimists Club on June 20<sup>th</sup> and commented on the assessment costs to the people of the community especially the small businesses.

Linda Walli, Yucca Valley thanked the Town Council for the traffic signal and stop signs near the Dumosa Senior Village.

With no other members of the public wishing to speak, Mayor Huntington closed public comments.

**STAFF REPORTS AND COMMENTS**

Town Manager Yakimow announced the new Eat Well, Play Well exhibit at the Hi Desert Nature Museum.

**MAYOR AND COUNCIL MEMBER REPORTS AND COMMENTS**

14. Council Member Abel congratulated Olsen and Arrowood as the Town's Employees of the Year and wished Mondary well in his future endeavors. Abel thanked the outgoing Youth Commissioners and thanked the Citizens on Patrol for their assistance in the community.
15. Council Member Denison spoke favorably on the recent Grubstake Days parade and thanked Mondary for his work in the community. Denison also thanked the Youth Commissioners.
16. Council Member Lombardo thanked the Youth Commission and Captain Mondary and congratulated the Employees of the Year. Lombardo also thanked Jim Ricker for his informative presentation on the Marine Air Ground Combat Center.
17. Mayor Pro Tem Leone thanked Wanda Stadum for her work with organizing the Grubstake Days Parade, wished Mondary well in his new job and thanked the Youth Commission for their presentation. Leone expressed his gratitude of having great employees such as Olsen and Arrowood working at the Town.
18. Mayor Huntington congratulated the group as other Council Members have expressed and spoke of the recent SCAG meeting in the lower desert. Huntington welcomed Jim

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**YUCCA VALLEY TOWN COUNCIL MINUTES****June 2, 2015**

Schooler as Senator Jean Fuller's field representative.

**ANNOUNCEMENTS**

The next meeting of the Yucca Valley Town Council is scheduled for Tuesday, June 16<sup>th</sup> at 6:00 p.m. in the Yucca Valley Community Center Yucca Room

**ADJOURNED TO CLOSED SESSION**

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

A closed session will be held, pursuant to Government Code §54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the Town is a party. The title of such litigation is as follows: Town of Yucca Valley vs. Yashraj Hospitality, Inc., dba Best Western Yucca Valley Hotel and Suites, Nathsons Hospitality, Inc., Venokumar Nathraj, Charmaine Nathraj et. al; CIVDS1415964; San Bernardino County Superior Court

Town Attorney Laymon read the Closed Session item and announced that any reportable action will be announced in the Town Hall lobby immediately following Closed Session.

Mayor Huntington opened public comment. With no members of the public wishing to speak, public comments were closed.

Mayor Huntington adjourned the meeting to Closed Session at 7:55 p.m.

**CLOSED SESSION REPORT / ADJOURNMENT**

Town Attorney Laymon reported that Closed Session adjourned at 8:20 p.m. with no reportable action.

Respectfully Submitted,

Lesley Copeland, CMC  
Town Clerk

**TOWN OF YUCCA VALLEY  
TOWN COUNCIL MEETING MINUTES  
JUNE 16, 2015**

**OPENING CEREMONIES**

Mayor Huntington called the meeting to order at 6:00 p.m.

Council Members Present: Abel, Denison, Leone, Lombardo, and Mayor Huntington.

Staff Members Present: Town Manager Yakimow, Deputy Town Manager Stueckle, Town Attorney Laymon, Assistant Police Chief Wilke, Human Resources Manager Breidenbach-Sterling, and Town Clerk Copeland

The Pledge of Allegiance was led by Mayor Huntington.

The invocation was led by Mike Kelliher, San Bernardino County Sheriff's Chaplain.

**PRESENTATIONS, INTRODUCTIONS, RECOGNITIONS**

**1. Copper Mountain College – Jeff Cummings**

Mayor Huntington introduced Jeff Cummings, Copper Mountain College Superintendent/President. Cummings gave a brief update on the college and community involvement.

**2. Desert Regional Tourism Agency Quarterly Update**

Cary Harwin, DRTA President presented the agency's quarterly report to the Town Council.

Mayor Pro Tem Leone commented on the air quality of the Morongo Basin.

Council Member Abel inquired on DRTA's use of interns.

Mayor Huntington commended DRTA for the collaboration with many area agencies.

Mayor Huntington opened public comments. With no member of the public wishing to speak, public comments were closed.

**APPROVAL OF AGENDA**

Council Member Lombardo moved to approve the agenda for the Town Council meeting of June 16, 2015. Council Member Denison seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor

## YUCCA VALLEY TOWN COUNCIL MINUTES

June 16, 2015

Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**CONSENT AGENDA**

3. **Waive** further reading of all ordinances and read by title only
4. **Approve** Amendment No. One (1) to the contract with Southwest Networks, Inc. for IT services, extending the contract term through June 30, 2016 and authorize the Town Manager to sign all related documents in a form approved by the Town Attorney.
5. **Authorize** the purchase of twenty (20) park tables from Quick Crete Products Corporation in the amount of \$21,682, bid through the California Multiple Award Schedules, and find that the California Multiple Award Schedule complies with the requirement for a formal bidding process established by the Town's Purchasing Ordinance.
6. **Item Pulled**
7. **Retail Recruitment and Retention**
  1. **Authorize** an award of contract to Buxton Company for a not to exceed amount of \$35,000 for professional services related to the development of customized retail recruitment and retention solutions, utilizing the Town's standard contract form, and authorizing the Mayor, Town Manager, and Town Attorney to execute the contract, subject to non-substantive changes.
  2. **Direct** staff to work with Buxton in the development of comprehensive market data and marketing material unique to Yucca Valley, and to facilitate individual meetings as appropriate as part of the International Council of Shopping Centers – Western Division meeting in San Diego, September 2015 and ICSC- RECon May 2016.
8. **Adopt** Resolution No. 15-14 confirming and certifying the June 2, 2015 Special Election results.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF  
 YUCCA VALLEY, CALIFORNIA, CONFIRMING AND  
 CERTIFYING THE JUNE 2, 2015 SPECIAL ELECTION RESULTS

9. **Receive and file** the AB1234 Reporting Requirement Schedule for the month of May

YUCCA VALLEY TOWN COUNCIL MINUTES

June 16, 2015

2015.

- 8. **Ratify** the Warrant Register totaling \$637,676.02 for checks dated May 14, 2015.  
**Ratify** the Payroll Register totaling \$135,798.02 dated May 8, 2015.
- 9. **Receive and file** the Treasurer’s Report for the third quarter of FY 2014-15.
- 10. **Ratify** the Warrant Register totaling \$37,646.11 for Checks dated May 28, 2015;  
**Ratify** the Payroll Register totaling \$140,657.63 Dated May 22, 2015.

Mayor Huntington requested to pull Item No. 6.

Mayor Huntington opened public comment on Consent Agenda items 3-5, 7-10. With no member of the public wishing to speak, public comments were closed.

Council Member Abel moved to adopt Consent Agenda items 3-5, 7-10. Mayor Pro Tem Leone seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

**Item No. 6- Legislative Priorities**

Town Manager Yakimow presented the staff report. Per Council direction, an ad hoc committee was formed to create a document that would guide positions on clearly stated legislative issues. The ad hoc committee met and prepared the Town of Yucca Valley 2015 Legislative Priorities and the 2015 Funding Priorities for full Council consideration.

Mayor Huntington opened public comment on the item. With no members of the public wishing to speak, public comments were closed.

Mayor Huntington gave explanation as to the reasoning the Legislative Ad-Hoc Committee used to prioritize legislative items.

Mayor Pro Tem Leone inquired on the dollar figure referenced in the report for flood control.

Council Member Denison reiterated the ad-hoc committee’s reasoning for prioritizing the items.

Council Member Abel moved to consider the Ad Hoc Committee’s recommendation to adopt the Town of Yucca Valley 2015 Legislative Priorities and 2015 Funding Priorities. Mayor Pro Tem Leone seconded. Motion carried 5-0 on a roll call vote.

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## YUCCA VALLEY TOWN COUNCIL MINUTES

June 16, 2015

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**PUBLIC HEARING**

**11. Public Nuisances Abated at Town's Expense  
 Placement of Liens on the FY 2014-15 San Bernardino County Tax Rolls  
 Resolution No. 15-15**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, CONFIRMING STATEMENTS OF COSTS AGAINST REAL PROPERTY LOCATED IN THE TOWN OF YUCCA VALLEY FOR ABATEMENTS OF PUBLIC NUISANCES AND DIRECTING THAT SAID STATEMENTS OF COSTS CONSTITUTE A LIEN UPON SAID PROPERTIES.

Deputy Town Manager Stueckle presented the staff report, explaining the placement of liens on the Tax Roll for those property owners who have not reimbursed the Town for costs incurred in public nuisance abatement procedures. The adoption of the resolution will authorize the placement of tax liens on the FY 2014-15 San Bernardino County Tax Rolls.

Mayor Huntington opened the public hearing.

Town Clerk Copeland reported that no written communication has been received on this item.

With no members of the public wishing to speak, the public hearing was closed.

Council Member Abel inquired on how residents can report blighted properties to Code Compliance.

Mayor Pro Tem Leone inquired on the Town's involvement in monitoring abandoned properties.

Council Member Denison thanked staff for their work in the community.

Mayor Huntington requested clarification on the lien process.

Council Member Lombardo moved to adopt Resolution 15-15, placing tax liens on the FY 2014-15 San Bernardino County Tax Rolls. Mayor Pro Tem Leone seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington

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## YUCCA VALLEY TOWN COUNCIL MINUTES

June 16, 2015

NOES: None  
 ABSTAIN: None  
 ABSENT: None

## DEPARTMENT REPORTS

## 12. Morongo Basin Pathway Citizen Effort Update

Town Manager Yakimow presented the staff report explaining that over the past few months, there has been wide interest in the initial visioning efforts related to a bicycle and pedestrian pathway project across the entire Morongo Basin. Mr. Greg Gilbert has taken the first steps in attempting to share the vision with the various political and regional organizations to gauge the level of support for further action.

Yakimow invited Greg Gilbert to share his vision. Gilbert continued the presentation explaining the need for safer bike routes in the Morongo Basin.

Mayor Huntington opened public comment. With no members of the public wishing to speak, public comments were closed.

Council Member Lombardo spoke of support of such a project.

Mayor Pro Tem Leone spoke of bike use in the Morongo Basin.

Council Member Abel commented favorably about a project for the residents and visitors to enjoy our natural assets.

Council Member Denison expressed support for the project.

Mayor Huntington mentioned that with California's movement to sustainability, it will be interesting to see what type of support this type of project would receive with other governmental entities.

Mayor Pro Tem Leone moved to:

1. Receive and file an update of recent citizen efforts related to a basin- wide bicycle pathway concept
2. Provide general support toward the concept vision.
3. Direct staff to assist in the calling of a basin-wide annual transportation agency meeting, and request that the vision be shared as an agenda item for future discussion at that meeting.



## YUCCA VALLEY TOWN COUNCIL MINUTES

June 16, 2015

Council Member Denison seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor  
Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

### 13. Paid Sick Leave Policy

Human Resources Manager Breidenbach-Sterling presented the staff report explaining that with the passing of Assembly Bill 1522- Healthy Workplaces, Healthy Families Act of 2014, employers must provide paid sick leave to all part-time, temporary and seasonal staff, as well as full time employees. Currently the Town's sick leave policy does not provide for sick leave benefits to part-time employees.

Mayor Huntington opened public comments. With no members of the public wishing to speak, public comments were closed.

Council Member Abel moved to review and approve the proposed policy for paid sick leave. Council Member Lombardo seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor  
Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

### 14. Paradise Park Playground Improvements- Town Project No. 8048 Authorization to Prepare Plans and Specifications Planning Commission & Parks Recreation and Cultural Commission Joint Meeting

Deputy Town Manager Stueckle presented the staff report. The Town has been allocated \$168,700 in State Grant Funds for improvements to Paradise Park. In addition, \$91,460 in Community Development Block Grant Funds (CDBG) has been allocated to the park for a total allocation of \$260,160. Public outreach was solicited to receive input on the amenities desired at the park.

Stueckle explained various amenity scenarios. Though there were many requests for turf areas at the park, due to the current drought conditions, it is suggested to turf swap or phase such improvements until such time as environmental conditions improve and reclaimed water may

YUCCA VALLEY TOWN COUNCIL MINUTES

June 16, 2015

come available.

Mayor Huntington opened public comments. With no members of the public wishing to speak, public comments were closed.

Mayor Pro Tem inquired on possible State restrictions on turf and irrigation.

Council Member Abel inquired if additional amenities will allow an increase in recreational programming.

Community Services Manager Earnest explained the possibility to use additional hardscape areas for programming. Flat, level surfaces will allow a safe and useable space for hosted events and activities.

Mayor Huntington thanked the Parks, Recreation and Cultural Commission for their review and input on the project.

Mayor Pro Tem Leone moved to:

- 1. Receive the report for the Paradise Park Playground Improvement Project.
- 2. Provide direction to staff on desired improvement options and potential project phasing.
- 3. Direct staff to proceed with preparation of plans and specifications.

Council Member Lombardo seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**15. Powdered Alcohol (Palcohol)**

Management Analyst Rice presented the staff report on substance of powdered alcohol which was recently approved by the Alcohol and Tobacco Tax Trade Bureau. Powdered alcohol is a dried form of alcohol that can be mixed with water to create liquid alcohol. Palcohol is expected to be available in local stores within the next few months.

Mayor Huntington opened public comments. With no members of the public wishing to speak, public comments were closed.

Council Member Denison asked for clarification on local availability.

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## YUCCA VALLEY TOWN COUNCIL MINUTES

June 16, 2015

Council Member Abel commented on the proposed convenience and expressed concern on possible abuse of the substance.

Council Member Lombardo moved to receive and file the report and direct staff to contact the Town's State Legislators and Federal legislators expressing Town concerns regarding powdered alcohol. Council Member Abel seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor  
Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**16. Appointment of Voting Delegate and alternate for the business meeting of the League of California Cities Annual Conference**

Town Clerk Copeland presented the staff report seeking appointment for a voting delegate and an alternate for the business meeting of the League of California Cities (LOCC) Annual Conference. LOCC member cities wishing to participate in casting votes on behalf of the Town must take formal action to appoint a representative to do so. Mayor Huntington and Council Member Abel have expressed interest in attending the conference.

Mayor Huntington opened public comments. With no members of the public wishing to speak, public comments were closed.

Council Member Lombardo moved to appoint Mayor Huntington as the League of Cities Voting Delegate and Council Member Abel as alternate delegate for the business meeting of the 2015 League of California Cities Annual Conference. Mayor Pro Tem Leone seconded. Motion carried 5-0 on a roll call vote.

**AYES:** Council Members Abel, Denison, Leone, Lombardo and Mayor  
Huntington  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**FUTURE AGENDA ITEMS**

Because of the heat, Mayor Huntington deemed the July 7, 2015 Town Council meeting as a Hawaiian shirt meeting.

## YUCCA VALLEY TOWN COUNCIL MINUTES

June 16, 2015

**PUBLIC COMMENTS**

Mayor Huntington opened public comments.

Warren Lavender, Yucca Valley spoke in regards to the CUP 03-95 Yucca Valley RV Park; the item reviewed at the June 9, 2015 Planning Commission meeting.

With no other members of the public wishing to speak, Mayor Huntington closed public comments.

**STAFF REPORTS AND COMMENTS**

Assistant Police Chief Wilke commented on the public safety activity in Yucca Valley, including the HOPE program and increased traffic patrol.

Community Services Manager Earnest announced upcoming summer programs.

Town Manager Yakimow updated the Town Council on the reduction of State funding as announced during the State's budget cycle. These funds are currently used for public safety expenses. Staff will continue to monitor the State's actions on the matter.

**MAYOR AND COUNCIL MEMBER REPORTS AND COMMENTS**

17. Council Member Abel commented on the Jacobs Park Ribbon Cutting Ceremony and encouraged the residents to check out the new amenities. Abel thanked the Sheriff's Department for their increased off-highway traffic enforcement.
18. Council Member Denison thanked the Sheriff's Department for the increased visibility and encouraged parents to take advantage of the Town's learn to swim program. Denison thanked Mr. Gilbert for his presentation.
19. Council Member Lombardo reported he tested the equipment at Jacobs Park and found it quite entertaining, and expressed that he is looking forward to the updates at Paradise Park.
20. Mayor Pro Tem Leone also thanked the Sheriff's Department for their presence in the community and announced that the Concert in the Park programming will begin on July 11<sup>th</sup> this year.
21. Mayor Huntington thanked staff for the work at Jacobs Park and gave a brief update on recent committee assignments. Huntington congratulated Shelly Licata as the new Yucca Valley Chamber of Commerce President.

**YUCCA VALLEY TOWN COUNCIL MINUTES**

June 16, 2015

Mayor Huntington recessed the Yucca Valley Town Council Meeting and convened as the Yucca Valley Successor Agency to the former Redevelopment Agency at 7:38 p.m.

Mayor Huntington reconvened the Yucca Valley Town Council Meeting at 7:45 p.m.

**ANNOUNCEMENTS**

The next meeting of the Yucca Valley Town Council is scheduled for Tuesday, July 7<sup>th</sup> at 6:00 p.m. in the Yucca Valley Community Center Yucca Room

**ADJOURNED TO CLOSED SESSION****1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

A closed session will be held, pursuant to Government Code §54956.(d)(1), to confer with legal counsel regarding pending litigation to which the Town is a party. The title of such litigation is as follows: Mirage Front Properties, LLC vs. Town of Yucca Valley; CIVDS1400401

**2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

A closed session will be held, pursuant to Government Code §54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the Town is a party. The title of such litigation is as follows: Frank Lindsay vs. Town of Yucca Valley; Case Number 515-cv-0036-VAP-DTBx; United States District Court

Town Attorney Laymon read the Closed Session items, and announced that any closed session reports will be held at Town Hall immediately following the Closed Session.

Mayor Huntington opened public comment on the Closed Session items. With no members of the public wishing to speak, public comments were closed.

Mayor Huntington adjourned the meeting to Closed Session at 7:48 p.m.

**CLOSED SESSION REPORT / ADJOURNMENT**

Town Attorney Laymon reported that Closed Session adjourned at 8:00 p.m. with the following action:

Closed Session Item No. 1- No reportable action.

## YUCCA VALLEY TOWN COUNCIL MINUTES

June 16, 2015

Closed Session Item No. 2- The Yucca Valley Town Council determined to settle the case with a vote of 4-1, with Leone voting no. The material terms of \$2,000 payment by the Town to the plaintiff for exchange of plaintiff's dismissal of case with prejudice. The settlement will be public once drafted and executed by all parties.

Respectfully Submitted,

Lesley Copeland, CMC  
Town Clerk

Attachment: 2015\_06\_16\_tc\_minutes (1117 : Minutes for Approval)

## Town of Yucca Valley

### TOWN COUNCIL STAFF REPORT

**To:** Honorable Mayor & Town Council  
**From:** Sue Earnest, Community Services Manager

**Date:** June 23, 2015  
**Meeting Date:** July 7, 2015

**Subject:** Fall/Winter 2015 Community Services Planned Programs

**Recommendation:**

That the Council receive and file the report outlining the Fall/Winter 2015 programs and events to be organized and conducted by the Community Services Department.

**Prior Review**

None.

**Order of Procedure**

- Request Staff Report
- Request Public Comment
- Council Discussion / Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Consent Agenda)

**Discussion**

The programming staff of both the Hi-Desert Nature Museum and the Recreation Division of the Community Services Department has developed a schedule of programs and events that will be offered in the fall and winter of 2015 (September through February). These activities are currently planned for the Experience Yucca Valley fall/winter activity guide that will be distributed throughout the community in August.

At the June 2015 Parks, Recreation & Cultural Commission meeting, the Commission reviewed the Fall/Winter 2015 Program offerings and after discussion, voted to receive and file the planned programs.

**Alternatives**

None recommended.

**Fiscal Impact**

Current schedule of activities is accommodated by the FY 2014-16 adopted budget.

**Attachments:**

Comm Serv Fall - Winter Program offerings 2015-16 TC



# Community Services Department

## Planned Community Services Programs - Fall/Winter 2015-16

### Recreation Department

#### Special Events

##### Holiday Events

Saturday, October 31, 2015	Halloween Spooktacular	no charge
November 9 - December 3	Letters to Santa	no charge
Saturday, December 05, 2015	Santa Visits	no charge
Saturday, December 05, 2015	Tree Lighting Ceremony	no charge
Saturday, December 05, 2015	Holiday Craft Faire	vendors: \$25 per table
TBD	18th Annual Light Parade - Town Entry	n/a

##### Fitness Fun Runs

Saturday, February 20, 2016	Healthy Hearts 5k Run and Health Walk	\$20
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##### Senior Dance

TBD	Dance for Seniors & Adults	TBD
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#### Youth Programs

##### Classes

Bellydance (Beginning)	10 & older, Wednesday evenings	\$35/6 weeks
Bellydance (Intermediate)	10 & older, Wednesday evenings	\$35/6 weeks
Gymnastics (Beginning)	6 & older, Monday afternoons	\$40/4 weeks
Gymnastics (Beg. Rhythmic)	6 & older, Monday afternoons	\$40/4 weeks
Gymnastics (Intermediate)	10 & older, Monday afternoons	\$40/4 weeks
Kinder Gym	3-5 year olds, Monday afternoons	\$30/4 weeks
Table Tennis	14 & older, Friday afternoons	\$2 per session

##### Paradise Park Recreation Days

Saturday, November 7, 2015	Fall Family Fun Day	no charge
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##### Youth Basketball League

Grades 1-8 (ages 6-14), Weeknight practices, Saturday Games; December through early March.	\$60 per child
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#### Adults & Seniors

##### Enrichment Classes

Bellydance (Beginning)	10 & older, Wednesday evenings	\$35/6 weeks
Bellydance (Intermediate)	10 & older, Wednesday evenings	\$35/6 weeks
Yucca Valley Bridge Club	18 & older, Friday afternoons	\$2 per session
Dog Obedience (Beginning)	18 & older, Thursday evenings	\$135/6 weeks
Dog Obedience (Advanced)	18 & older, Thursday evenings	\$135/6 weeks
Pinochle	18 & older, Friday afternoons	\$2 per session
Knit & Crochet	18 & older, Thursday mornings	\$2 per session
Stretch N Tone	18 & older, Monday thru Friday mornings	\$2 per session
Open Table Tennis	18 & older, Wednesday afternoons	\$2 per session
Table Tennis	14 & older, Friday afternoons	\$2 per session
Tai Chi Chuan	All ages, Wednesday evenings	\$30 per month
Thursday Bridge	18 & older, Thursday afternoons	\$2 per session
Open Art Studio Workshop	18 & older, Thursday mornings	\$2 per session
Line Dancing (Instructional)	18 & older, Thurs afternoons	\$3 per session
Western Line Dancing (Social)	18 & older, Mon evenings	\$2 per session
Woodcarving	16 & older, Tuesday mornings	\$2 per session
Wii for Seniors	Wednesday afternoons	no charge
Self Defense Workshop	TBD	\$15/free for students

*Cybersecurity Awareness Seminar	Saturday, October 3, 2015 & Wednesday, November 4, 2015	\$4 per session
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### Seniors & Adult Trips

November	Fall Trip - Destination TBD	TBD
February	Winter Trip - Destination TBD	TBD

## Hi-Desert Nature Museum

### Exhibits and Events

#### Exhibits

Exhibit #4 Sept - Dec 2015	Convincing a Nation	no charge
Exhibit #5 Jan - Feb 2016	Pollinators	no charge
Exhibit #6 Mar - Apr 2016	Reduce, Reuse, Recycle	no charge

#### Youth Programs Museum/Recreation

Fall Vacation Craft/Art/Science Program		TBD
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#### MBHS Presents

2nd Wednesday of the month	Evening lectures featuring local history	\$5 donation
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#### Brown Bag Lunch Lecture Series

3rd Thursday of the month	Noon lectures featuring high desert topics	\$5 donation
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#### Special Events

Saturday, October 31, 2015	Halloween Spooktacular	no charge
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**Town of Yucca Valley**  
**TOWN COUNCIL STAFF REPORT**

**To:** Honorable Mayor & Town Council  
**From:** Sharon Cisneros, Finance Manager

**Date:** June 22, 2015  
**Meeting Date:** July 7, 2015

**Subject:** Warrant Registers

**Recommendation:**

Ratify the Warrant Register totaling \$492,928.43 for checks dated June 11, 2015.

Ratify the Payroll Registers totaling \$138,224.21 dated June 5, 2015, and June 11, 2015.

**Order of Procedure**

- Department Report
- Request Staff Report
- Request Public Comment
- Council Discussion
- Motion/Second
- Discussion on Motion
- Call the Question (Roll Call Vote, Consent Agenda Item)

**Attachments:**

## Town of Yucca Valley

## Warrant Register

June 11, 2015

Fund	Check #	Vendor	Description	Amount
001	GENERAL FUND			
	46789	Ace Alternators	Fleet Vehicle Maintenance	\$ 311.04
	46790	Action Door Controls, Inc.	Animal Shelter Door Service	1,292.56
	46791	Aleshire & Wynder, LLC	04/15 Professional Services	12,118.47
	46792	Ruth Alkire	Contract Instructor	68.60
	46793	Alsco/American Linen, Inc.	Uniform Expense	440.53
	46794	Animal Action League	Spay/Neuter Voucher Program	2,640.00
	46795	Arrowhead Mountain Water	Office Supplies	310.79
	46796	Suzanne Bartz	Contract Instructor	74.20
	46797	Carol Boyer	Contract Instructor	82.60
	46798	Brian's Lockshop	Keying Service	149.63
	46799	Builders Supply-Yucca Valley	Facilities Maintenance	190.78
	46800	C & S Electric	Facility Maintenance	29.72
	46801	C & S Electric	Facilities Maintenance	235.00
	46802	C & S Electric	Facilities Maintenance	196.99
	46803	C & S Electric	Facilities Maintenance	586.29
	46804	C & S Electric	Facilities Maintenance	18.63
	46805	C & S Electric	Facilities Maintenance	21.02
	46806	C & S Electric	Facilities Maintenance	87.42
	46807	C & S Electric	Facilities Maintenance	250.84
	46808	CALED	FY 15/16 Membership Dues	465.00
	46809	Carquest Auto Parts	Vehicle #23 Maintenance	53.06
	46810	CDW Government, Inc.	Town Manager's Laptop	1,802.04
	46811	Charles Abbott & Assoc, Inc.	Plan Check Fees	15,457.01
	46812	Peggy Chavez	Recreation Program Refund	55.00
	46813	Checkered Flag Auto Spa	Vehicle Maintenance	76.80
	46814	Chevron & Texaco Card Services	Vehicle Fuel	375.36
	46815	Sharon Cisneros	Mileage Expense	225.24
	46816	Janine Cleveland	Contract Instructor	98.00
	46818	Companion Animal Clinic	Veterinary Supplies & Services	945.90
	46819	Tim Covert	Engineering Services	700.00
	46821	Cyber Photographics	Parks Uniform Expense	701.33
	46822	Data Ticket	Citation Processing Service	1,350.00
	46823	Desert Pacific Exterminators, LLC	Shelter Maintenance	835.00
	46824	Desert Arc	Park Maintenance Service	4,217.83
	46826	Desert Fire Extinguisher	Senior & Com. Center Svs.	241.84
	46827	Dept of Justice	Fingerprinting Service	162.00
	46828	Ewing Irrigation, Inc.	Parks Irrigation Supplies	2,784.15
	46829	Farmer Bros. Co.	Office Supplies	187.47
	46830	Catherine Fletcher	Contract Instructor	30.80
	46831	Frasher's Photography	Portrait Services	1,495.00
	46832	Fred's Tires	Vehicle Maintenance	917.84
	46833	Fulton Distributing Co.	Facilities Maintenance Supplies	2,937.91

Attachment: Detail Warrant Register No 51 - June 11, 2015 (1114 : Warrant Registers)

## Warrant Register

June 11, 2015

Fund	Check #	Vendor	Description	Amount
	46834	G & K Propane	Vehicle Fuel	34.29
	46835	Golden State Overnight	Delivery Service	37.81
	46836	Gillis & Panichapan Architects, Inc	Public Facility Master Plan	3,693.28
	46837	Graphic Penguin	Website Maintenance	340.00
	46838	Duane Griffin	Contract Instructor	121.80
	46839	Grillo Filter Sales, Inc.	Facilities Maintenance	488.98
	46840	Joy Groves	Contract Instructor	219.10
	46841	Hajoca Corporation	Plumbing Supplies	195.97
	46842	Totalfunds by Hasler	Postage	400.00
	46843	Totalfunds by Hasler	Postage	435.14
	46844	HdL Hinderliter, DeLlamas & Assoc	2nd Qtr Sales Tax Services	2,107.07
	46845	Lori Herbel	Contract Instructor	1,134.00
	46846	Hi-Desert Glass	Facilities Maintenance	240.57
	46847	Hi-Desert Water	Water Service	1,312.36
	46848	Hi-Desert Publishing	Employment Advertising	557.05
	46849	Honeywell	HVAC Maintenance Contract	10,702.75
	46850	Jacobsen West	Vehicle #77 Maintenance	910.43
	46851	Susan Jordan	Contract Instructor	168.00
	46852	Joshua Tree Landscape & Grounds	Abatement Service	770.00
	46853	Heather Kaczmarczk	Contract Instructor	980.00
	46854	Knorr Systems, Inc.	Staff Training	3,101.10
	46855	Pat Lumbattis	Contract Instructor	60.20
	46856	David Luse	Contract Instructor	30.80
	46857	Marlink	Satellite Phone Service	9.01
	46858	Susan Masterson	Water Safety Instructor	600.00
	46861	Maximum Solutions, Inc.	Annual Software License	1,850.00
	46862	Morongo Unified School District	05/15 Facility Rental	6,170.36
	46863	Oasis Office Supply, Inc.	Office Supplies	754.42
	46864	Carl Otteson	Backflow Testing Service	150.00
	46865	Pacific Telemanagement Svs.	Public Phone Service	82.64
	46866	Cash	Miscellaneous Supplies	835.13
	46867	Precision Garage Doors	Animal Shelter Maintenance	175.00
	46868	Pro Video	Town Council Taping	100.00
	46871	Radio Systems Corporation	Animal Shelter Adoptions Supplies	173.40
	46872	Linda Sande	Contract Instructor	52.50
	46874	SBCO Sheriff's Dept	06/15 Professional Services	308,539.00
	46875	SCAG	FY 15/16 Membership Dues	2,078.00
	46876	SCE	Electric Service	5,916.88
	46877	Beverly Schmuckle	Contract Instructor	63.00
	46878	So. Cal. Gas Co.	Natural Gas Vehicle Svs.	12.58
	46879	Southwest Networks, Inc.	Technology Support	380.00
	46880	Sprint	Cell Phone Service	3.92
	46881	Stater Bros	Recreation Event Expense	75.84

Attachment: Detail Warrant Register No 51 - June 11, 2015 (1114 : Warrant Registers)

## Town of Yucca Valley

## Warrant Register

June 11, 2015

Fund	Check #	Vendor	Description	Amount
	46882	Sterling Codifiers, Inc.	Codification Services	13,500.00
	46883	Tease Shirts	Uniform Expense	300.24
	46884	TelePacific	05/15 Phone/Internet Service	3,753.67
	46885	Selah Thuresson	Safety Equipment	122.03
	46886	Time Warner Cable	06/06-07/05/15 Cable/Internet	472.53
	46887	Tractor Supply	Maintenance Supplies	894.07
	46889	Angelique Trent	Contract Instructor	196.00
	46890	Trophy Express	Engraving Service	756.53
	46891	Turf Star, Inc.	Parks Equipment Maintenance	2,003.20
	46892	Vagabond Welding Supply	YVHS Pool Maintenance	68.04
	46893	VCA Yucca Valley Animal Hospital	Veterinary Services	643.97
	46894	Victor Medical Company	Animal Shelter Supplies	3,375.07
	46895	Valley Independent	Event Printing Expense	804.49
	46896	US Bank Voyager Fleet Systems	Natural Gas Vehicle Fuel	304.15
	46898	West Tech Refrigeration	Equipment Repair	664.43
	46899	Woods Auto Repair	Fleet Vehicle Repairs & Smog	51.50
	46900	Guy Wulf	Sports Referee	700.00
	46901	Yellowmart	Safety Equipment	200.00
	46902	Yucca Rentals	Museum Rental Expense	33.00
	46903	Yucca Valley Quick Lube, LLC	Fleet Oil Change Service	231.67
	46904	Yucca Valley Auto Parts, Inc.	Tools/Equipment	72.11
	EFT	First Bankcard	Program Supplies/Seminar Expense	6,038.01
	EFT	The Home Depot	Facilities Maintenance	1,005.79
Total 001	GENERAL FUND			\$446,472.57
200 DEPOSITS FUND				
	46873	SBCO-Clerk/Board of Supervisors	Filing Fee	\$ 100.00
Total 200	DEPOSITS FUND			\$ 100.00
515 GAS TAX FUND				
	46793	AlSCO/American Linen, Inc.	Streets Uniform Service	\$ 161.77
	46799	Builders Supply-Yucca Valley	Facilities Maintenance	26.08
	46820	Crafco, Inc.	Equipment Rental	11,108.88
	46821	Cyber Photographics	Streets Uniform Expense	899.30
	46832	Fred's Tires	Vehicle Maintenance	412.60
	46847	Hi-Desert Water	Water Service	287.00
	46859	Matich Corporation	Road Repair Asphalt Supply	4,969.28
	46860	Matich Corporation	Road Repair Asphalt Supply	5,185.91
	46869	Quality Street Services, Inc.	Street Sweeping Service	4,610.00
	46876	SCE	Electric Service	671.17
	46887	Tractor Supply	Maintenance Supplies	43.19
	46888	Traffic Management, Inc.	Street Signs	999.00
	46897	Garrett Ward	Hauling Service	400.00

Attachment: Detail Warrant Register No 51 - June 11, 2015 (1114 : Warrant Registers)

Warrant Register

June 11, 2015

Fund	Check #	Vendor	Description	Amount
	46901	Yellowmart	Safety Equipment	\$ 556.61
	46904	Yucca Valley Auto Parts, Inc.	Tools/Equipment	467.24
Total 515	GAS TAX FUND			<u>\$ 30,798.03</u>
524 MEASURE I - 2010-2040 FUND				
	46876	SCE	Electric Service	\$ 3,933.63
Total 524	MEASURE I - 2010-2040 FUND			<u>\$ 3,933.63</u>
570 RECYCLING ACTIVITIES FUND				
	46817	Copper Mountain Media	Earth Day Advertising	\$ 321.00
	46825	Desert Entertainer	Earth Day Advertising	190.00
Total 570	RECYCLING ACTIVITIES FUND			<u>\$ 511.00</u>
800 CAPITAL PROJECTS RESERVE FUND				
	46870	Quick Crete Product Corp.	Essig & Machris Park Signage	\$ 11,113.20
Total 800	CAPITAL PROJECTS RESERVE FUND			<u>\$ 11,113.20</u>
***	Report Total			<u><u>\$ 492,928.43</u></u>

Attachment: Detail Warrant Register No 51 - June 11, 2015 (1114 : Warrant Registers)

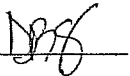
TOWN OF YUCCA VALLEY  
PAYROLL REGISTER #48-1  
CHECK DATE - June 05, 2015

Fund Distribution Breakdown

**Fund Distribution**

General Fund	\$118,158.99
Gas Tax Fund	12,010.50
<b>Grand Total Payroll</b>	<u><u>\$130,169.49</u></u>

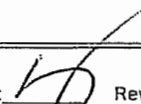

Prepared by P/R & Financial Specialist: 

Reviewed by H/R & Risk Mgr.: 

Attachment: Payroll Register No 48-1 - June 05, 2015 (1114 : Warrant Registers)



**Town of Yucca Valley**  
**Payroll Net Pay & Net Liability Breakdown**  
 Pay Period 48-1 - Paid 06/05/2015  
 (May 16, 2015 - May 29, 2015)  
 Checks: 5067 - 5072

	Employee	Employer	Total
<b><u>Net Employee Pay</u></b>			
Payroll Checks	\$4,733.14		\$4,733.14
Direct Deposit	64,326.73	-	64,326.73
Sub-total	69,059.87		69,059.87
<b><u>Employee Tax Withholding</u></b>			
Federal	10,052.72		10,052.72
Medicare	1,271.52	1,271.48	2,543.00
SDI - EE	-	-	-
State	3,092.07		3,092.07
Sub-total	14,416.31	1,271.48	15,687.79
<b><u>Employee Benefit &amp; Other Withholding</u></b>			
Misc. Payroll Credit's	-	-	-
Deferred Compensation	2,999.81	1,162.95	4,162.76
PERS Survivor Benefit	38.00		38.00
Health Caf� Plan	1,063.79	12,204.11	13,267.90
American Fidelity Pre-Tax	165.09		165.09
American Fidelity After-Tax	-		-
American Fidelity-FSA	414.53		414.53
PERS EE - Contribution 6.25 %	595.36		595.36
PERS EE - Contribution 7%	1,050.14		1,050.14
PERS EE - Contribution 8%	4,251.90		4,251.90
PERS Retirement - Employer 6.25 %	-	595.36	595.36
PERS Retirement - Employer 7.846 %	-	1,200.93	1,200.93
PERS Retirement - Employer 18.586 %	-	11,025.67	11,025.67
Wage Garnishment - Employee	11.54		11.54
Life & Disability Insurance		1,093.78	1,093.78
Other Post Employee Benefit's		2,479.67	2,479.67
Unemployment Insurance		1,542.79	1,542.79
Workers' Compensation		3,526.41	3,526.41
Sub-total	10,590.16	34,831.67	45,421.83
<b>Gross Payroll</b>	<b>\$94,066.34</b>	<b>\$36,103.15</b>	<b>\$130,169.49</b>
Prepared by P/R & Financial Specialist: 	Reviewed by H/R & Risk Mgr.: 		


Attachment: Payroll Register No 48-1 - June 05, 2015 (1114 : Warrant Registers)

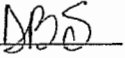
TOWN OF YUCCA VALLEY  
Special PAYROLL REGISTER #48-2  
CHECK DATE - June 11, 2015

Fund Distribution Breakdown

**Fund Distribution**

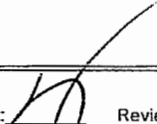

General Fund	\$8,054.72
Gas Tax Fund	0.00
<b>Grand Total Payroll</b>	<u><u>\$8,054.72</u></u>

Prepared by P/R & Financial Specialist: 

Reviewed by H/R & Risk Mgr.: 

Attachment: Payroll Register No 48-2 - June 11, 2015 (1114 : Warrant Registers)

**Town of Yucca Valley**  
**Payroll Net Pay & Net Liability Breakdown**  
Special Pay Period 48-2 - Paid 06/11/2015  
(May 16, 2015 - May 29, 2015)  
Checks: 5073 - 5073

	Employee	Employer	Total
<b><u>Net Employee Pay</u></b>			
Payroll Checks	\$3,996.32		\$3,996.32
Direct Deposit	-	-	-
Sub-total	3,996.32		3,996.32
<b><u>Employee Tax Withholding</u></b>			
Federal	1,297.01		1,297.01
Medicare	75.85	75.85	151.70
SDI - EE	-	-	-
State	477.89		477.89
Sub-total	1,850.75	75.85	1,926.60
<b><u>Employee Benefit &amp; Other Withholding</u></b>			
Misc. Payroll Credit's	-	-	-
Deferred Compensation	-	-	-
PERS Survivor Benefit	-	-	-
Health Café Plan	-	-	-
American Fidelity Pre-Tax	-	-	-
American Fidelity After-Tax	-	-	-
American Fidelity-FSA	-	-	-
PERS EE - Contribution 6.25 %	-	-	-
PERS EE - Contribution 7%	-	-	-
PERS EE - Contribution 8%	454.84		454.84
PERS Retirement - Employer 6.25 %	-	-	-
PERS Retirement - Employer 7.846 %	-	-	-
PERS Retirement - Employer 18.586 %	-	1,179.47	1,179.47
Wage Garnishment - Employee	-	-	-
Life & Disability Insurance	-	-	-
Other Post Employee Benefit's		170.57	170.57
Unemployment Insurance		99.50	99.50
Workers' Compensation		227.42	227.42
Sub-total	454.84	1,676.96	2,131.80
<b>Gross Payroll</b>	<b>\$6,301.91</b>	<b>\$1,752.81</b>	<b>\$8,054.72</b>
Prepared by P/R & Financial Specialist: 	Reviewed by H/R & Risk Mgr.: 		

Attachment: Payroll Register No 48-2 - June 11, 2015 (1114 : Warrant Registers)

## TOWN OF YUCCA VALLEY

### TOWN COUNCIL STAFF REPORT

**To:** Honorable Mayor & Town Council  
**From:** Shane Stueckle, Deputy Town Manager

**Date:** June 24, 2015  
**Meeting Date:** July 7, 2015

**Subject:** Ordinance No.; Planning Commission Recommendation; Development Code Amendment, DCA-01-15; Development Code, Title 9, Article 3, Chapter 9.50, Home Occupation Permits; CEQA Exemption 15061(b)(3)

#### **Recommendation**

That the Town Council:

- A. Finds that the project is exempt from CEQA in accordance with Section 15061 (b)(3) of the California Environmental Quality Act. The proposed amendment to revise the Town's Development Code has no potential to impact the environment. The proposed amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Development Code Amendment, DCA 01-15 meets the exemption criteria which states "that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA".
- B. Introduces the Ordinance, repealing and restating Chapter 9.50, Home Occupation Permits, in its entirety.

#### **Prior Council Review**

The Town Council has had no prior review of this matter.

#### **Prior Commission Review**

The Planning Commission reviewed this matter at the public hearing held on June 09, 2015.

#### **Executive Summary**

The Parks, Recreation and Cultural Commission received a presentation from the Morongo Basin Arts Council at its meeting of May 12, 2015. The Town Council directed staff at the meeting of June 2, 2015, to implement measures within the Town's programs, processes, and codes that support, encourage, and implement the artist industry within the Town. The

Planning Commission held a public hearing on June 9, 2015. Following all public testimony, the Planning Commission unanimously recommended the Town Council adopt the Ordinance.

#### **Order of Procedure**

Request Staff Report  
 Open the Public Hearing  
 Request Public Testimony  
 Close the Public Hearing  
 Council Discussion/Questions of Staff  
 Motion/Second  
 Discussion on Motion  
 Call the Question (Roll Call Vote)

#### **Discussion**

The Ordinance revisions contain a new class of home occupation permits. Class V provides for an artist studio exemption as follows.

#### **5. Class V, Artist / Art Studio Exemption.**

*Artist/ Artist studios shall be exempt from the Home Occupation Permit requirement, subject to the following standards:*

- a. A maximum of two customers or two students per week may visit the residence.*
- b. All employees shall be members of the resident family and shall reside on the premises.*
- c. Outdoor storage of material and/or outdoor home occupation activity shall be limited to 10 percent of the lot area and shall be completely screened from public view.*
- d. Artist Studios within this Class shall be permitted to participate in Art Studio Tours and similar programs as they occur in Yucca Valley and the Morongo Basin. The following definitions shall apply:*

*i) ART OR ART WORK: An original creation of an aesthetic nature in any variety of media produced by an artist and which may include creating, constructing or assembling sculptures, crafts, mixed media, performing arts, stone, masonry, electronic arts, murals, painting, photography and original works of graphic art, glass, mosaics, or any combination or forms of media, furnishings or fixtures. Art includes art related uses such as industrial arts and crafts uses, including, but not limited to, framing, jewelry making, metallurgy, pottery, sculpture, specialty sewing/monogramming, and weaving. Art or art work as defined herein may be permanent, fixed, temporary or portable, may be an integral part of a building, facility, or structure, and may be integrated with the work of other design professionals.*

*Art shall further be defined as the creative application of a specific skill that does not primarily serve a functional use (including but not limited to: vehicles,*

*helicopters, weapons, functioning firearms, cottage foods, fishing and hunting gear, knives) that prevails over the artistic, aesthetic or decorative quality of the end project.*

*ii) ARTIST STUDIO: A property combining working and living space, in which original works of art are created and the primary use of the property is residential.*

The Planning Commission spent some time discussing the limitation of employees being limited to family only. The Planning Commission had varying positions on this matter. The Commission did not recommend any changes to the Ordinance language regarding employees, but wanted to ensure the Town Council was aware of the Commission's discussion. A copy of the Planning Commission minutes is attached.

### **Alternatives**

The Town Council may elect to make recommended changes to the Chapter.

### **Fiscal Impact**

Costs for preparation of these materials are included in the annual operating budget, including both staff and legal counsel costs.

### **Attachments**

Existing Yucca Valley Development Code Chapter 9.50, Home Occupation Permits  
 Draft Amended Ordinance with Track Changes  
 Morongo Basin Cultural Arts Council Presentation Materials from Parks, Recreation and Cultural Commission Meeting of May 12, 2015  
 Hwy 62 Open Studio Art Tour 2014 Catalog  
 Parks & Recreation Master Plan Update Executive Summary Excerpt  
 Parks & Recreation Master Plan Update Chapter 5 Cultural Component  
 June 9, 2015 Planning Commission Draft Minutes

## ORDINANCE NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF  
YUCCA VALLEY, CALIFORNIA, AMENDING CHAPTER 9.50, HOME OCCUPATION PERMITS, OF  
ARTICLE 3, GENERAL DEVELOPMENT STANDARDS, OF TITLE 9,  
YUCCA VALLEY DEVELOPMENT CODE

WHEREAS, the Morongo Basin Arts Council made a presentation to the Town's Parks, Recreation and Cultural Commission on May 12, 2015; and

WHEREAS, the Parks, Recreation and Cultural Commission supports the Morongo Basin Arts Council through their recommended action of: **Motion:** Commissioner Quander moved to direct staff to support the Morongo Basin Cultural Arts Council ~ Hwy 62 Open Studio Art 2015 Tour in the form of a donation of in kind marketing services through inclusion in the Town Fall/ Winter Activities Guide and on the Town's website. Commissioner Silver seconded. Motion carries 4-0-1-0 on a roll call vote. ; and

WHEREAS, the Town's Hi Desert Nature Museum sponsors and provides programs designed for art and artists, such as the Kids EdVentures Be A Painter Program; and

WHEREAS, the Hi Desert Nature Museum sponsors, partners and provides other opportunities for arts and culture within the Town and the Morongo Basin including for example:

- **"Reduce, Reuse, Recycle" and the Morongo Basin Cultural Arts Council "Wild Creature of the Desert" Show:**  
January 24 - April 30, 2014
- **Yucca Valley High School Art Show**  
May 1 – May 24, 2014
- **Morongo Basin Arts Council "Art Tours Collective Show" Exhibition**  
October 3 – November 29, 2014
- **"Reduce, Reuse, Recycle" and Morongo Basin Cultural Arts Council "Desert Moods" Show**  
March 5 – April 25, 2015
- **"Copper Mountain College Student Art Show"**  
May 1 – May 30, 2015

WHEREAS, the Town's Parks and Recreation Master Plan identifies numerous issues that identify the importance of arts within the Town and the Morongo Basin including:

- Yucca Valley has a rich and diverse cultural environment;
- There is a significant population of artists and musicians in the Morongo Basin.

WHEREAS, an analysis of Yucca Valley's cultural strengths and assets, confirmed by the stakeholder interviews and surveys conducted during the Master Plan process are:

- The abundance of local creative talent;
- A population interested in arts education;
- A vibrant music and art scene in the region;
- Local Leaders with a desire to enhance cultural programming;
- A diverse number of private sector commercial art establishments; and

WHEREAS, the Parks and Recreation Master Plan provides a summary of recommended strategies for meeting future cultural needs as follows:

- Market Yucca Valley as a major center known for quality arts offering;
- Increase media participation in marketing cultural arts in Yucca Valley;
- Work to increase public awareness of the value of arts and culture in Yucca Valley and the region;
- Work to coordinate organizational development efforts of the community arts organizations; and

WHEREAS, the Parks and Recreation Master Plan states:

Finally, this chapter concludes that the key to successfully implementing the Cultural Component will be the Town's ability to develop greater resources within public and private sectors to support the arts. The Town will have to broaden partnerships beyond Town boundaries to become a part of the regional arts community. The Town will need to work to support the efforts of Yucca Valley's Arts Organizations to help them sustain each other through collaborations and by sharing information, resources, and facilities; and

WHEREAS, the Town Council believes that arts and culture are important to the foundation of the Town cultural, economic and social base, it therefore seeks to facilitate accessible arts and cultural opportunities to its residents and visitors alike; and

WHEREAS, there are numerous artists within the Town of Yucca Valley that participate in the Highway 62 Open Studio Arts Tour; and



WHEREAS, the Town Council desires to expand the presence of artists within the Town in its efforts to continue expanding the artist industry as part of the Town’s cultural, economic and social base; and

WHEREAS, the Town Council seeks to help anchor the diverse creative sector that enriches the Town’s cultural, social and economic base, and seeks to promote the Town as an artistic destination; and

WHEREAS the Town Council seeks to support the Morongo Basin Cultural Art Council’s mission “to inspire and enliven the community through the arts, and to enhance the cultural and economic health of the region; Building community through the arts, the Arts Council continues to be a leading source of information, inspiration and energy for artists and patrons throughout the Morongo Basin and beyond.”

WHEREAS, the Town Council desires to encourage participation in the Highway 62 Open Studio Art Tours as it believes the Tours bring valuable enhancements to the community including artistic expression, tourism and economic opportunities to the community.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, DOES ORDAIN AS FOLLOWS.

**Section1:** Chapter 9.50 of Article 3, General Development Standards, of Title 9, Yucca Valley Development Code, is hereby repealed and restated in its entirety.

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Chapter 9.50 Home Occupation Permits

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Sections

- 9.50.010 – Purpose and Applicability
- 9.50.020 – Classes of Home Occupations Described
- 9.50.030 – Development Standards
- 9.50.040 – Review
- 9.50.050 – Renewal
- 9.50.060 - Amendment
- 9.50.070 - Revocation
- 9.50.080 – Appeal

**9.50.010 Purpose and Applicability**

- A. Purpose.** The purpose of this Section is to establish regulations allowing for the operation of certain business activities in single and multi-family residential neighborhoods. The standards and requirements are intended to ensure that home occupation operations do

not alter the character of any residential neighborhood, or create impacts or activities that are not typically and commonly associated with residential neighborhoods. It is the intent of this Section to allow for business uses that are accessory and incidental to the primary purpose of residential zones, which is that of providing a habitable dwelling for the owner or occupant as the primary use of the residential dwelling unit.

- B. Applicability.** The provisions in this Section shall apply to home occupations as defined in Article 7, Definitions and where allowed in compliance within this Article and the following standards. A home occupation shall only be allowed as an accessory use on a parcel with a legal residential dwelling unit.

A Home Occupation is defined as “a business activity conducted in compliance with this Chapter, carried out by an occupant and conducted as an accessory use within the primary dwelling unit, an accessory structure or approved outdoor activity”.

#### **9.50.020. Classes of Home Occupations Described**

- A.** Home occupations are business uses that are accessory and incidental to a residential land use and do not alter the character or the appearance of the residential environment or neighborhood.
- B.** No person shall engage in a home occupation without first obtaining a Home Occupation Permit from the Planning Division consistent with the requirements of this Chapter, unless otherwise exempt. In addition, the operator of the home occupation shall procure a Business Registration in compliance with Municipal Code Chapter 5.20 (Business Registration Certificate), including home occupations that are exempt from permitting.

##### **1. Class I, Exempt from Permitting**

Class I Home Occupations shall have no impact on the neighborhood in which they are located. Work is performed exclusively by phone and mail, or over the internet, and/or the activity is limited so that there are no impacts on the neighborhood. Class I Home Occupations are allowed in any residential zoning district.

These uses include telecommuting and internet or electronic based businesses, or other similar activities that are not visible from the exterior of the residential structure, and do not involve customers to the site, employees, or any structural alteration.

In addition, no permit is required for home based businesses where no business activity takes place other than the scheduling of appointments or paperwork, there are no customers received at the residence, the exterior of the property is not modified for the business and there is no outdoor storage of materials or vehicles, except as normally associated with and allowed in a residential area. These business activities include, but are not limited to, contractors, housecleaning, carpet cleaning, mobile carwash or gardeners.

Class I Development Standards:

1. No customers or clients shall visit the residence
2. All employees shall be members of the resident family and shall reside on the premises.

## **2. Class II, No Hearing Required.**

Class II Home Occupations may have a limited impact on the neighborhood in which they are located. Class II Home Occupations shall be allowed in the Residential Single Family (RS), Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Subject to the authority and discretion of the Director, Home occupations that meet the following standards, after appropriate application and subject to a field investigation, may be permitted without notice or a hearing. Alternatively, the Director may schedule a hearing or forward the matter to the Commission for action. The Director may establish any other special condition of approval for any Home Occupation Permit as necessary to carry out the intent of this subsection.

Class II Development Standards:

1. There may sales of products on the premises.
2. A maximum of three customers or clientele per day may visit the residence.
3. All employees, except one, shall be members of the resident family and shall reside on the premises.
4. Operating hours of a home occupation in which there are customers visiting the site shall be between the hours of 9:00 a.m and 5:00 p.m. Operating hours of all other home occupations requiring a permit shall be between the hours of 7:00 a.m. and 7:00 p.m.
5. There shall be no outdoor home occupation activity, and screened outdoor storage of material shall be limited to 10% of the lot area.

### **3. Class III, Notice and Hearing Required**

Class III Home Occupations may have a limited impact on the neighborhood in which they are located but are also slightly more intense than Class II in that they may involve outdoor storage of material and/or outdoor home occupation activities that do not impact the neighborhood. Class III Home Occupations are permitted in the Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Class III Home Occupations shall be subject to notice and hearing. The Commission is the review authority, and the Commission may forward the application to the Council for consideration.

Class III Development Standards:

1. There may be sales of products on the premises.
2. Customers may visit the residence and then only by appointment. This is restricted to a single appointment at a time. The monthly average of the total trip count for business activities shall not exceed 12 trips per day in all zoning districts.
3. All employees, except two, shall be members of the resident family and shall reside on the premises.
4. Operating hours of a home occupation in which there are sales on the premises or customers visiting the site shall be between the hours of 9:00 a.m and 5:00

p.m. Operating hours of all other home occupations requiring a permit shall be between the hours of 7:00 a.m. and 7:00 p.m.

5. Lots in the Rural Living (RL) and Hillside Reserve (R-HR) zoning districts that are one acre or larger shall be permitted outdoor business activity or screened outdoor storage of materials subject to review and approval by the Commission.

#### 4. Class IV, Conditional Use Permit.

Home Occupations which may exceed the standards provided in (B) (2) or (3) may be approved subject to the review and approval of a Conditional Use Permit by the Commission.

#### 5. Class V, Artist /Art Studio Exemption.

Artists /Artist studios shall be exempt from the Home Occupation Permit requirement, subject to the following standards

- a. A maximum of two customers or two students per week may visit the residence.
- b. All employees shall be members of the resident family and shall reside on the premises.
- c. Outdoor storage of material and/or outdoor home occupation activity shall be limited to 10 percent of the lot area and shall be completely screened from public view.
- d. Artist Studios within this Class shall be permitted to participate in Art Studio Tours and similar programs as they occur in Yucca Valley and the Morongo Basin.

The following definitions shall apply:

- i) ART OR ART WORK: An original creation of an aesthetic nature in any variety of media produced by an artist and which may include creating, constructing or assembling sculptures, crafts, mixed media, performing arts, stone, masonry, electronic arts, murals, painting, photography and original works of graphic art, glass, mosaics, or any combination or forms of media, furnishings or fixtures. Art includes art related uses such as industrial arts and crafts uses, including, but not limited to, framing, jewelry making, metallurgy, pottery, sculpture, specialty sewing/monogramming, and weaving. Art or art work as defined herein may be permanent, fixed, temporary or portable, may be an integral part of a building, facility, or structure, and may be integrated with the work of other design professionals.

Art shall further be defined as the creative application of a specific skill that does not primarily serve a functional use (including but not limited to: vehicles, helicopters, weapons, functioning firearms, cottage foods, fishing and hunting gear, knives) that prevails over the artistic, aesthetic or decorative quality of the end project.

- ii) ARTIST STUDIO: A property combining working and living space, in which original works of art are created and the primary use of the property is residential.

**TABLE 3-26:  
PERMITTED LAND USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

**Zoning Districts:** R-HR: Rural Hillside Reserve    RL: Rural Living  
                                   RS: Residential Single Family    RM: Residential Multi Family

**Permit Required**    CUP: Conditional Use Permit    SPR: Site Plan and Design Review  
                                   HOP: Home Occupation Permit    SUP: Special Use Permit  
                                   E: Exempt    NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
<b>Care Uses</b>					
Child Day Care (small family)	E	E	E	NP	Eight or fewer children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care (large family)	SUP	SUP	SUP	NP	Nine to fourteen children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care Center	CUP	CUP	CUP	NP	Fifteen or more children, pursuant to Section 9..08.040
Homeless Shelter	NP	NP	NP	NP	Including Transitional and supportive uses.
Social Care Facility, Six or Fewer	E	E	E	E	Includes but is not limited to elderly care and sober living facilities. Pursuant to Residential District Standards Section 9..08.090
Social Care Facility, Seven or More	CUP	CUP	CUP	NP	Includes but is not limited to elderly care and sober living facilities See Section 9..08.090 (/Residential/Social Care Facilities)
<b>Agriculture, Animal Related, and Open Space Uses</b>					

**TABLE 3-26:  
PERMITTED LAND USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

**Zoning Districts:** R-HR: Rural Hillside Reserve RL: Rural Living  
RS: Residential Single Family RM: Residential Multi Family

**Permit Required** CUP: Conditional Use Permit SPR: Site Plan and Design Review  
HOP: Home Occupation Permit SUP: Special Use Permit  
E: Exempt NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Animal Care Facility	NP	NP	NP	NP	Including, but not limited to animal hospitals, veterinarian, pet stores, and grooming.
Community Gardens	HOP	HOP	NP	NP	
Equestrian Facility	SUP	SUP	NP	NP	
Feed and Tack	NP	NP	NP	NP	
Horticulture for private use, including growing fruit, flowers, ornamental plants and vegetables	E	E	E	E	Permitted as a use that is incidental to the primary use
Agriculture for commercial use not including animal husbandry or stockyards	CUP	CUP	NP	NP	Including but not limited to row, field, tree, and nursery crop cultivation
Kennels and Catteries (over 15 animals)	NP	NP	NP	NP	
Livestock Operations	NP	NP	NP	NP	
Natural Resources Development	NP	NP	NP	NP	
Nature Preserve	NP	NP	NP	NP	
Nursery/Garden Supply (with outdoor display)	NP	NP	NP	NP	



**TABLE 3-26:  
PERMITTED LAND USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

**Zoning Districts:** R-HR: Rural Hillside Reserve    RL: Rural Living  
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**Permit Required**    CUP: Conditional Use Permit    SPR: Site Plan and Design Review  
                           HOP: Home Occupation Permit    SUP: Special Use Permit  
                           E: Exempt            NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Nursery/Garden Supply (without outdoor display)	NP	NP	NP	NP	
<b>Retail Commercial Uses</b>					
Ammunition Sales	NP	NP	NP	NP	
Antique/Second Hand Stores	NP	NP	NP	NP	
Adult-Oriented Business	NP	NP	NP	NP	
Appliance Sales and Home Goods (no repair)	NP	NP	NP	NP	
Auto and Vehicle Sales and Rentals and Parts Sales	NP	NP	NP	NP	
Building and Landscape Materials Sales (indoor)	NP	NP	NP	NP	
Building and Landscape Materials Sales (outdoor)	NP	NP	NP	NP	
Convenience Store	NP	NP	NP	NP	
Construction and Heavy Equipment Sales and Rentals	NP	NP	NP	NP	

**TABLE 3-26:  
PERMITTED LAND USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

**Zoning Districts:** R-HR: Rural Hillside Reserve RL: Rural Living  
RS: Residential Single Family RM: Residential Multi Family

**Permit Required** CUP: Conditional Use Permit SPR: Site Plan and Design Review  
HOP: Home Occupation Permit SUP: Special Use Permit  
E: Exempt NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Farmers Market/Arts and Crafts Events	NP	NP	NP	NP	
Firearms Sales	HOP	HOP	NP	NP	
Fuel/Propane Dealer	NP	NP	NP	NP	
Grocery, Supermarket, Specialty Food Store, Drug Store	NP	NP	NP	NP	
Manufactured Home Sales	NP	NP	NP	NP	
Boat and Recreational Vehicle Sales	NP	NP	NP	NP	
Pawn Shop	NP	NP	NP	NP	
Retail Store (less than 80,000 sf)	NP	NP	NP	NP	
Retail Store (80,000 or greater sf)	NP	NP	NP	NP	
Seasonal Holiday Sales Facilities	NP	NP	NP	NP	
Swap Meet, Outdoor Market, Auction Yard (permanent)	NP	NP	NP	NP	

**TABLE 3-26:  
PERMITTED LAND USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

**Zoning Districts:** R-HR: Rural Hillside Reserve RL: Rural Living  
RS: Residential Single Family RM: Residential Multi Family

**Permit Required** CUP: Conditional Use Permit SPR: Site Plan and Design Review  
HOP: Home Occupation Permit SUP: Special Use Permit  
E: Exempt NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Shopping Center (neighborhood, community, or regional),	NP	NP	NP	NP	
Warehouse Retail	NP	NP	NP	NP	
<b>Business, Financial, and Professional</b>					
ATM	NP	NP	NP	NP	
Financial Institution and Related Service	NP	NP	NP	NP	
Laboratory	NP	NP	NP	NP	
Office	HOP	HOP	HOP	NP	HOPs are required when customers or clients visit the residence. See also the exemption to the requirement of an HOP at section 9.50.020 above.

<b>Eating and Drinking Establishments</b>					
Bakery (retail), Coffee Shop and Similar Uses	NP	NP	NP	NP	
Bakery (delivery only)	HOP	HOP	HOP	NP	
Bar, Lounge, Nightclub, Tavern, and Pool Hall	NP	NP	NP	NP	
Catering Service	HOP	HOP	HOP	NP	
Cottage Food Operation	HOP	HOP	HOP	HOP	
Fast Food (w/drive through, delivery)	NP	NP	NP	NP	
Fast Food (w/o drive through, delivery)	NP	NP	NP	NP	
Full Service Restaurant	NP	NP	NP	NP	
<b>Commercial Service Uses</b>					
Ambulance Service	NP	NP	NP	NP	
Appliance Sales, Service, Repair, and Rental	NP	NP	NP	NP	
Automobile Gas Station	NP	NP	NP	NP	
Automobile Service/Repair (minor repair, maintenance, upholstery, painting)	NP	NP	NP	NP	
Automobile Service/Repair (major repair/body work)	NP	NP	NP	NP	
Automobile Washing (car wash)	NP	NP	NP	NP	
Barber, Beauty Shop, and other Similar Personal Service Uses	HOP	HOP	HOP	NP	
Printing and Duplication Services	HOP	HOP	HOP	NP	

Equipment Sales, Service, Repair, and Rental	NP	NP	NP	NP	
Fitness Center	NP	NP	NP	NP	
Fortune Telling and Related Service	HOP	HOP	HOP	NP	
Funeral Service (excluding crematorium)	NP	NP	NP	NP	
Funeral Service (including crematorium)	NP	NP	NP	NP	
Laundry and Dry Cleaning	NP	NP	NP	NP	
Locksmith	HOP	HOP	HOP	NP	
Maintenance and Repair, General (Minor)	HOP	HOP	NP	NP	
Maintenance and Repair (Major)	NP	NP	NP	NP	
Massage Establishment	NP	NP	NP	NP	
Personal Trainer	HOP	HOP	HOP	NP	Customers or clients visiting the residence
Studio (dance, music, martial arts, artists)	HOP	HOP	HOP	NP	Unless exempt per section 9.50.020
Tattoo and Piercing	NP	NP	NP	NP	

**Commercial Recreation**

Amusement Arcade or Park	NP	NP	NP	NP	
Carnivals/Circuses/Festivals/ Fairs	NP	NP	NP	NP	
Campgrounds	NP	NP	NP	NP	
Concerts, Open-Air Theaters, Outdoor Entertainment Events	NP	NP	NP	NP	

Game Arcade, Internet Café, and Similar Businesses	NP	NP	NP	NP	
Golf Course	NP	NP	NP	NP	
Hookah Lounge	NP	NP	NP	NP	
Parks/ Recreation Facilities	NP	NP	NP	NP	
Private Clubs and Lodges	NP	NP	NP	NP	
Recreation and Entertainment (commercial indoor and outdoor)	NP	NP	NP	NP	
Recreational Vehicle Park	NP	NP	NP	NP	

#### **Industry, Manufacturing and Processing, Wholesaling**

Construction/Contract or Storage Yard	NP	NP	NP	NP	
Hazardous Waste Operations	NP	NP	NP	NP	
Manufacturing Operations	NP	NP	NP	NP	
Motor Vehicle Storage/Impound Facility	NP	NP	NP	NP	
Recycling Facility (small collection facility)	NP	NP	NP	NP	
Recycling Facility (processing facility)	NP	NP	NP	NP	
Research and Development	NP	NP	NP	NP	
Salvage Facility	NP	NP	NP	NP	
Storage – Mini-Storage (personal storage)	NP	NP	NP	NP	
Storage (outdoor vehicles storage)	NP	NP	NP	NP	

Welding and machining	NP	NP	NP	NP	
Wholesaling and Distribution	NP	NP	NP	NP	
<b>Transportation, Communications, and Infrastructure</b>					
Communication Facility	NP	NP	NP	NP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	Pursuant to Chapter 9.44(Wireless Communications Facilities)
Parking Lot	NP	NP	NP	NP	
Public/Government Facilities	NP	NP	NP	NP	
Public Safety Uses (permanent)	NP	NP	NP	NP	
Solar Energy Systems (accessory )	P	P	P	P	See Section 9.45.010 (Solar Energy Systems)
Solar Energy Systems (Commercial /primary use )	NP	NP	NP	NP	
Transmission utility lines, pipelines, and control stations	NP	NP	NP	NP	
Utilities (major)	NP	NP	NP	NP	
Wind Energy System (accessory)	SPR	SPR	SPR	SPR	See Section 9.46.010 ( Wind Energy System)
Wind Energy System (Commercial /primary use)	NP	NP	NP	NP	
<b>Other Uses</b>					
Archery and Gun Ranges (Indoor)	NP	NP	NP	NP	
Archery and Gun Ranges (Outdoor)	NP	NP	NP	NP	

Bed and Breakfast	SUP	SUP	SUP	NP	See Section 9.08.030 (Bed and Breakfast)
Cemeteries, Including Pet Cemeteries	NP	NP	NP	NP	
Churches, Religious Assembly, and Other Public Assembly	NP	NP	NP	NP	
Conference Centers and Group Camps	NP	NP	NP	NP	
Correctional Institution	NP	NP	NP	NP	
Emergency Facilities (temporary)	NP	NP	NP	NP	
Hotels and Motels	NP	NP	NP	NP	
Hospitals/Medical/Rehabilitation Centers/Clinics	NP	NP	NP	NP	
Medical and Dental Offices, clinics, laboratories	NP	NP	NP	NP	
Medical Marijuana Dispensary	NP	NP	NP	NP	
Museum, Library, Art Gallery, Outdoor Exhibit	NP	NP	NP	NP	
Schools (private, vocational, charter, and other)	NP	NP	NP	NP	Not to include home schooling



### 9.50.030 Development Standards.

Unless otherwise provided in this Chapter 9.50, all home occupations shall comply with all of the following conditions of approval at all times:

1. No dwelling or accessory structure shall be built, altered, furnished or decorated for the purpose of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a home occupation is conducted;
2. There shall be no displays, sale, or advertising signs on the premises;
3. There shall be no signs other than one unlighted identification sign containing the name and address of the owner attached to the building not exceeding two square feet in area per street frontage;
4. All maintenance or service vehicles and equipment, or any vehicle bearing any advertisement, shall be in conformance with Town regulations regarding vehicle signs;
5. The home occupation shall not encroach into any required parking, setback, or open space area and required covered parking shall not be altered for the purpose of conducting the home occupation.
6. There shall be no outdoor home occupation activity or outdoor storage of stock, merchandise, scrap supplies, or other materials or equipment on the premises, except as approved by the Commission, unless exempt.
7. Any storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential uses shall be prohibited;
8. There shall be complete conformity with Fire, Building, Plumbing, Electrical, and Health Codes and to all applicable State and Town laws and ordinances. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises;
9. No home occupation shall generate pedestrian or vehicular traffic in excess of that customarily associated with a residential use and the neighborhood in which it is located;
10. No home occupation shall be initiated until a current business registration certificate is obtained, including home occupations that are exempt from permitting;
11. A Home Occupation Permit shall not be transferable to another person or property;

12. No use shall create or cause noise in excess of noise standards established for residential zoning districts, dust, light, vibration, odor, gas, fumes, toxic or hazardous materials, smoke, glare, electrical interference, or other hazards or nuisances;
13. Public advertising shall only list phone number, operators name, post office box and description of business. Business address or location shall not be included in any public advertising.
14. Parking shall comply with the requirements of Chapter 9.33. One additional parking space shall be provided for each non-resident employee.
15. If the home occupation is to be conducted on rental property, written permission from the property owner shall be submitted.

#### **9.50.040 Review.**

The Review Authority shall review all applications for a Home Occupation Permit to determine if the proposed use is consistent with the provision of this Chapter. If all standards are met after complying with the noticing provisions of Section 9.75, the review authority shall make the following findings prior to issuance of the permit;

1. That the proposed use is not prohibited;
2. That the proposed use will comply with all applicable standards;
3. That the issuance of the Home Occupation Permit will not be detrimental to the public health, safety, and general welfare;
4. That the proposed use will be consistent with any applicable specific plan.
5. That the proposed use will not alter the character of the neighborhood and will not induce physical or socioeconomic changes to the neighborhood that are inconsistent with the goals and objectives of the General Plan, and the Development Code, and that do not create characteristics more closely associated with commercial, office or industrial land use activities.

#### **9.50.050 Home Occupation Permit Renewal**

Home Occupation Permits are approved for a period of three (3) years. The Director shall be the review authority for all home occupation permits renewals, without notice or hearing.

#### **9.50.060 Home Occupation Permit Amendment**

Refer to Article 5, Chapter 9.83 Permit Amendments

**9.50.070. Home Occupation Permit Revocation**

Refer to Article 5, Chapter 9.84 Permit Revocation

**9.50.080. Appeal.**

Refer to Article 5, Chapter 9.81 Appeals

**Section 2. Severability:** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The Town Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

**Section 3. Certification; Publication:** The Town Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the Town of Yucca Valley, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the Town Clerk in accordance with Government Code § 36933.

**Section 4. Effective Date:** This Ordinance shall become effective thirty (30) days from its adoption.

APPROVED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

\_\_\_\_\_  
TOWN ATTORNEY

ATTEST:

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 Chapter 9.50 Home Occupation Permits
 

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## Sections

- 9.50.010 – Purpose and Applicability
- 9.50.020 – Classes of Home Occupations Described
- 9.50.030 – Development Standards
- 9.50.040 – Review
- 9.50.050 – Renewal
- 9.50.060 - Amendment
- 9.50.070 - Revocation
- 9.50.080 – Appeal

**9.50.010 Purpose and Applicability**

- A. Purpose.** The purpose of this Section is to establish regulations allowing for the operation of certain business activities in single and multi-family residential neighborhoods. The standards and requirements are intended to ensure that home occupation operations do not alter the character of any residential neighborhood, or create impacts or activities that are not typically and commonly associated with residential neighborhoods. It is the intent of this Section to allow for commercial uses that are accessory and incidental to the primary purpose of residential zones, which is that of providing a habitable dwelling for the owner or occupant as the primary use of the residential dwelling unit.
- B. Applicability.** The provisions in this Section shall apply to home occupations as defined in Article 7, *Definitions* and where allowed in compliance within this Article and the following standards. A home occupation shall only be allowed as an accessory use on a parcel with a legal residential dwelling unit.

A Home Occupation is defined as “a commercial activity conducted in compliance with this Chapter, carried out by an occupant and conducted as an accessory use within the primary dwelling unit, an accessory structure or approved outdoor activity”.

**9.50.020. Classes of Home Occupations Described**

- A.** Home occupations are commercial uses that are accessory and incidental to a residential land use and that do not alter the character or the appearance of the residential environment or neighborhood.
- B.** No person shall engage in a home occupation without first obtaining a Home Occupation Permit from the Planning Division consistent with the requirements of this Chapter, unless otherwise exempt. In addition, the operator of the home occupation shall procure a Business Registration in compliance with Municipal Code Chapter 5.20 (Business Registration Certificate), including home occupations that are exempt from permitting.

**1. Class I, Exempt from Permitting**

Class I Home Occupations shall have no impact on the neighborhood in which they are located. Work is performed exclusively by phone and mail, or over the internet, and/or the activity is limited so that there are no impacts on the neighborhood. Class I Home Occupations are allowed in any residential zoning district.

These uses include telecommuting and internet or electronic based businesses, or other similar activities that are transparent inside the residential structure, and do not involve customers to the site, employees, or any structural alteration.

In addition, no permit is required for home based businesses where no business activity takes place other than the scheduling of appointments or paperwork, there are no customers received at the residence, the exterior of the property is not modified for the business and there is no outdoor storage of materials or vehicles, except as normally associated with and allowed in a residential area. These business activities include, but are not limited to, contractors, housecleaning, carpet cleaning, mobile carwash or gardeners.

Class I Development Standards:

- 1. No customers or clients shall visit the residence
- 2. All employees shall be members of the resident family and shall reside on the premises.
- 3. .

**2. Class II, No Hearing Required.**

Class II Home Occupations may have a limited impact on the neighborhood in which they are located. Class II Home Occupations shall be allowed in the Residential Single Family (RS), Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Subject to the authority and discretion of the Director, Home occupations that meet the following standards, after appropriate application and subject to a field investigation, may be permitted without notice or a hearing. Alternatively, the Director may schedule a hearing or forward the matter to the Commission for action. The Director may establish any other special condition of approval for any Home Occupation Permit as necessary to carry out the intent of this subsection.

Class II Development Standards:

- 1. There may sales of products on the premises.
- 2. A maximum of three customers or clientele per day may visit the residence.
- 3. All employees, except one, shall be members of the resident family and shall reside on the premises.

4. Operating hours of a home occupation in which there are customers visiting the site shall be between the hours of 9:00 a.m and 5:00 p.m. Operating hours of all other home occupations requiring a permit shall be between the hours of 7:00 a.m. and 7:00 p.m.
5. There shall be no outdoor home occupation activity, and screened outdoor storage of material shall be limited to 10% of the lot area.

### 3. Class III, Notice and Hearing Required

Class III Home Occupations may have a limited impact on the neighborhood in which they are located but are also slightly more intense than Class II in that they may involve outdoor storage of material and/or outdoor home occupation activities that do not impact the neighborhood. Class III Home Occupations are permitted in the Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Class III Home Occupations shall be subject to notice and hearing. The Commission is the review authority, and the Commission may forward the application to the Council for consideration.

Class III Development Standards:

1. There may be sales of products on the premises.
2. Customers may visit the residence and then only by appointment. This is restricted to a single appointment at a time. The monthly average of the total trip count for business activities shall not exceed 12 trips per day in all zoning districts.
3. All employees, except two, shall be members of the resident family and shall reside on the premises.
4. Operating hours of a home occupation in which there are sales on the premises or customers visiting the site shall be between the hours of 9:00 a.m and 5:00 p.m. Operating hours of all other home occupations requiring a permit shall be between the hours of 7:00 a.m. and 7:00 p.m.
5. Lots in the Rural Living (RL) and Hillside Reserve (R-HR) zoning districts that are one acre or larger shall be permitted outdoor business activity or screened outdoor storage of materials subject to review and approval by the Commission.

### 4. Class IV, Conditional Use Permit.

Home Occupations which may exceed the standards provided in (D (2) or (3) may be approved subject to the review and approval of a Conditional Use Permit by the Commission.

**TABLE 3-26:  
PERMITTED LAND USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

**Zoning Districts:** R-HR: Rural Hillside Reserve    RL: Rural Living  
RS: Residential Single Family    RM: Residential Multi Family

**Permit Required**    CUP: Conditional Use Permit    SPR: Site Plan and Design Review  
HOP: Home Occupation Permit    SUP: Special Use Permit  
E: Exempt    NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
<b>Care Uses</b>					
Child Day Care (small family)	E	E	E	NP	Eight or fewer children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care (large family)	SUP	SUP	SUP	NP	Nine to fourteen children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care Center	CUP	CUP	CUP	NP	Fifteen or more children, pursuant to Section 9..08.040
Homeless Shelter	NP	NP	NP	NP	Including Transitional and supportive uses.
Social Care Facility, Six or Fewer	E	E	E	E	Includes but is not limited to elderly care and sober living facilities. Pursuant to Residential District Standards Section 9..08.090
Social Care Facility, Seven or More	CUP	CUP	CUP	NP	Includes but is not limited to elderly care and sober living facilities See Section 9..08.090 (/Residential/Social Care Facilities)
<b>Agriculture, Animal Related, and Open Space Uses</b>					
Animal Care Facility	NP	NP	NP	NP	Including, but not limited to animal hospitals, veterinarian, pet stores, and grooming.
Community Gardens	HOP	HOP	NP	NP	
Equestrian Facility	SUP	SUP	NP	NP	
Feed and Tack	NP	NP	NP	NP	



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FOR RESIDENTIAL ZONING DISTRICTS**

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**Permit Required**    CUP: Conditional Use Permit    SPR: Site Plan and Design Review  
HOP: Home Occupation Permit    SUP: Special Use Permit  
E: Exempt    NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Horticulture for private use, including growing fruit, flowers, ornamental plants and vegetables	E	E	E	E	Permitted as a use that is incidental to the primary use
Agriculture for commercial use not including animal husbandry or stockyards	CUP	CUP	NP	NP	Including but not limited to row, field, tree, and nursery crop cultivation
Kennels and Catteries (over 15 animals)	NP	NP	NP	NP	
Livestock Operations	NP	NP	NP	NP	
Natural Resources Development	NP	NP	NP	NP	
Nature Preserve	NP	NP	NP	NP	
Nursery/Garden Supply (with outdoor display)	NP	NP	NP	NP	
Nursery/Garden Supply (without outdoor display)	NP	NP	NP	NP	
<b>Retail Commercial Uses</b>					
Ammunition Sales	NP	NP	NP	NP	
Antique/Second Hand Stores	NP	NP	NP	NP	
Adult-Oriented Business	NP	NP	NP	NP	
Appliance Sales and Home Goods (no repair)	NP	NP	NP	NP	

**TABLE 3-26:  
PERMITTED LAND USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

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E: Exempt    NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Auto and Vehicle Sales and Rentals and Parts Sales	NP	NP	NP	NP	
Building and Landscape Materials Sales (indoor)	NP	NP	NP	NP	
Building and Landscape Materials Sales (outdoor)	NP	NP	NP	NP	
Convenience Store	NP	NP	NP	NP	
Construction and Heavy Equipment Sales and Rentals	NP	NP	NP	NP	
Farmers Market/Arts and Crafts Events	NP	NP	NP	NP	
Firearms Sales	HOP	HOP	NP	NP	
Fuel/Propane Dealer	NP	NP	NP	NP	
Grocery, Supermarket, Specialty Food Store, Drug Store	NP	NP	NP	NP	
Manufactured Home Sales	NP	NP	NP	NP	
Boat and Recreational Vehicle Sales	NP	NP	NP	NP	
Pawn Shop	NP	NP	NP	NP	
Retail Store (less than 80,000 sf)	NP	NP	NP	NP	
Retail Store (80,000 or greater sf)	NP	NP	NP	NP	

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FOR RESIDENTIAL ZONING DISTRICTS**

**Zoning Districts:** R-HR: Rural Hillside Reserve    RL: Rural Living  
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**Permit Required**    CUP: Conditional Use Permit    SPR: Site Plan and Design Review  
HOP: Home Occupation Permit    SUP: Special Use Permit  
E: Exempt    NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Seasonal Holiday Sales Facilities	NP	NP	NP	NP	
Swap Meet, Outdoor Market, Auction Yard (permanent)	NP	NP	NP	NP	
Shopping Center (neighborhood, community, or regional),	NP	NP	NP	NP	
Warehouse Retail	NP	NP	NP	NP	
<b>Business, Financial, and Professional</b>					
ATM	NP	NP	NP	NP	
Financial Institution and Related Service	NP	NP	NP	NP	
Laboratory	NP	NP	NP	NP	
Office	E	E	E	E	Provided that no customers are clients are visiting the residence.
Office	HOP	HOP	HOP	NP	Customers or clients visiting the residence

<b>Eating and Drinking Establishments</b>					
Bakery (retail), Coffee Shop and Similar Uses	NP	NP	NP	NP	
Bakery (delivery only)	HOP	HOP	HOP	NP--	
Bar, Lounge, Nightclub, Tavern, and Pool Hall	NP	NP	NP	NP	
Catering Service	HOP	HOP	HOP	NP--	
Cottage Food Operation	HOP	HOP	HOP	HOP	
Fast Food (w/drive through, delivery)	NP	NP	NP	NP	
Fast Food (w/o drive through, delivery)	NP	NP	NP	NP	
Full Service Restaurant	NP	NP	NP	NP	
<b>Commercial Service Uses</b>					
Ambulance Service	NP	NP	NP	NP	
Appliance Sales, Service, Repair, and Rental	NP	NP	NP	NP	
Automobile Gas Station	NP	NP	NP	NP	
Automobile Service/Repair (minor repair, maintenance, upholstery, painting)	NP	NP	NP	NP	
Automobile Service/Repair (major repair/body work)	NP	NP	NP	NP	
Automobile Washing (car wash)	NP	NP	NP	NP	
Barber, Beauty Shop, and other Similar Personal Service Uses	HOP	HOP	HOP	NP	
Printing and Duplication Services	HOP	HOP	HOP	NP	
Equipment Sales, Service, Repair, and Rental	NP	NP	NP	NP	

Fitness Center	NP	NP	NP	NP	
Fortune Telling and Related Service	HOP	HOP	HOP	NP	
Funeral Service (excluding crematorium)	NP	NP	NP	NP	
Funeral Service (including crematorium)	NP	NP	NP	NP	
Laundry and Dry Cleaning	NP	NP	NP	NP	
Locksmith	HOP	HOP	HOP	NP	
Maintenance and Repair, General (Minor)	HOP	HOP	NP	NP	
Maintenance and Repair (Major)	NP	NP	NP	NP	
Massage Establishment	NP	NP	NP	NP	
Personal Trainer	HOP	HOP	HOP	NP	Customers or clients visiting the residence
Studio (dance, music, martial arts, artists)	HOP	HOP	HOP	NP	
Tattoo and Piercing	NP	NP	NP	NP	
<b>Commercial Recreation</b>					
Amusement Arcade or Park	NP	NP	NP	NP	
Carnivals/Circuses/Festivals/ Fairs	NP	NP	NP	NP	
Campgrounds	NP	NP	NP	NP	
Concerts, Open-Air Theaters, Outdoor Entertainment Events	NP	NP	NP	NP	
Game Arcade, Internet Café, and Similar Businesses	NP	NP	NP	NP	
Golf Course	NP	NP	NP	NP	
Hookah Lounge	NP	NP	NP	NP	
Parks/ Recreation Facilities	NP	NP	NP	NP	

Private Clubs and Lodges	NP	NP	NP	NP	
Recreation and Entertainment (commercial indoor and outdoor)	NP	NP	NP	NP	
Recreational Vehicle Park	NP	NP	NP	NP	
<b>Industry, Manufacturing and Processing, Wholesaling</b>					
Construction/Contractor Storage Yard	NP	NP	NP	NP	
Hazardous Waste Operations	NP	NP	NP	NP	
Manufacturing Operations	NP	NP	NP	NP	
Motor Vehicle Storage/Impound Facility	NP	NP	NP	NP	
Recycling Facility (small collection facility)	NP	NP	NP	NP	
Recycling Facility (processing facility)	NP	NP	NP	NP	
Research and Development	NP	NP	NP	NP	
Salvage Facility	NP	NP	NP	NP	
Storage – Mini-Storage (personal storage)	NP	NP	NP	NP	
Storage (outdoor vehicles storage)	NP	NP	NP	NP	
Welding and machining	NP	NP	NP	NP	
Wholesaling and Distribution	NP	NP	NP	NP	
<b>Transportation, Communications, and Infrastructure</b>					
Communication Facility	NP	NP	NP	NP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities

Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	Pursuant to Chapter 9.44(Wireless Communications Facilities)
Parking Lot	NP	NP	NP	NP	
Public/Government Facilities	NP	NP	NP	NP	
Public Safety Uses (permanent)	NP	NP	NP	NP	
Solar Energy Systems (accessory )	P	P	P	P	See Section 9.45.010 (Solar Energy Systems)
Solar Energy Systems (Commercial /primary use )	NP	NP	NP	NP	
Transmission utility lines, pipelines, and control stations	NP	NP	NP	NP	
Utilities (major)	NP	NP	NP	NP	
Wind Energy System (accessory)	SPR	SPR	SPR	SPR	See Section 9.46.010 ( Wind Energy System)
Wind Energy System (Commercial /primary use)	NP	NP	NP	NP	
<b>Other Uses</b>					
Archery and Gun Ranges (Indoor)	NP	NP	NP	NP	
Archery and Gun Ranges (Outdoor)	NP	NP	NP	NP	
Bed and Breakfast	SUP	SUP	SUP	NP	See Section 9.08.030 (Bed and Breakfast)
Cemeteries, Including Pet Cemeteries	NP	NP	NP	NP	
Churches, Religious Assembly, and Other Public Assembly	NP	NP	NP	NP	
Conference Centers and Group Camps	NP	NP	NP	NP	
Correctional Institution	NP	NP	NP	NP	
Emergency Facilities (temporary)	NP	NP	NP	NP	
Hotels and Motels	NP	NP	NP	NP	

Hospitals/Medical/ Rehabilitation Centers/Clinics	NP	NP	NP	NP	
Medical and Dental Offices, clinics, laboratories	NP	NP	NP	NP	
Medical Marijuana Dispensary	NP	NP	NP	NP	
Museum, Library, Art Gallery, Outdoor Exhibit	NP	NP	NP	NP	
Schools (private, vocational, charter, and other)	NP	NP	NP	NP	Not to include home schooling



**9.50.030 Development Standards.**

All home occupations shall comply with all of the following conditions of approval at all times:

1. No dwelling or accessory structure shall be built, altered, furnished or decorated for the purpose of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a home occupation is conducted;
2. There shall be no displays, sale, or advertising signs on the premises;
3. There shall be no signs other than one unlighted identification sign containing the name and address of the owner attached to the building not exceeding two square feet in area per street frontage;
4. All maintenance or service vehicles and equipment, or any vehicle bearing any advertisement, shall be in conformance with Town regulations regarding vehicle signs;
5. The home occupation shall not encroach into any required parking, setback, or open space area and required covered parking shall not be altered for the purpose of conducting the home occupation.
6. There shall be no outdoor home occupation activity or outdoor storage of stock, merchandise, scrap supplies, or other materials or equipment on the premises, except as approved by the Commission.
7. Any storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential uses shall be prohibited;
8. There shall be complete conformity with Fire, Building, Plumbing, Electrical, and Health Codes and to all applicable State and Town laws and ordinances. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises;
9. No home occupation shall generate pedestrian or vehicular traffic in excess of that customarily associated with a residential use and the neighborhood in which it is located;
10. No home occupation shall be initiated until a current business registration certificate is obtained, including home occupations that are exempt from permitting;
11. A Home Occupation Permit shall not be transferable to another person or property;
12. No use shall create or cause noise in excess of noise standards established for residential zoning districts, dust, light, vibration, odor, gas, fumes, toxic or hazardous materials, smoke, glare, electrical interference, or other hazards or nuisances;

Attachment: Existing Yucca Valley Development Code Chapter 9.50, Home Occupation Permits (1116 : Home Occupation Permits - Artist

13. Public advertising shall only list phone number, operators name, post office box and description of business. Business address or location shall not be included in any public advertising.
14. Parking shall comply with the requirements of Chapter 9.33. One additional parking space shall be provided for each non-resident employee.
15. If the home occupation is to be conducted on rental property, written permission from the property owner shall be submitted.

#### **9.50.040 Review.**

The Review Authority shall review all applications for a Home Occupation Permit to determine if the proposed use is consistent with the provision of this Chapter. If all standards are met after complying with the noticing provisions of Section 9.75, the review authority shall make the following findings prior to issuance of the permit;

1. That the proposed use is not prohibited;
2. That the proposed use will comply with all applicable standards;
3. That the issuance of the Home Occupation Permit will not be detrimental to the public health, safety, and general welfare;
4. That the proposed use will be consistent with any applicable specific plan.
5. That the proposed use will not alter the character of the neighborhood and will not induce physical or socioeconomic changes to the neighborhood that are inconsistent with the goals and objectives of the General Plan, and the Development Code, and that do not create characteristics more closely associated with commercial, office or industrial land use activities.

#### **9.50.050 Home Occupation Permit Renewal**

Home Occupation Permits are approved for a period of three (3) years. The Director shall be the review authority for all home occupation permits renewals.

#### **9.50.060 Home Occupation Permit Amendment**

Refer to Article 5, Chapter 9.83 Permit Amendments

#### **9.50.070. Home Occupation Permit Revocation**

Refer to Article 5, Chapter 9.84 Permit Revocation

#### **9.50.080. Appeal.**

Refer to Article 5, Chapter 9.81 Appeals

## ORDINANCE NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF  
YUCCA VALLEY, CALIFORNIA, AMENDING ~~ENT~~ CHAPTER 9.50, HOME OCCUPATION  
PERMITS, OF ARTICLE 3, GENERAL DEVELOPMENT STANDARDS, OF TITLE 9,  
YUCCA VALLEY DEVELOPMENT CODE

WHEREAS, the Morongo Basin Arts Council made a presentation to the Town's Parks, Recreation and Cultural Commission on May 12, 2015; and

WHEREAS, the Parks, Recreation and Cultural Commission supports the Morongo Basin Arts Council through their recommended action of: **Motion:** Commissioner Quander moved to direct staff to support the Morongo Basin Cultural Arts Council ~ Hwy 62 Open Studio Art 2015 Tour in the form of a donation of in kind marketing services through inclusion in the Town Fall/ Winter Activities Guide and on the Town's website. Commissioner Silver seconded. Motion carries 4-0-1-0 on a roll call vote. ; and

WHEREAS, the Town's Hi Desert Nature Museum sponsors and provides programs designed for art and artists, such as the Kids EdVentures Be A Painter Program; and

WHEREAS, the Hi Desert Nature Museum sponsors, partners and provides other opportunities for arts and culture within the Town and the Morongo Basin including for example:

- "Reduce, Reuse, Recycle" and the Morongo Basin Cultural Arts Council "Wild Creature of the Desert" Show:  
January 24 - April 30, 2014
- Yucca Valley High School Art Show  
May 1 – May 24, 2014
- Morongo Basin Arts Council "Art Tours Collective Show" Exhibition  
October 3 – November 29, 2014
- "Reduce, Reuse, Recycle" and Morongo Basin Cultural Arts Council "Desert Moods" Show  
March 5 – April 25, 2015
- "Copper Mountain College Student Art Show"  
May 1 – May 30, 2015

WHEREAS, the Town's Parks and Recreation and Master Plan identifies numerous issues that identify the importance of arts within the Town and the Morongo Basin including:

- Yucca Valley has a rich and diverse cultural environment;
- There is a significant population of artists and musicians in the Morongo Basin.

WHEREAS, An analysis of Yucca Valley's cultural strengths and assets, confirmed by the stakeholder interviews and surveys conducted during the Master Plan process are:

- The abundance of local creative talent;
- A population interested in arts education;
- A vibrant music and art scene in the region;
- Local Leaders with a desire to enhance cultural programming;
- A diverse number of private sector commercial art establishments; and

WHEREAS, the Parks and Recreation Master Plan provides a summary of recommended strategies for meeting future cultural needs as follows:

- Market Yucca Valley as a major center known for quality arts offering;
- Increase media participation in marketing cultural arts in Yucca Valley;
- Work to increase public awareness of the value of arts and culture in Yucca Valley and the region;
- Work to coordinate organizational development efforts of the community arts organizations;  
and

WHEREAS, the Parks and Recreation Master Plan states:

Finally, this chapter concludes that the key to successfully implementing the Cultural Component will be the Town's ability to develop greater resources within public and private sectors to support the arts. The Town will have to broaden partnerships beyond Town boundaries to become a part of the regional arts community. The Town will need to work to support the efforts of Yucca Valley's Arts Organizations to help them sustain each other through collaborations and by sharing information, resources, and facilities; and

WHEREAS, the Town Council believes that arts and culture are important to the foundation of the Town cultural, economic and social base, it therefore seeks to facilitate accessible arts and cultural opportunities to its residents and visitors alike; and

WHEREAS, there are numerous artists within the Town of Yucca Valley that participate in the Highway 62 Open Studio Arts Tour; and

WHEREAS, the Town Council desires to expand the presence of artists within the Town in its efforts to continue expanding the artist industry as part of the Town's cultural, economic and social base; and

WHEREAS, the Town Council seeks to help anchor the diverse creative sector that enriches the Town's cultural, social and economic base, and seeks to promote the Town as an artistic destination; and

WHEREAS the Town Council seeks to support the Morongo Basin Cultural Art Council's mission "to inspire and enliven the community through the arts, and to enhance the cultural and economic health of the region: Building community through the arts, the Arts Council continues to be a leading source of information, inspiration and energy for artists and patrons throughout the Morongo Basin and beyond."

WHEREAS, the Town Council desires to encourage participation in the Highway 62 Open Studio Art Tours as it believes the Tours bring valuable enhancements to the community including artistic expression, tourism and economic opportunities to the community.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, DOES ORDAIN AS FOLLOWS.

Section I: Chapter 9.50 of Article 3, General Development Standards, of Title 9, Yucca Valley Development Code, is hereby repealed and restated in its entirety.

Chapter 9.50 Home Occupation Permits

Sections

- 9.50.010 – Purpose and Applicability
- 9.50.020 – Classes of Home Occupations Described
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9.50.010 Purpose and Applicability

- A. **Purpose.** The purpose of this Section is to establish regulations allowing for the operation of certain business activities in single and multi-family residential neighborhoods. The standards and requirements are intended to ensure that home occupation operations do not alter the character of any residential neighborhood, or create impacts or activities that are not typically and commonly associated with residential neighborhoods. It is the intent of this Section to allow for ~~commercial~~ business uses that are accessory and incidental to the primary purpose of residential zones, which is that of providing a habitable dwelling for the owner or occupant as the primary use of the residential dwelling unit.
- B. **Applicability.** The provisions in this Section shall apply to home occupations as defined in Article 7, *Definitions* and where allowed in compliance within this Article and the following standards. A home occupation shall only be allowed as an accessory use on a parcel with a legal residential dwelling unit.

A Home Occupation is defined as “a ~~commercial~~ business activity conducted in compliance with this Chapter, carried out by an occupant and conducted as an accessory use within the primary dwelling unit, an accessory structure or approved outdoor activity”.

9.50.020. Classes of Home Occupations Described

- A. Home occupations are ~~commercial~~ business uses that are accessory and incidental to a residential land use and ~~that~~ do not alter the character or the appearance of the residential environment or neighborhood.

Attachment: Draft Amended Ordinance with Track Changes (1116 : Home Occupation Permits - Artist Exemption)

B. No person shall engage in a home occupation without first obtaining a Home Occupation Permit from the Planning Division consistent with the requirements of this Chapter, unless otherwise exempt. In addition, the operator of the home occupation shall procure a Business Registration in compliance with Municipal Code Chapter 5.20 (Business Registration Certificate), including home occupations that are exempt from permitting.

**1. Class I, Exempt from Permitting**

Class I Home Occupations shall have no impact on the neighborhood in which they are located. Work is performed exclusively by phone and mail, or over the internet, and/or the activity is limited so that there are no impacts on the neighborhood. Class I Home Occupations are allowed in any residential zoning district.

These uses include telecommuting and internet or electronic based businesses, or other similar activities that are not visible from the exterior of transparent inside the residential structure, and do not involve customers to the site, employees, or any structural alteration.

In addition, no permit is required for home based businesses where no business activity takes place other than the scheduling of appointments or paperwork, there are no customers received at the residence, the exterior of the property is not modified for the business and there is no outdoor storage of materials or vehicles, except as normally associated with and allowed in a residential area. These business activities include, but are not limited to, contractors, housecleaning, carpet cleaning, mobile carwash or gardeners.

Class I Development Standards:

1. No customers or clients shall visit the residence
2. All employees shall be members of the resident family and shall reside on the premises.

3. :

**2. Class II, No Hearing Required.**

Class II Home Occupations may have a limited impact on the neighborhood in which they are located. Class II Home Occupations shall be allowed in the Residential Single Family (RS), Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Subject to the authority and discretion of the Director, Home occupations that meet the following standards, after appropriate application and subject to a field investigation, may be permitted without notice or a hearing. Alternatively, the Director may schedule a hearing or forward the matter to the Commission for action. The Director may establish any other special condition of approval for any Home Occupation Permit as necessary to carry out the intent of this subsection.

Class II Development Standards:

1. There may sales of products on the premises.

2. A maximum of three customers or clientele per day may visit the residence.
3. All employees, except one, shall be members of the resident family and shall reside on the premises.
4. Operating hours of a home occupation in which there are customers visiting the site shall be between the hours of 9:00 a.m and 5:00 p.m. Operating hours of all other home occupations requiring a permit shall be between the hours of 7:00 a.m. and 7:00 p.m.
5. There shall be no outdoor home occupation activity, and screened outdoor storage of material shall be limited to 10% of the lot area.

### 3. Class III, Notice and Hearing Required

Class III Home Occupations may have a limited impact on the neighborhood in which they are located but are also slightly more intense than Class II in that they may involve outdoor storage of material and/or outdoor home occupation activities that do not impact the neighborhood. Class III Home Occupations are permitted in the Rural Living (RL) and Rural Hillside Reserve (R-HR) zoning districts.

Class III Home Occupations shall be subject to notice and hearing. The Commission is the review authority, and the Commission may forward the application to the Council for consideration.

Class III Development Standards:

1. There may be sales of products on the premises.
2. Customers may visit the residence and then only by appointment. This is restricted to a single appointment at a time. The monthly average of the total trip count for business activities shall not exceed 12 trips per day in all zoning districts.
3. All employees, except two, shall be members of the resident family and shall reside on the premises.
4. Operating hours of a home occupation in which there are sales on the premises or customers visiting the site shall be between the hours of 9:00 a.m and 5:00 p.m. Operating hours of all other home occupations requiring a permit shall be between the hours of 7:00 a.m. and 7:00 p.m.
5. Lots in the Rural Living (RL) and Hillside Reserve (R-HR) zoning districts that are one acre or larger shall be permitted outdoor business activity or screened outdoor storage of materials subject to review and approval by the Commission.

### 4. Class IV, Conditional Use Permit.

Home Occupations which may exceed the standards provided in (B) (2) or (3) may be approved subject to the review and approval of a Conditional Use Permit by the Commission.

### 5. Class V, Artist /Art Studio Exemption.

Artists /Artist studios shall be exempt from the Home Occupation Permit requirement, subject to the following standards:

- a. A maximum of two customers or two students per week may visit the residence.

- b. All employees shall be members of the resident family and shall reside on the premises.
- c. Outdoor storage of material and/or outdoor home occupation activity shall be limited to 10 percent of the lot area and shall be completely screened from public view.
- d. ~~Applicant~~ Artist Studios within this Class shall be permitted to participate in Art Studio Tours and similar programs as they occur in the Yucca Valley and the Morongo Basin.
- e-e.

The following definitions shall apply:

i) ART OR ART WORK: An original ~~work creation~~ of an aesthetic nature in any variety of media produced by an artist and which may include ~~creating, constructing or assembling~~ sculptures, crafts, mixed media, performing arts, ~~stone, masonry,~~ electronic arts, murals, painting, photography and original works of graphic art, glass, mosaics, ~~stone, masonry~~ - or any combination or forms of media, furnishings or fixtures. Art includes art related uses such as industrial arts and crafts uses, including, but not limited to, framing, jewelry making, metallurgy, pottery, sculpture, specialty sewing/monogramming, and weaving. Art or art work as defined herein may be permanent, fixed, temporary or portable, may be an integral part of a building, facility, or structure, and may be integrated with the work of other design professionals.

Art shall further be defined as the creative application of a specific skill that does not primarily serve a functional use (including but not limited to: vehicles, helicopters, weapons, functioning firearms, cottage foods, fishing and hunting gear, knives) that prevails over the artistic, aesthetic or decorative quality of the end project.

ii) ARTIST STUDIO: A property combining working and living space, in which original works of art are ~~created~~ and the primary use of the property is residential, ~~and where the area devoted to home occupation activity does not exceed 10 percent of the total lot~~



**TABLE 3-26:  
PERMITTED LAND USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

**Zoning Districts:** R-HR: Rural Hillside Reserve    RL: Rural Living  
RS: Residential Single Family    RM: Residential Multi Family

**Permit Required**    CUP: Conditional Use Permit    SPR: Site Plan and Design Review  
HOP: Home Occupation Permit    SUP: Special Use Permit  
E: Exempt    NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
<b>Care Uses</b>					
Child Day Care (small family)	E	E	E	NP	Eight or fewer children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care (large family)	SUP	SUP	SUP	NP	Nine to fourteen children, pursuant to Residential District Standards, Section 9..08.040
Child Day Care Center	CUP	CUP	CUP	NP	Fifteen or more children, pursuant to Section 9..08.040
Homeless Shelter	NP	NP	NP	NP	Including Transitional and supportive uses.
Social Care Facility, Six or Fewer	E	E	E	E	Includes but is not limited to elderly care and sober living facilities. Pursuant to Residential District Standards Section 9..08.090
Social Care Facility, Seven or More	CUP	CUP	CUP	NP	Includes but is not limited to elderly care and sober living facilities See Section 9..08.090 (/Residential/Social Care Facilities)
<b>Agriculture, Animal Related, and Open Space Uses</b>					
Animal Care Facility	NP	NP	NP	NP	Including, but not limited to animal hospitals, veterinarian, pet stores, and grooming.
Community Gardens	HOP	HOP	NP	NP	
Equestrian Facility	SUP	SUP	NP	NP	
Feed and Tack	NP	NP	NP	NP	

Attachment: Draft Amended Ordinance with Track Changes (1116 : Home Occupation Permits - Artist Exemption)

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E: Exempt    NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Horticulture for private use, including growing fruit, flowers, ornamental plants and vegetables	E	E	E	E	Permitted as a use that is incidental to the primary use
Agriculture for commercial use not including animal husbandry or stockyards	CUP	CUP	NP	NP	Including but not limited to row, field, tree, and nursery crop cultivation
Kennels and Catteries (over 15 animals)	NP	NP	NP	NP	
Livestock Operations	NP	NP	NP	NP	
Natural Resources Development	NP	NP	NP	NP	
Nature Preserve	NP	NP	NP	NP	
Nursery/Garden Supply (with outdoor display)	NP	NP	NP	NP	
Nursery/Garden Supply (without outdoor display)	NP	NP	NP	NP	
<b>Retail Commercial Uses</b>					
Ammunition Sales	NP	NP	NP	NP	
Antique/Second Hand Stores	NP	NP	NP	NP	
Adult-Oriented Business	NP	NP	NP	NP	
Appliance Sales and Home Goods (no repair)	NP	NP	NP	NP	

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Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Auto and Vehicle Sales and Rentals and Parts Sales	NP	NP	NP	NP	
Building and Landscape Materials Sales (indoor)	NP	NP	NP	NP	
Building and Landscape Materials Sales (outdoor)	NP	NP	NP	NP	
Convenience Store	NP	NP	NP	NP	
Construction and Heavy Equipment Sales and Rentals	NP	NP	NP	NP	
Farmers Market/Arts and Crafts Events	NP	NP	NP	NP	
Firearms Sales	HOP	HOP	NP	NP	
Fuel/Propane Dealer	NP	NP	NP	NP	
Grocery, Supermarket, Specialty Food Store, Drug Store	NP	NP	NP	NP	
Manufactured Home Sales	NP	NP	NP	NP	
Boat and Recreational Vehicle Sales	NP	NP	NP	NP	
Pawn Shop	NP	NP	NP	NP	
Retail Store (less than 80,000 sf)	NP	NP	NP	NP	
Retail Store (80,000 or greater sf)	NP	NP	NP	NP	

Attachment: Draft Amended Ordinance with Track Changes (1116 : Home Occupation Permits - Artist Exemption)

**TABLE 3-26:  
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                           E: Exempt    NP: Prohibited

Type of Use	Permit Required by Zoning District				Notes and Other Regulations
	R-HR	RL	RS	RM	
Seasonal Holiday Sales Facilities	NP	NP	NP	NP	
Swap Meet, Outdoor Market, Auction Yard (permanent)	NP	NP	NP	NP	
Shopping Center (neighborhood, community, or regional),	NP	NP	NP	NP	
Warehouse Retail	NP	NP	NP	NP	
<b>Business, Financial, and Professional</b>					
ATM	NP	NP	NP	NP	
Financial Institution and Related Service	NP	NP	NP	NP	
Laboratory	NP	NP	NP	NP	
Office Office	<del>HOP</del>	<del>HOP</del>	<del>HOP</del>	<del>NPE</del>	<u>HOPs are required when customers or clients visit the residence. See also the exemption to the requirement of an HOP at section 9.50.020 above. Provided that no customers are clients are visiting the residence.</u>
Office	HOP	HOP	HOP	NP	Customers or clients visiting the residence

Attachment: Draft Amended Ordinance with Track Changes (1116 : Home Occupation Permits - Artist Exemption)

Eating and Drinking Establishments					
Bakery (retail), Coffee Shop and Similar Uses	NP	NP	NP	NP	
Bakery (delivery only)	HOP	HOP	HOP	NP--	
Bar, Lounge, Nightclub, Tavern, and Pool Hall	NP	NP	NP	NP	
Catering Service	HOP	HOP	HOP	NP--	
Cottage Food Operation	HOP	HOP	HOP	HOP	
Fast Food (w/drive through, delivery)	NP	NP	NP	NP	
Fast Food (w/o drive through, delivery)	NP	NP	NP	NP	
Full Service Restaurant	NP	NP	NP	NP	
Commercial Service Uses					
Ambulance Service	NP	NP	NP	NP	
Appliance Sales, Service, Repair, and Rental	NP	NP	NP	NP	
Automobile Gas Station	NP	NP	NP	NP	
Automobile Service/Repair (minor repair, maintenance, upholstery, painting)	NP	NP	NP	NP	
Automobile Service/Repair (major repair/body work)	NP	NP	NP	NP	
Automobile Washing (car wash)	NP	NP	NP	NP	
Barber, Beauty Shop, and other Similar Personal Service Uses	HOP	HOP	HOP	NP	
Printing and Duplication Services	HOP	HOP	HOP	NP	
Equipment Sales, Service, Repair, and Rental	NP	NP	NP	NP	
Fitness Center	NP	NP	NP	NP	

Attachment: Draft Amended Ordinance with Track Changes (1116 : Home Occupation Permits - Artist Exemption)

Fortune Telling and Related Service	HOP	HOP	HOP	NP	
Funeral Service (excluding crematorium)	NP	NP	NP	NP	
Funeral Service (including crematorium)	NP	NP	NP	NP	
Laundry and Dry Cleaning	NP	NP	NP	NP	
Locksmith	HOP	HOP	HOP	NP	
Maintenance and Repair, General (Minor)	HOP	HOP	NP	NP	
Maintenance and Repair (Major)	NP	NP	NP	NP	
Massage Establishment	NP	NP	NP	NP	
Personal Trainer	HOP	HOP	HOP	NP	Customers or clients visiting the residence
Studio (dance, music, martial arts, artists)	HOP	HOP	HOP	NP	<u>Unless exempt per section 9.50.020</u>
Tattoo and Piercing	NP	NP	NP	NP	
<b>Commercial Recreation</b>					
Amusement Arcade or Park	NP	NP	NP	NP	
Carnivals/Circuses/Festivals/ Fairs	NP	NP	NP	NP	
Campgrounds	NP	NP	NP	NP	
Concerts, Open-Air Theaters, Outdoor Entertainment Events	NP	NP	NP	NP	
Game Arcade, Internet Café, and Similar Businesses	NP	NP	NP	NP	
Golf Course	NP	NP	NP	NP	
Hookah Lounge	NP	NP	NP	NP	
Parks/ Recreation Facilities	NP	NP	NP	NP	
Private Clubs and Lodges	NP	NP	NP	NP	

Recreation and Entertainment (commercial indoor and outdoor)	NP	NP	NP	NP	
Recreational Vehicle Park	NP	NP	NP	NP	

**Industry, Manufacturing and Processing, Wholesaling**

Construction/Contractor Storage Yard	NP	NP	NP	NP	
Hazardous Waste Operations	NP	NP	NP	NP	
Manufacturing Operations	NP	NP	NP	NP	
Motor Vehicle Storage/Impound Facility	NP	NP	NP	NP	
Recycling Facility (small collection facility)	NP	NP	NP	NP	
Recycling Facility (processing facility)	NP	NP	NP	NP	
Research and Development	NP	NP	NP	NP	
Salvage Facility	NP	NP	NP	NP	
Storage – Mini-Storage (personal storage)	NP	NP	NP	NP	
Storage (outdoor vehicles storage)	NP	NP	NP	NP	
Welding and machining	NP	NP	NP	NP	
Wholesaling and Distribution	NP	NP	NP	NP	

**Transportation, Communications, and Infrastructure**

Communication Facility	NP	NP	NP	NP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	Pursuant to Chapter 9.44(Wireless Communications Facilities)
Parking Lot	NP	NP	NP	NP	

Attachment: Draft Amended Ordinance with Track Changes (1116 : Home Occupation Permits - Artist Exemption)

Public/Government Facilities	NP	NP	NP	NP	
Public Safety Uses (permanent)	NP	NP	NP	NP	
Solar Energy Systems (accessory )	P	P	P	P	See Section 9.45.010 (Solar Energy Systems)
Solar Energy Systems (Commercial /primary use )	NP	NP	NP	NP	
Transmission utility lines, pipelines, and control stations	NP	NP	NP	NP	
Utilities (major)	NP	NP	NP	NP	
Wind Energy System (accessory)	SPR	SPR	SPR	SPR	See Section 9.46.010 ( Wind Energy System)
Wind Energy System (Commercial /primary use)	NP	NP	NP	NP	
<b>Other Uses</b>					
Archery and Gun Ranges (Indoor)	NP	NP	NP	NP	
Archery and Gun Ranges (Outdoor)	NP	NP	NP	NP	
Bed and Breakfast	SUP	SUP	SUP	NP	See Section 9.08.030 (Bed and Breakfast)
Cemeteries, Including Pet Cemeteries	NP	NP	NP	NP	
Churches, Religious Assembly, and Other Public Assembly	NP	NP	NP	NP	
Conference Centers and Group Camps	NP	NP	NP	NP	
Correctional Institution	NP	NP	NP	NP	
Emergency Facilities (temporary)	NP	NP	NP	NP	
Hotels and Motels	NP	NP	NP	NP	
Hospitals/Medical/ Rehabilitation Centers/Clinics	NP	NP	NP	NP	
Medical and Dental Offices, clinics, laboratories	NP	NP	NP	NP	



Medical Marijuana Dispensary	NP	NP	NP	NP	
Museum, Library, Art Gallery, Outdoor Exhibit	NP	NP	NP	NP	
Schools (private, vocational, charter, and other)	NP	NP	NP	NP	Not to include home schooling

Attachment: Draft Amended Ordinance with Track Changes (1116 : Home Occupation Permits - Artist Exemption)

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### 9.50.030 Development Standards.

Unless otherwise provided in this Chapter 9.50, All home occupations shall comply with all of the following conditions of approval at all times:

1. \_\_\_ No dwelling or accessory structure shall be built, altered, furnished or decorated for the purpose of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a home occupation is conducted;
2. There shall be no displays, sale, or advertising signs on the premises;
3. There shall be no signs other than one unlighted identification sign containing the name and address of the owner attached to the building not exceeding two square feet in area per street frontage;
4. All maintenance or service vehicles and equipment, or any vehicle bearing any advertisement, shall be in conformance with Town regulations regarding vehicle signs;
5. The home occupation shall not encroach into any required parking, setback, or open space area and required covered parking shall not be altered for the purpose of conducting the home occupation.
6. There shall be no outdoor –home occupation activity or outdoor storage of stock, merchandise, scrap supplies, or other materials or equipment on the premises, except as approved by the Commission, unless exempt.
7. Any storage of hazardous, toxic, or combustible materials in amounts exceeding those typically found in residential uses shall be prohibited;
8. There shall be complete conformity with Fire, Building, Plumbing, Electrical, and Health Codes and to all applicable State and Town laws and ordinances. Activities conducted and equipment or material used shall not change the fire safety or occupancy classification of the premises;
9. No home occupation shall generate pedestrian or vehicular traffic in excess of that customarily associated with a residential use and the neighborhood in which it is located;
10. No home occupation shall be initiated until a current business registration certificate is obtained, including home occupations that are exempt from permitting;
11. A Home Occupation Permit shall not be transferable to another person or property;
12. No use shall create or cause noise in excess of noise standards established for residential zoning districts, dust, light, vibration, odor, gas, fumes, toxic or hazardous materials, smoke, glare, electrical interference, or other hazards or nuisances;

13. Public advertising shall only list phone number, operators name, post office box and description of business. Business address or location shall not be included in any public advertising.
14. Parking shall comply with the requirements of Chapter 9.33. One additional parking space shall be provided for each non-resident employee.
15. If the home occupation is to be conducted on rental property, written permission from the property owner shall be submitted.

#### **9.50.040 Review.**

The Review Authority shall review all applications for a Home Occupation Permit to determine if the proposed use is consistent with the provision of this Chapter. If all standards are met after complying with the noticing provisions of Section 9.75, the review authority shall make the following findings prior to issuance of the permit;

1. That the proposed use is not prohibited;
2. That the proposed use will comply with all applicable standards;
3. That the issuance of the Home Occupation Permit will not be detrimental to the public health, safety, and general welfare;
4. That the proposed use will be consistent with any applicable specific plan.
5. That the proposed use will not alter the character of the neighborhood and will not induce physical or socioeconomic changes to the neighborhood that are inconsistent with the goals and objectives of the General Plan, and the Development Code, and that do not create characteristics more closely associated with commercial, office or industrial land use activities.

#### **9.50.050 Home Occupation Permit Renewal**

Home Occupation Permits are approved for a period of three (3) years. The Director shall be the review authority for all home occupation permits renewals, without notice or hearing.

#### **9.50.060 Home Occupation Permit Amendment**

Refer to Article 5, Chapter 9.83 Permit Amendments

#### **9.50.070. Home Occupation Permit Revocation**

Refer to Article 5, Chapter 9.84 Permit Revocation

#### **9.50.080. Appeal.**

Refer to Article 5, Chapter 9.81 Appeals

Section 2. Severability: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The Town Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

Section 3. Certification: Publication: The Town Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the Town of Yucca Valley, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the Town Clerk in accordance with Government Code § 36933.

Section 4. Effective Date: This Ordinance shall become effective thirty (30) days from its adoption.

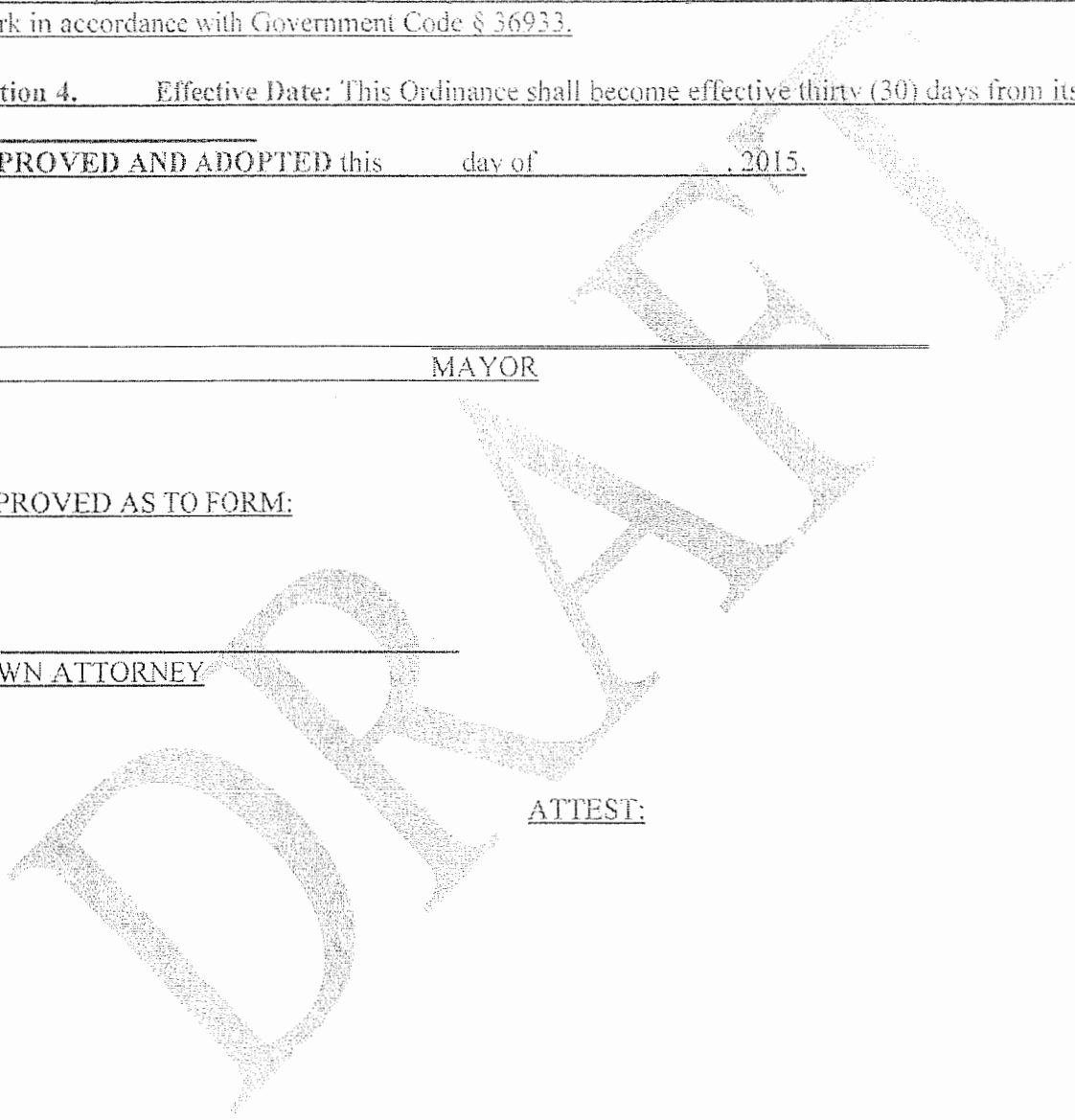
APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

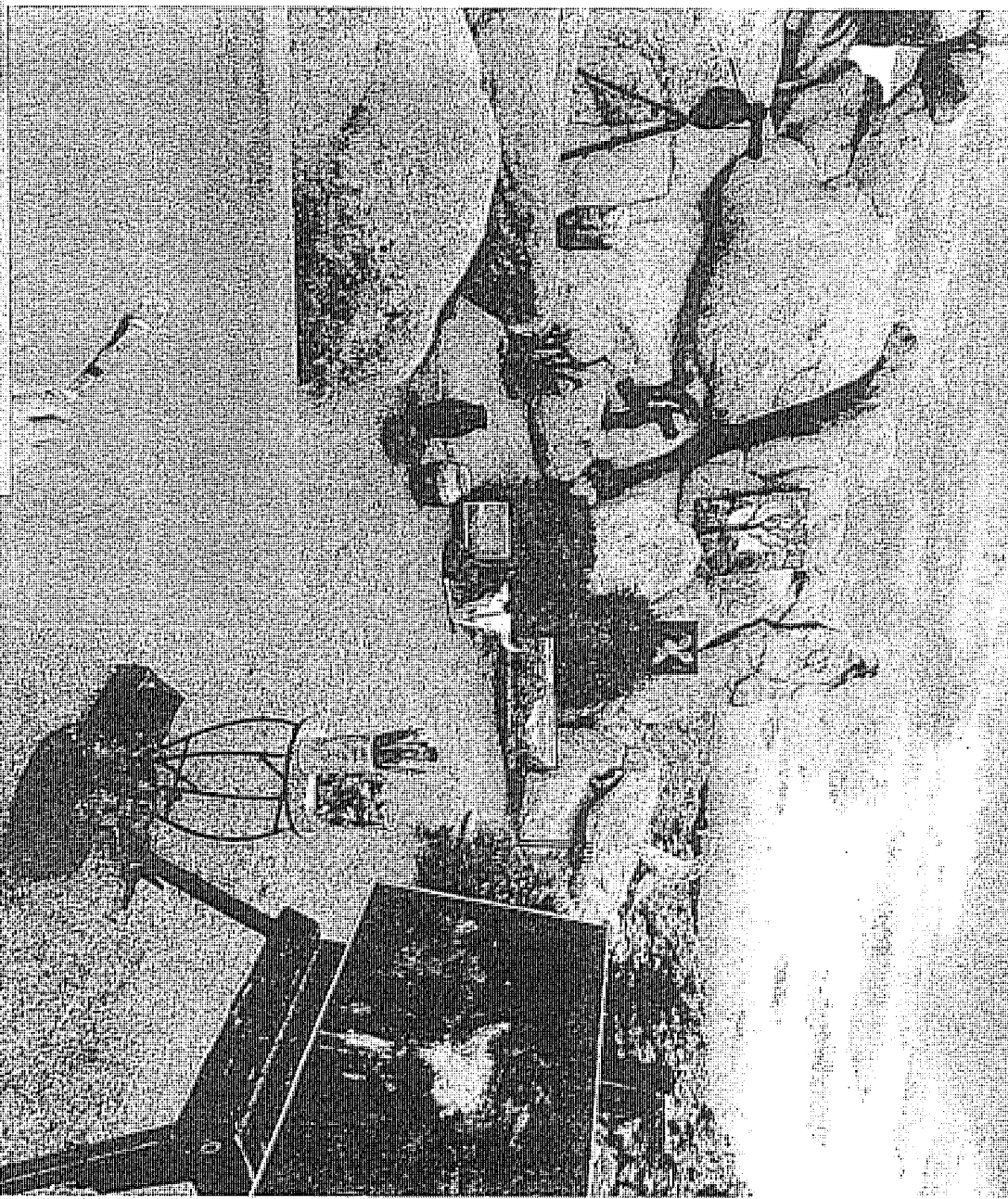
\_\_\_\_\_  
TOWN ATTORNEY

ATTEST:



MORONGO BASIN CULTURAL ARTS COUNCIL  
PRESENTS THE 14TH ANNUAL

# HWY 62 OPEN STUDIO ART TOURS



OCTOBER 17 - 016-2015  
OCTOBER 21 - 025-2015

www.mbcac.org  
www.hwy62art.org  
PO Box 643  
Joshua Tree, CA 92252  
email: info@mbcac.org



Sponsor of the Hwy 62 Open Studio Art Tours



Morongo Basin Cultural Arts Council  
2015 Hwy 62 Open Studio Art Tours  
14th Annual Morongo Basin Wide Celebration of the Arts

The Hwy 62 OSAT event is held over 2 weekends in October.  
This year's event will be held on October 17 & 18 and 24 & 25.

Last year 7,000 people visited 140 artists in 90 studios.  
48% of visitors were from outside the Morongo Basin.

In 2014 the MBCAC chose to advertise in Regional Media as well  
as Local Media.

Half Page Ads were purchased in SOUTHWEST ART magazine with  
40,000 subscribers, and in THE GUIDE, a monthly calendar driven  
publication placed in every hotel room in Coachella Valley.

Ads also ran on a Coachella Valley radio station.

Postcards were handed out at the San Diego Travel Show and the  
Joshua Tree Music Festival.



Morongo Basin Cultural Arts Council  
2015 Hwy 62 Open Studio Art Tours  
14th Annual Morongo Basin Wide Celebration of the Arts

In 2015 we plan to duplicate last years regional ad footprint while increasing our presence in the Coachella Valley, we plan to:

- ♦ Meet with the Coachella Valley Concierge Association.
- ♦ Establish several "Information Centers" in C.V.
- ♦ Place small countertop information easels in C.V. and local hotels.  
These will list our website and locations where OSAT catalogs will be available.
- ♦ Solicit C.V. local TV and radio stations for interview opportunities.
- ♦ Contact Regional Bus Tour companies.

The MBCAC funds this advertising through fees paid by participating artists, ads purchased by local businesses and paid sponsorships. In 2014, the City of 29 Palms (a Featured Sponsor) and the Hi-Desert Cultural Center (a Patron Sponsor) joined artists and local businesses to fund this effort to attract visitors into our Morongo Basin. These visitors not only purchase art, but frequent local restaurants, shops, hotels and gas stations during their visits. This economic activity contributes to local Sales Tax and T.O.T. revenue. Many visitors keep the OSAT Catalog to help plan future trips to our area.

In 2014 there were 24 studios in Yucca Valley during the two weekends. Several of these studios hosted multiple Yucca Valley artists.

The Morongo Basin Cultural Arts Council invites the Town of Yucca Valley to invest in this effort to expand the tourist based local economy by choosing to become a Featured Sponsor for this years Hwy 62 Open Studio Art Tours. In addition, including this event in Town calender publications and website would be an added value to us all.

Please see the following page for Sponsorship and advertising prices.

## 2015 Hwy 62 OSAT Ad and Sponsorship pricing

1/8 Page \$165

1/4 Page \$330

1/2 Page \$550

Full Page \$990

Paul Morehead Photography  
Joshua Tree, CA  
760-364-4567  
paul@paulmorehead.com  
PaulMorehead.com

### **PATRON SPONSOR** \$1,250

Full page in catalog, company name or logo on front page of mbcac.org and link on OSAT website.

Logo and company name on 2015 Poster.

Recognized in OSAT catalog.

### **FEATURED SPONSOR** \$2,500

Full page ad in catalog, company name/logo on front page of mbcac.org, in Hwy 62 Newsflash & link on OSAT website.

Logo and company name on 2015 Poster.

Recognized in all OSAT press releases, special events and in OSAT catalog.

Ad and Sponsorship deadline July 17, 2015

Camera Ready ad deadline July 17, 2015

Payment is due with ad copy.

Help in designing your ad available for an additional \$100.

"I need help" deadline is July 1, 2015.

Send Camera Ready Ad to [images@mbcac.org](mailto:images@mbcac.org)

Send payment to MBCAC PO BOX 643 Joshua Tree CA 92252

The Morongo Basin Cultural Arts Council is a 501c3 organization.







- HOME
- ABOUT US
- HWY 62 ART TOURS
- MEMBERS' DIRECTORY
- CALENDAR OF EVENTS
- GALLERY:62
- NEWSFLASH
- BECOME A MEMBER
- BOARD MINUTES
- CONTACT US

# HWY 62 open studio ART TOURS

Two weekends in the beautiful Morongo Basin:

October 17 & 18, 2015 (west end)  
October 24 & 25, 2015 (east end)

Standard registration for the 2015 Art Tours ended May 15, 2015.

[Click here](#) to apply for late registration.

Please read the [2015 Art Tours Guidelines](#) before applying.

We are excited to be in our 14th year offering the Hwy 62 Open Studio Art Tours. Local artists work all year preparing for this event. The talent on display is endless, with artists who work in two- and three-dimensional media exploring everything from traditional and representational techniques to contemporary and abstract styles. You'll enjoy a wide range of artwork on your self-guided tour. There's serious art, humorous art, whimsical art, large art and small art -- all presented on-site by the artists who make it.



"Heavy Shield," one of many murals produced by the mother-and-daughter team of Linda Shrader and Echo Westover, who run Larger than Life Murals. This striking work, which measures over 10' x 12', was created in preparation for the 2014 Art Tours.

## A Brief History Of the Art Tours

Originated by a small group of local artists in 2001 as a Festival for the Arts with 24 artists participating, the Hwy 62 Open Studio Art Tours is now considered the area's biggest art event of the year.

With steady growth and support, the Morongo Basin Cultural Arts Council as sponsor, and a team of volunteer organizers, the 2014 Tours boasted 140 artists and 95 studio locations -- an incredible array of artistic talent.

Adjacent to Joshua Tree National Park, this somewhat isolated desert arts community, located only a short drive from Palm Springs and Los Angeles, has its own unique feel and expression.

There is truly no place like the Morongo Basin, and the area has attracted a variety of artists working in many artistic disciplines. People from all over the world make a point of being here in the fall.

Visitors find themselves fascinated not only by the quality and diversity of art they see, but also by the unique experiences they have as they travel along both highway and dusty dirt roads while visiting the studios. For many visitors, this is a chance to experience firsthand the behind-the-scenes creativity of this thriving art community, inspired by its incredible wide-open sky, amazing rock formations and unique wildlife reminiscent of the Wild West.

[Click here](#) to view our mobile-friendly online 2014 Hwy 62 Open Studios Art Tours catalog.



Your Ad H  
(click for details)

Attachment: Morongo Basin Cultural Arts Council Presentation Materials from Parks, Recreation and Cultural Commission Meeting of May 12,

HWY 62 *open studio*  
**ART TOURS**

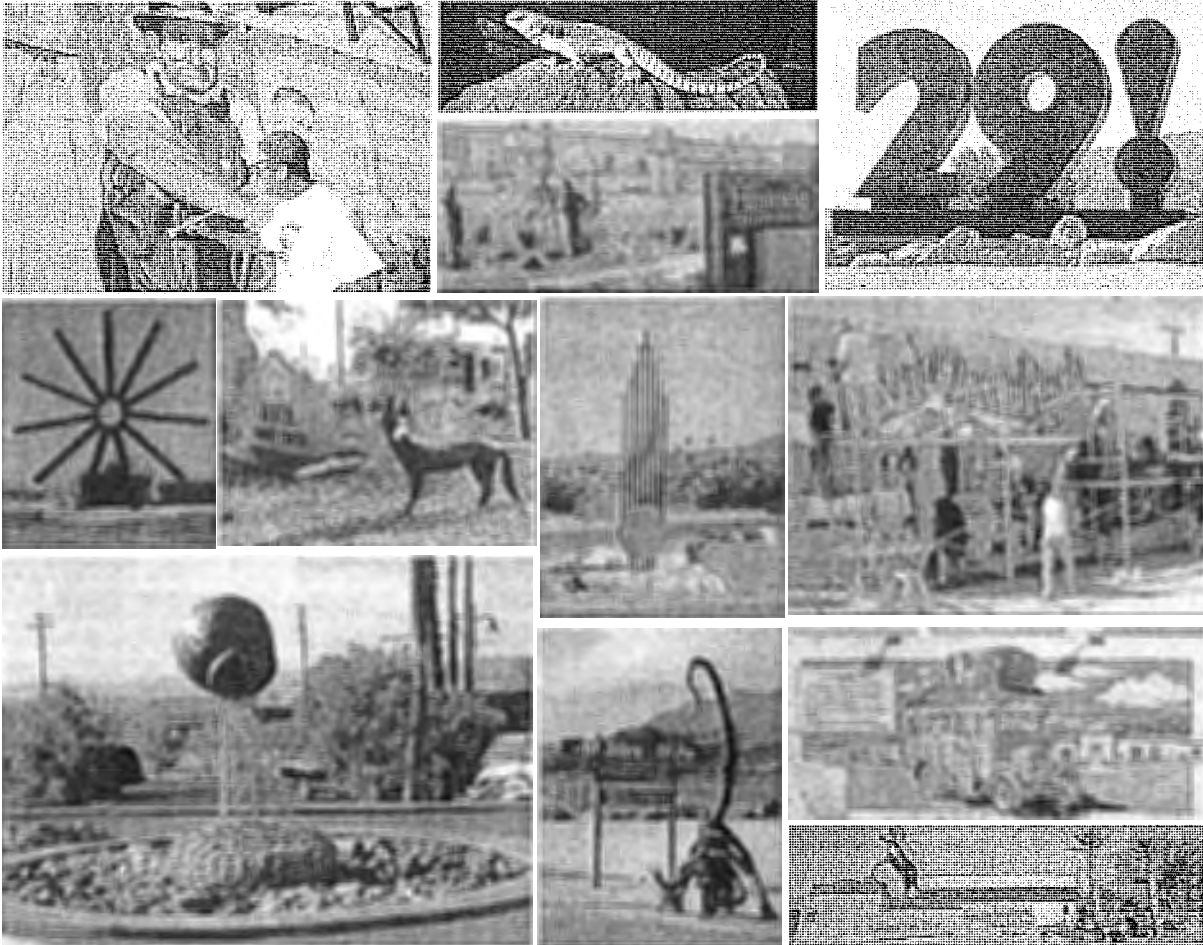


OCTOBER 25-26 *East* / NOVEMBER 1-2 *West*

2014

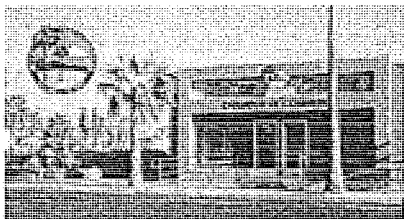
Packet Pg. 100

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 73484 29 Palms Hwy. at Desert Queen  
 (760)367-6197 + [www.29Chamber.org](http://www.29Chamber.org)



[www.visit29.org](http://www.visit29.org)



**29 Palms Art Gallery**  
 74055 Cottonwood Dr. at National Park Dr.  
[www.29PalmsArtGallery.com](http://www.29PalmsArtGallery.com)

Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)



S.d

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MBCAC  
Morongo Basin Cultural  
Arts Council

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The Hwy 62 Open Studio Art Tours is sponsored by the Morongo Basin Cultural Arts Council, a non-profit volunteer-based organization. The Arts Council's mission is to inspire and enliven the community through the arts, and enhance the cultural and economic health of the region.

Building community through the arts, the Arts Council continues to be a leading source of information, inspiration and energy for artists and patrons throughout the Morongo Basin and beyond. We'd like to thank our Board of Directors along with the rest of the MBCAC Art Tours Planning Team, who wholeheartedly volunteer their time in support of this event.

[www.mbcac.org](http://www.mbcac.org)  
[www.hwy62art.org](http://www.hwy62art.org)

# Welcome

TO THE 2014

## HWY 62 OPEN STUDIO ART TOURS

We are excited to be in our 13th year offering the 2014 Hwy 62 Open Studio Art Tours, sponsored by the Morongo Basin Cultural Arts Council. This annual fall event provides the public a unique chance to visit the artists in their studio environments, purchase art directly from the artists, all while experiencing the beautiful and majestic Mojave Desert. Local artists have been working all year expanding their artistic visions in preparation for this event. The talent on display is endless, evidenced by artists working in 2-dimensional and 3-dimensional media, exploring traditional to contemporary and representational to abstract styles. You'll enjoy a wide range of artwork as you take the self-guided tour. You will find serious art, humorous art, whimsical art, large art, and small art. It is the perfect time to purchase art! Choose from what you see while on the Tour, or ask if the artist would consider a customized consignment piece. Since the artists will be present, you have only to ask.

Each artist you meet has chosen to live in this magical environment. Many were drawn to the area, inspired by adjacent Joshua Tree National Park, which is celebrating its 20th anniversary as a National Park. Please take a few minutes to read the article written by longtime resident Paul Smith about the Park and its history. In addition to visiting the artist studios, we hope you allow time to join in our special evening events. From the "Starry Nights" event at the JT Astronomy Arts Theater to the Closing Party at Furstworld, you'll be treated to events and experiences that will take you from day into evening for a full spectrum of the best that the area has to offer.

Fall is always the perfect time to visit the high desert communities of the Morongo Basin and the Hwy 62 Open Studio Art Tour provides the opportunity to explore locations in the desert towns dotted along the highway as well as off the beaten path. Enjoy the panoramic views and big, open skies as you travel through this unique environment filled with spikey Joshua Trees and other-worldly rock formations. Look closely and you may see coyotes, roadrunners, desert tortoises, and jackrabbits! Your adventure may include both paved and dirt roads, but just follow the map and look for the Hwy 62 Open Studio Art Tours signs and get ready to enjoy the art and the artists! With this catalog as your guide you get to choose what you want to see and where you want to go on your art adventure.

All of us on the 2014 Hwy 62 Open Studio Art Tours Planning Team would like to extend a big Thank You for attending the Tour and we look forward to greeting you at our studios!

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HWY 62 *open studio*  
**ART TOURS**

## INFORMATION CENTERS

### MORONGO VALLEY:

**Blue Agave Gallery & Cactus Mart**  
 49889 Twentynine Palms Hwy  
 760-363-6076  
[www.cactusmart.net](http://www.cactusmart.net)

### YUCCA VALLEY:

**ArtFx & Furnishings**  
 55836 29 Palms Hwy  
 619-990-5683  
[YVDigital.com](http://YVDigital.com)

**Oasis Office Supply**  
 56925 Yucca Trail  
 760-365-1773  
[www.oasisoffice.com](http://www.oasisoffice.com)

**California Welcome Center**  
 56711 Twentynine Palms Hwy  
 760-365-5465

### JOSHUA TREE:

**Gallery 62**  
 61871 Twentynine Palms Hwy  
[exhibits@mbcac.org](mailto:exhibits@mbcac.org)  
[www.mbcac.org](http://www.mbcac.org)

**Joshua Tree Art Gallery JTAG**  
 61607 Twentynine Palms Hwy  
 310-562-0511  
[www.joshuatreeartgallery.com](http://www.joshuatreeartgallery.com)

**Wind Walkers**  
 61729 29 Palms Hwy  
 760-366-7841  
[www.windwalkers.com](http://www.windwalkers.com)

### TWENTYNINE PALMS:

**29 Palms Gallery and Artist Guild**  
 74055 Cottonwood Dr  
 760-367-7819  
[www.29palmsgallery.com](http://www.29palmsgallery.com)

**29 Palms Visitor Center and Gallery**  
 73484 Twentynine Palms Hwy  
 760-367-6197  
[www.visit29.org](http://www.visit29.org)

# HOW TO USE THIS CATALOG

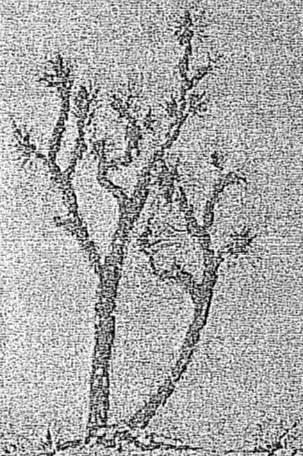
*First Weekend (East)*  
**OCTOBER 25-26**

*Second Weekend (West)*  
**NOVEMBER 1-2**

**9AM - 5PM**

**ALTHOUGH THE TOUR IS HELD OVER TWO WEEKENDS**, with 95 studio locations, 140 artists and evening events on each weekend, it will require some diligent planning to experience all that you wish to see. We suggest you begin with a review of the Artist Pages where each artist is listed in order by studio number. Once you've selected the artists whose work resonates the most with you, refer to the map section to chart the course for your art adventure. You will also find a section with written directions to each studio location that can prove to be helpful. Look for the Art Tours Directional signs to guide you. Please note that Twentynine Palms Highway, 29 Palms Hwy, and Hwy 62, are all the same road and the names are used interchangeably. Whichever route you chose we are sure your experience will be a rewarding one.

**A FEW SAFETY PRECAUTIONS TO KEEP IN MIND:** Do not attempt to drive through soft sand. If it is raining, avoid the washes. Flash floods happen quickly. Cell phone service can be spotty and please do not try to get to the studios using your GPS which has been proven unreliable in the area. Bring layers of clothing as warm days can turn to cool evenings in the high desert.



# Events



## COLLECTIVE ART SHOW

Oct. 3rd – Nov. 29th

Opening Reception: Oct. 3rd 4:30-7pm  
 Location: Hi-Desert Nature Museum  
 located in the Yucca Valley Community Center Complex  
 57116 Twentynine Palms Highway, Yucca Valley, CA 92284  
 Phone: (760) 369-7212

All artwork is for sale.



## STARRY NIGHTS - THE COSMOS AND US

A unique experiment in visual participatory art focusing on the art of the night sky.

Saturday Oct. 25th

6pm to 11pm

Joshua Tree Astronomy Arts Theater

2601 Sunfair Rd., Joshua Tree

(see Studio #81 on the catalog map)

\$10 cover charge

Featuring live ambient music by Clive Wright

Food and Libations available for purchase. Bring a camp chair and relax under the starry skies of Joshua Tree

## CLOSING PARTY AT FURSTWORLD

Join us for the Annual Art Tours Closing Party!  
 Held at the crazy world of Bobby Furst's

Sunday Nov. 2nd

7pm – 11pm

8528 Desert Shadows Rd., Joshua Tree

(see Studio #68 on the catalog map)

\$10 cover charge

(Free to participating artists and accompanying guest)

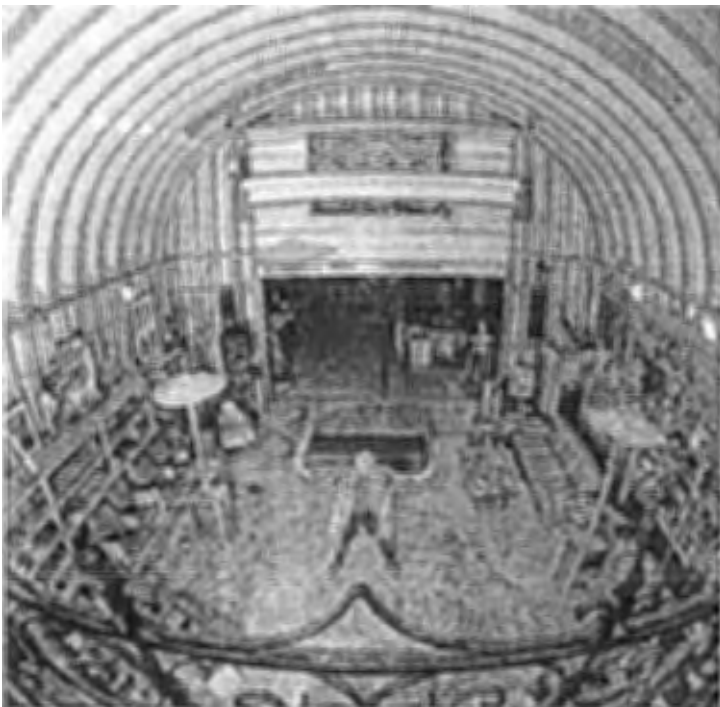
Pot Luck Dinner – bring a dish to share

No Host Bar

Enjoy live music brought to you by  
 Radio Free Joshua Tree, our local non-profit  
 online radio station

Dance Floor – Get up and shake your booty!

Make it a Masquerade – Dress up and get crazy,  
 funky, wild!





# WHY ARE ALL THESE ARTISTS LIVING AND WORKING IN THE MOJAVE DESERT?

By Paul Smith

Hundreds of talented artists from all walks of the art world have chosen to come here.

They did not come to sell their art. They came to experience the wildness of the desert which became an inspiration in the creation of their art.

National Geographic has pointed to our Mojave Desert as "One of the 100 Most Beautiful Places in the World." Several farsighted federal laws are responsible for that designation, The Wilderness Act and the California Desert Protection Act, among them.

## THE WILDERNESS ACT 1964

Fifty years ago a bipartisan congress passed The Wilderness Act. Manifest Destiny was long over. The American people had crossed and conquered the continent and would now look back on our country to protect important wild landscapes for future generations to experience.

It is in essence a spiritual quest. Our cities are fine for buying and selling. However, it is in our wild spaces that we experience those qualities of life and landscape which refresh our souls and renew our love of life.

When President Lyndon Johnson signed the Wilderness Act he declared its primary purpose as: "If future generations are to remember us with gratitude rather than contempt, we must leave them more than the miracles of technology. We must leave them a glimpse of the world as it was in the beginning, not just after we got through with it."

The initial scope of the Act was the creation of 54 protected areas with 9.1 million acres of wilderness. Since then, over 109 million acres have been set aside as wilderness, many of them included in the California Protection Act.

The primary criterion for these wilderness landscapes is that they be untrampled by man. Motorized vehicles are not welcome and human impact is minimal.

The first sentence of the Act declares its public policy purpose: "In order to assure



that an increasing population, accompanied by expanding settlement and growing mechanization, does not occupy and modify all areas within the United States and its possessions, leaving no lands designated for preservation and protection in their natural condition, it is hereby declared to be the policy of the Congress to secure for the American people of present and future generations the benefits of an enduring resource of wilderness."

The artists living and working in the desert have captured their own visions of its importance. Artist Mary Austin-Klein said it well: "In order to promote preservation of California's fragile desert regions, I paint landscapes with detailed realism documenting the mountain ranges and the magical light conditions of the Mojave Desert." And from the photographer Sam Roberts we hear, "Photography has always played a key role in bringing awareness to the public of our need to protect wild places."

## THE CALIFORNIA DESERT PROTECTION ACT 1994

This year marks the 20th anniversary of the California Desert Protection Act (CDPA), championed by Senator Dianne Feinstein and signed into law by President Bill Clinton on October 31, 1994. It was far-reaching in its important role of protecting desert wild lands.

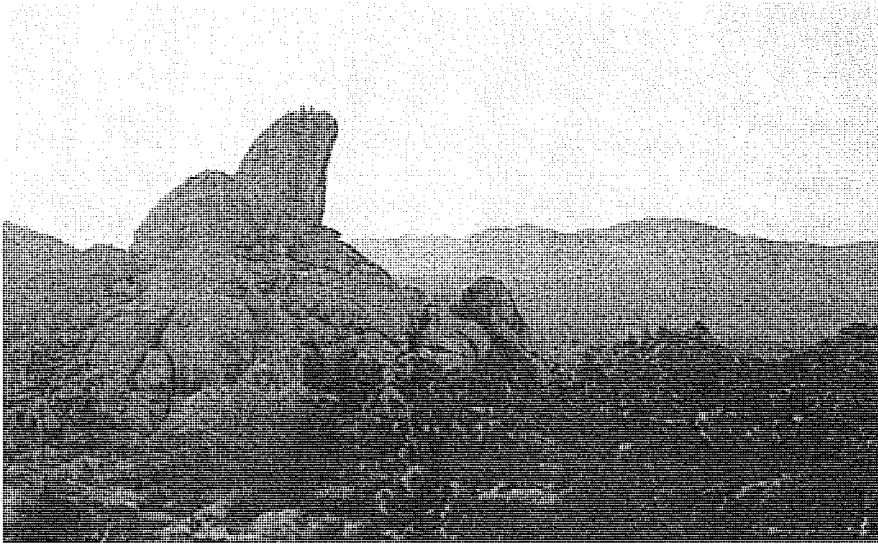
- Designated 69 wilderness areas with a total of 3,570,000 acres.
- Created Joshua Tree National Park, with a total of 795,000 acres, nearly three quarters of which is wilderness.
- Created the Mojave National Preserve, with a total of 1.6 million acres, approximately one-half of which is wilderness.
- Created Death Valley National Park, with a total of 3,396,000 acres, nearly 95% of which is wilderness.
- Created the Desert Lily Sanctuary.

The significance of the CDPA is huge. It came at a time when the desert was being ravaged by immense open pit mines, commercial development, and off-road vehicle abuse.

Not long ago the desert was thought to be barren and hostile - a land to be avoided by civilized man. But after World War II, a growing population began to see the region as filled with economic opportunities such as tourism, ranching, mining and commercial development. That growth continues to this day with new industries of solar and wind energy over an area that could exceed 2 million acres.

People discovered magnificent scenery with wide open vistas which ranged up to 100 miles, towering sand dunes, rugged craggy mountains, animals large and small, and an immense bounty of plants, cacti, wildflowers and the iconic Joshua Tree. Hundreds of these species conserve moisture and beat the heat in fascinating ways which are still the subject of serious scientific scrutiny.

A balanced protection of the natural resources was needed and the California Desert Protection Act provided the answer.



**THE SPIRITUAL IMPORTANCE OF WILDERNESS**

A few years back, President Gerald Ford commented: "I believe that the Wilderness System serves a basic need for all Americans, even those who may never visit wilderness areas - the preservation of a vital element of our heritage. Wilderness preservation insures that a central facet of our Nation can be realized, not just remembered."

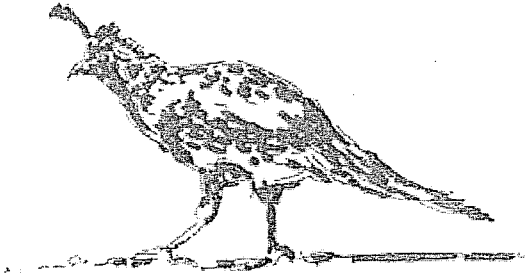
"It is tempting to believe that what the desert holds uppermost for man is not a raceway for his engines but a crucible for his spirit" - John Waugh. That is why artists have chosen to come here. They did not come to sell their art. They came to experience the wild spirit of the desert.

**A Tribute to JR**



JR was always in awe over the many talented people here in the high desert. How diverse and creative they are. Making things out of rusty metal, wood, ceramics, paintings. The list goes on and on. Each year when he encountered a visitor, who enquired about our local art community, his face would light up, as he would tell them about the Open Studio Art Tours. It didn't matter if it was January or October. He was always delighted to share with them the entire experience, being able to meet the artist, see their workplace/studio and discover a special place we call home. He would share with them his personal experiences, but more so the Art Tour Catalog that would guide them throughout the High Desert in search of all matters of artwork. When Wind Walkers first opened in 2006 and local artists started to bring samples of their work, he was both supportive and eager to give those an opportunity to share what they had created for the world to see. Even if the artwork did not fit the store's theme he would try and direct them to another venue that might be able to assist them. JR never felt that he had "the artistic gene", however art is not only considered such by the artist, but by the viewer as well. In that sense he too was an artist. On January 10, 2014, JR transitioned to his next level of our journey. He might not be here in physical form but still encourages all in his spiritual form. For as in art, the essence is still very present.

*Abe Daniels:  
JR was, along with Abe Daniels, co-owner of Wind Walkers, one of our more prominent stores in downtown Joshua Tree. As his partner Abe has so eloquently expressed, he was a huge proponent of the arts and will be greatly missed.*



## A BRIEF HISTORY OF

### Hwy 62 Open Studio Art Tours

Originated by a small group of passionate local artists in 2001 as a Festival for the Arts with 24 artists participating, the Hwy 62 Open Studio Art Tours is now considered the area's biggest art event of the year. With steady growth and support, the strength of the Morongo Basin Cultural Arts Council as sponsor, and a team of volunteer organizers, the 2014 Tours boast 140 artists with 95 studio locations and an incredible array of artistic talent. Adjacent to Joshua Tree National Park, this somewhat remote desert arts community, located only a short drive from Palm Springs and Los Angeles, has its own unique feel and expression. There is truly no other place like it, and the ever growing numbers of visitors who come to experience the tour find themselves fascinated not only by the quality and diversity of art they see, but also by the unique experiences they have as they travel along the highway and dusty dirt roads while visiting the studios. For many, it is a chance to experience intimately the behind the scenes of this thriving art community, inspired by its incredible wide open sky, amazing rock formations and unique wildlife reminiscent of the Wild West.

### ABOUT THE COVER

Special thanks to Constance Walsh for the use of her wonderful studio, and the collaboration between Marcia Geiger and Paul Morehead for their creative work in staging, photographing and developing the cover image. Try to find and identify the artwork done by local artists in the image!

Also a special thank you to Melissa Sabol and Rhonda Lane Coleman for volunteering their time and expertise in helping refine the cover. They both spent many hours working from the MBCAC Art Tour Planning Team's initial concept, developing its design and final layout. Thank You!

## Art All Year

The 2014 Hwy 62 Open Studio Art Tours Committee thanks all of the galleries and retail stores who support the local arts community by providing space for local artists to display and sell our artwork all year long.

If your business or gallery is not listed, or listed by name only, please subscribe to the MBCAC regular news email flash by going to Hwy62Art.org, so we may include more accurate information next year. THANK YOU!

#### MORONGO VALLEY:

**Blue Agave Gallery & Cactus Mart**  
49889 Twentynine Palms Hwy  
760-363-6076  
www.cactusmart.net

#### YUCCA VALLEY:

**ArtFx & Furnishings**  
55836 29 Palms Hwy  
619-990-5683  
YVDigital.com

**Plaza Art & Frame**  
57246 29 Palms Hwy  
760-365-3396

**Rainbow Stew**  
55509 29 Palms Hwy  
760-418-5170  
www.rainbowstew4u.com

**Pioneer Crossing Antiques**  
Corner of Hwy 62 & Pioneertown Rd  
760-228-0603

**Sweet Digs**  
55838 29 Palms Hwy  
720-228-1010

**Oasis Office Supply**  
56925 Yucca Trail  
760-365-1773  
www.oasisoffice.com

**California Welcome Center**  
56711 Twentynine Palms Hwy  
760-365-5465

#### JOSHUA TREE:

**Hi-Desert Cultural Center**  
61231 Twentynine Palms Hwy  
760-366-3777  
www.HiDesertCulturalCenter.org

**\*Gallery 62**  
61871 Twentynine Palms Hwy  
exhibits@mbcac.org  
www.mbcac.org

**\*Pie For The People**  
61740 Twentynine Palms Hwy  
760-366-0400  
www.pieforthepeople.net

**Joshua Tree Art Gallery JTAG**  
61607 Twentynine Palms Hwy  
310-562-0511  
www.joshuatreeartgallery.com

**Natural Sisters Restaurant**  
61695 Twentynine Palms Hwy  
760-366-3600

**Grateful Desert Herb Shop**  
61695 Twentynine Palms Hwy  
760-366-8333

**Listening Lounge**  
61597 Twentynine Palms Hwy  
www.rfjt.com  
760-475-4680

#### Wind Walkers

61729 29 Palms Hwy  
760-366-7841  
www.windwalkers.com

**\*Office of County Supervisor  
Ramos, Bob Burke County Building**  
63665 Twentynine Palms Hwy

**\*Joshua Tree Branch Library**  
6465 Park Blvd.  
760-366-8615

#### TWENTYNINE PALMS:

**\*29 Palms Inn**  
3950 Inn Ave  
760-367-3505  
www.29PalmsInn.com

**Raven's Book Shoppe**  
69225 29 Palms Hwy.  
760-362-4900

**Roadside Attraction**  
69197 29 Palms Hwy  
760-401-8038  
www.douglasosmith.com

**Bowden Frame Shop**  
73355 Sullivan Rd. #B  
760-367-1174  
www.facebook.com/BowdenFrameShop

**29 Palms Gallery and Artist Guild**  
74055 Cottonwood Dr  
760-367-7819  
www.29palmsgallery.com

**29 Palms Visitor Center and  
Gallery**  
73484 Twentynine Palms Hwy  
760-367-6197  
www.visit29.org

**\*29 Palms Creative Center &  
Gallery**  
6847 Adobe Rd  
760-361-1805  
www.29palmscreativecenter.com

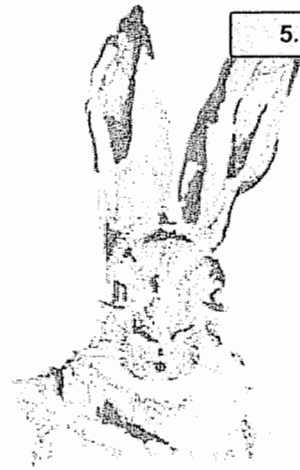
#### WONDER VALLEY:

**The Glass Outhouse Gallery**  
77575 Twentynine Palms Hwy  
760-367-3807

**\*Arts Council sponsored rotating  
art shows at this location**

*These galleries and stores support the local art community by providing space for our artists to show and sell art work all year long. The list shown here is compiled from businesses who responded to the Arts Council's invitation for inclusion in this catalog and therefore may not be a complete representation.*

# Thank You!



## OUR MAJOR SPONSORS

Featured Sponsor - City of 29 Palms  
Patron Sponsor - Hi-Desert Cultural Center

## CATALOG LAYOUT AND DESIGN

Melissa Sabol, owner of Oasis Office Supply

## ADVISORS

Chuck Caplinger and Rhonda Lane Coleman

## INFORMATION CENTERS

We want to give a special thank you to those locations in our area that offer their businesses to us as Hwy 62 Open Studio Art Tour Information Centers. These locations, dotted along Hwy 62, are key distribution centers for our catalogs and are there to support us before and during the Tour weekends: Cactus Mart, Oasis Office Supply, ArtFx, California Welcome Center, Joshua Tree Art Gallery (JTAG), Wind Walkers, Gallery 62, 29 Palms Visitor Center and 29 Palms Art Gallery.

## OTHER SUPPORTERS (in no specific order)

Karine Swenson, Sal Sinare, Sherry Rand, Ellie Tyler, Janis Commentz, Jenifer Palmer-Lacy, Cheryl Kandel, Marjorie Franklin, Esther Shaw, Judy Wold, Abe Daniels, the Hi-Desert Nature Museum, the Town of Yucca Valley, Cathy Allen from CMC and the Copper Mountain College Foundation, Paul Smith, Gretchen Grunt, Barnet English of the Joshua Tree Music Festival, Vickie Waite, Andy Woods, David Fick, Sarah Habershon, Candacy Taylor, Z107.7 Radio, Ted Quinn with Radio Free Joshua Tree, the Board of Directors of the MBCAC and the membership of the MBCAC.

# Special Thanks TO OUR MBCAC HWY 62 OPEN STUDIO ART TOURS PLANNING TEAM VOLUNTEERS

The 2014 Hwy 62 Open Studio Art Tours has been organized by a dedicated group of artists who volunteered many hours to make this the best year ever.

### ART TOURS OVERVIEW & COORDINATION TEAM

Alita VanVliet, Ed Keesling, Anne Beattie, Paul Klopfenstein, Kathi Klopfenstein, Jimbo Gimson, Paul Morehead

### COMMUNICATION TEAM

Scott Doten, Alita VanVliet, Lenne Rosen-Kabe, Jimbo Gimson, Donna Eastman

### PROGRAM/CATALOG MANAGEMENT TEAM

Marcia Geiger, Tami Roleff, Paul Morehead, Scott Doten, Alita VanVliet, Anne Beattie, Kathi Klopfenstein, Paul Klopfenstein, Jimbo Gimson, Lenne Rosen-Kabe, with special thanks to Melissa Sabol, owner of Oasis Office Supply, for her work in design and layout of the catalog

### CATALOG COVER IMAGE

Constance Walsh (studio), Marcia Geiger (staging), Paul Morehead (photography)

### CATALOG "DESERT THEME" INK ILLUSTRATIONS

Alita VanVliet

### CATALOG ARTIST PHOTO PREPARATION

Diana Shay Diehl

### CATALOG MAPS

Thanks to the collaboration between Karyn Sernka, Marcia Geiger, Tami Roleff

### MOBILE CATALOG

Donna Eastman

### MARKETING & PROMOTIONS TEAM

Paul Morehead, Valerie Davis, Scott Doten

### COLLECTIVE SHOW TEAM

Stefanie Ritter and the Hi-Desert Nature Museum, Alita VanVliet, Ed Keesling, Kathi Klopfenstein

### ARTIST GATHERING EVENTS & CLOSING PARTY TEAM

Anne Beattie, Bobby Furst, Paul Morehead, Ed Keesling, Alita VanVliet, Kathi Klopfenstein, Ted Quinn with Radio Free Joshua Tree and Closing Party musicians

### ARTIST APPLICATION PROCESSING & PAYMENTS

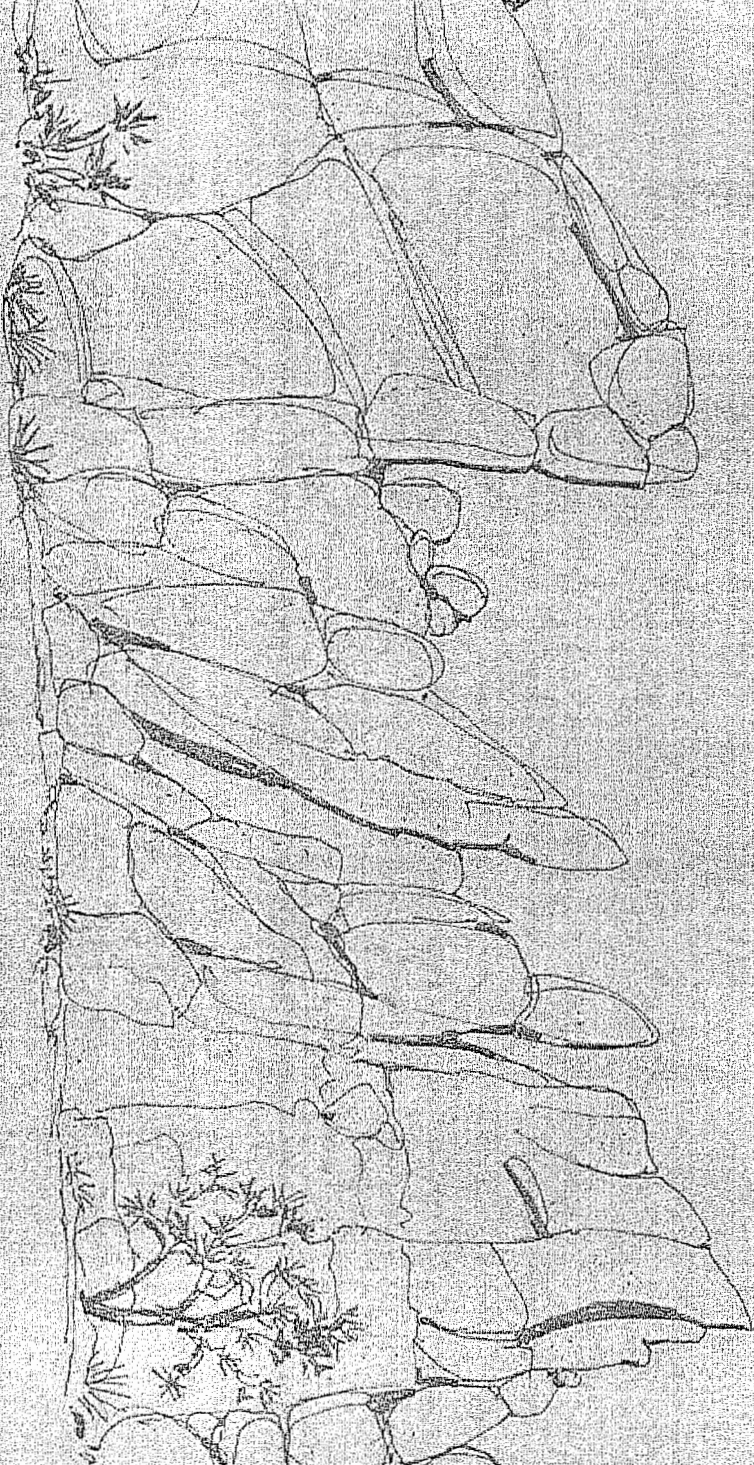
Miriam Taylor, Alita VanVliet, Scott Doten, Kathi Klopfenstein, Jimbo Gimson, Laura Dennison

Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)

ARTIST

# Studios

9AM - 5PM





First Weekend



Second Weekend



Both Weekends



**SEBASTIANO GRASSO**

First Weekend  
11398 Juniper Ave  
Morongo Valley, CA 92256  
grassosebastiano@gmail.com  
www.artedisebastiano.smugmug.com  
760.363.2018  
*Assemblage, Painting, Sculpture*



**SNAKE JAGGER**

Both Weekends  
51063 29 Palms Hwy. #19  
Morongo Valley, CA 92284  
snakejagger@gmail.com  
www.snakejagger.com  
760.641.6342  
*Assemblage, Painting, Mixed Media*



**TAMI WOOD**

Both Weekends  
51063 29 Palms Hwy. #19  
Morongo Valley, CA 92284  
tamiwoodcreations@gmail.com  
www.tamiwoodcreations.com  
760.774.2553  
*Assemblage, Painting, Metal Art*



**DANIEL BARTLETT**

Both Weekends  
8686 Little Morongo Road  
Morongo Valley, CA 92256  
danbartlett@gmail.com  
www.danbartlettphotos.com  
760.401.9997  
*Photography: Nature, Landscape, Desert Themes*



**SUCCULENT SURPRISES**

Both Weekends  
8524 Little Morongo Road  
Morongo Valley, CA. 92256  
succulent.surprises@gmail.com  
www.succulentsurprises.com  
909.362.2016  
*Succulents, Ceramics*



**GAY SMITH**

Second Weekend  
53722 Pioneertown Road  
Pioneertown, CA 92268  
gaysmith40@gmail.com  
760.228.1363  
*Gourd Art*

Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)

ARTIST

## Studios


**THOMAS AND AMARA ALBAN  
(MAZAMAR ART POTTERY)**

Both Weekends  
53626 Mane Street  
Pioneertown, CA 92268  
amaraalban@gmail.com  
www.mazamar.com  
760.228.0290

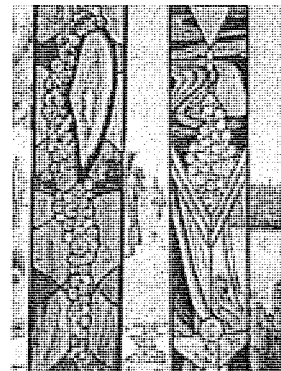
*Ceramics*


**GEOFFREY FENNELL**

Both Weekends  
53626 Mane St.  
Pioneertown, CA 92268  
windsweeparts@hotmail.com

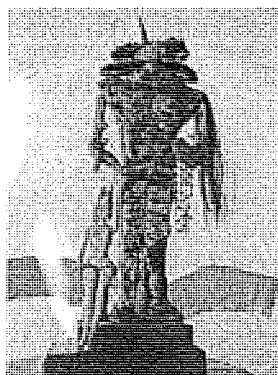
760.278.0290

*Photography, Painting, Jewelry,  
Giclée Prints*


**BOBETTE MILICI**

Second Weekend  
2808 Ox Yoke Pass  
Pioneertown, CA 92268  
bobette@bobettesglassact.com  
www.bobettesglassact.com  
760.369.8252

*Glass*


**TONY MILICI**

Second Weekend  
2808 Ox Yoke Pass  
Pioneertown, CA 92268  
bamilici@wildblue.net

760.369.8252

*Assemblage, Ceramics, Painting,  
Photography*


**CHRISTINA RENEE**

Second Weekend  
51088 Burns Canyon Rd  
Pioneertown, CA 92268  
anglintrning6@aol.com

503.804.1986

*Painting*


**CHRISTINA STRATTON**

Second Weekend  
51088 Burns Canyon Rd  
Pioneertown, CA 92268  
christina.elisha23@gmail.com

760.774.6934

*Photography*

STUDIOS OPEN 9AM - 5PM



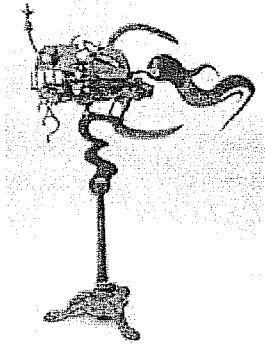
First Weekend



Second Weekend



Both Weekends



**DAN ROMERO**

Both Weekends  
2891 Tumbleweed Trail  
Pioneertown, CA 92268  
romerometal@gmail.com  
<http://romerometal.com/index.html>  
909.569.5077

*Metal Art*



**DEE SMALL**

Both Weekends  
2891 Tumbleweed Trail  
Pioneertown, CA 92268  
deesmall3@hotmail.com

760.413.7466

*Drawing, Painting, Mixed Media*



**LARRY WHITE**

Both Weekends  
2891 Tumbleweed Trail  
Pioneertown, CA 92268  
laremail68@gmail.com  
[www.larrywhiteartmix.com](http://www.larrywhiteartmix.com)  
909.234.5337

*Ceramics, Drawing, Metal Art, Painting, Sculpture*



**JUAN THORP**

Second Weekend  
2860 Orange Trail  
Pioneertown, CA 92268  
susiejeaton@aol.com  
[www.bunnygunner.com](http://www.bunnygunner.com)  
909.519.1729

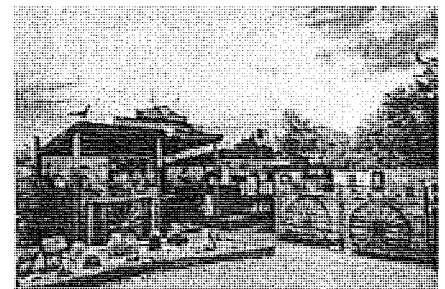
*Painting, Assemblage, Ceramics, Drawing, Metal Art*



**JASON GRAVES**

Second Weekend  
8577 Great House Lane  
Yucca Valley, CA 92284  
Jason@JasonGravesArt.com  
[www.JasonGravesArt.com](http://www.JasonGravesArt.com)  
310.980.4570

*Painting*



**JAMES LUNA**

Both Weekends  
7933 Hammett Rd  
Yucca Valley, CA 92284  
jamesyv92284@gmail.com

760.660.1234

*Southwestern Crafts, Painting*

Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)



ARTIST

## Studios

**CLARK HUNTER**

Second Weekend  
55109 Mountain View Trail  
Yucca Valley, CA 92284

werdoomed@aol.com  
www.ClarkHunter.com  
323.459.0603

*Photography*

**KATHRYN HUNTER**

Second Weekend  
55109 Mountain View Trail  
Yucca Valley, CA 92284

kathrynhunter@yahoo.com

423.920.0192

*Painting, Photography*

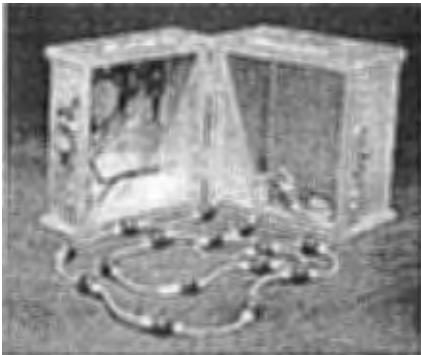
**ANDREW EIDEN**

Second Weekend  
55109 Mountain View Trail  
Yucca Valley, CA 92284

andreweiden@hotmail.com

562.945.6352

*Photography*

**MICHAEL EIDEN**

Second Weekend  
55109 Mountain View Trail  
Yucca Valley, CA 92284

zenith8746@aol.com  
www.oldmaninthedesert.com  
562.945.6352

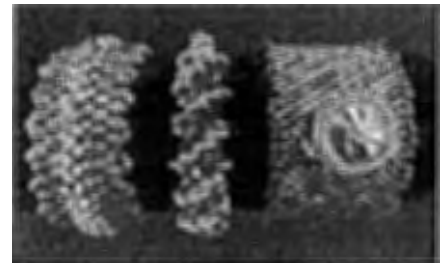
*Jewelry*

**RAINBOW STEW**

Both Weekends  
55509 29 Palms Highway  
Yucca Valley, CA 92284

Rainbowstew4u@aol.com  
www.rainbowstew4u.com  
760.418.5170

*Ceramics, Drawing, Glass, Jewelry,  
Painting, Photography*

**MARY JONASSE**

Second Weekend  
8444 Bannock Trail  
Yucca Valley, CA 92284

res1bqvc@verizon.net

760.567.6380

*Jewelry*



First Weekend



Second Weekend



Both Weekends

**BARBARA PRESTRIDGE**

Second Weekend  
8444 Bannock Trail  
Yucca Valley, CA 92284  
hayhaynut35@hotmail.com

760.567.6640

*Creative Gourd Art and Fine Gourd  
Jewelry*

**DIANA SHAY DIEHL**

Second Weekend  
8444 Bannock Trail  
Yucca Valley, CA 92284

4diana.shay@gmail.com  
[https://www.facebook.com/  
MojaveLightStudio](https://www.facebook.com/MojaveLightStudio)  
760.365.9276

*Transferred Print Images,  
Photography*

**JAMES JARED TAYLOR**

Second Weekend  
8444 Bannock Trail  
Yucca Valley, CA 92284

cvgtolax@earthlink.net  
[www.jamesjaredtaylorarts.com](http://www.jamesjaredtaylorarts.com)  
760.285.5672

*Painting, Sculpture*

**KRISTA WARGO**

Second Weekend  
8444 Bannock Trail  
Yucca Valley, CA 92284

kristart21@gmail.com  
[www.krista-wargo.artistwebsites.  
com](http://www.krista-wargo.artistwebsites.com)

760.799.8115

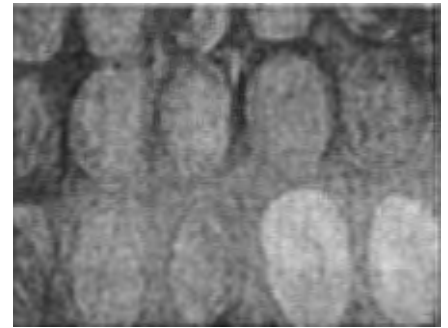
*Painting- Oil*

**CORY HAMILTON**

Second Weekend  
8070 Palm Ave  
Yucca Valley, CA 92284

coryhamilton@verizon.net  
[www.coryhamilton.com](http://www.coryhamilton.com)  
760.799.8159

*Custom Wood Furniture*

**BONNIE BRADY**

Second Weekend  
56790 Desert Gold  
Yucca Valley, CA 92284

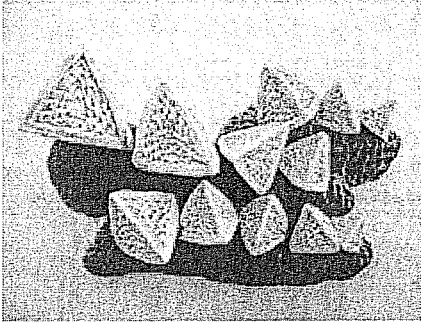
bonniebrady@roadrunner.com

760.899.7779

*Painting, Collage*

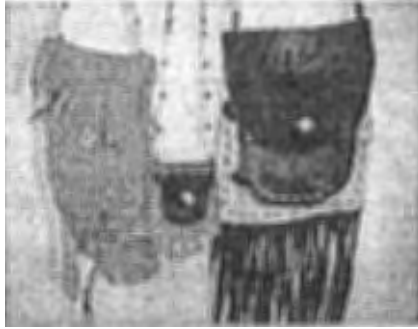
ARTIST

## Studios

**JOHN GREENFIELD**

Both Weekends  
56790 Desert Gold  
Yucca Valley, CA 92284  
greenfieldjohn27@yahoo.com

760.899.2230

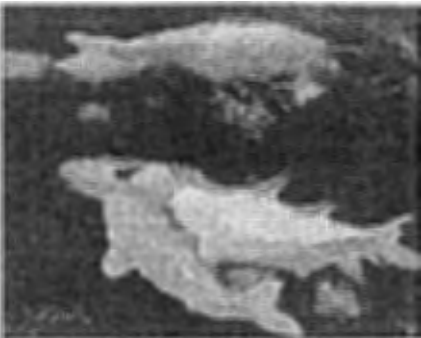
*Ceramic Sculpture***SUSAN BRADY GONZALES**

Second Weekend  
56790 Desert Gold  
Yucca Valley, CA 92284  
Bonniebrady@roadrunner.com

951.659.3181

*Ceramics, Leather***DEBORAH WHYTOCK**

Both Weekends  
56670 Kismet Rd  
Yucca Valley, CA 92284  
deborah@deborahwhytockart.com  
www.deborahwhytockart.com  
760.401.0244

*Photography***JOHN WHYTOCK**

Both Weekends  
56670 Kismet Rd  
Yucca Valley, CA 92284  
deborah@johnwhytockart.com  
www.johnwhytockart.com  
760.401.0244

*Painting***TOBI TABOADA**

Second Weekend  
7638 Dumosa  
Yucca Valley, CA 92284  
ttaboada@roadrunner.com  
www.tobitaboada.com  
760.228.2725

*Encaustic; Handmade Books and Paper***CHRISTINE LAMB**

Second Weekend  
8762 Alaba Ave  
Yucca Valley, CA 92284  
lamb@embellishedlamb.com  
www.embellishedlamb.com  
760.401.2254

*Fiber Art, Jewelry, Painting*



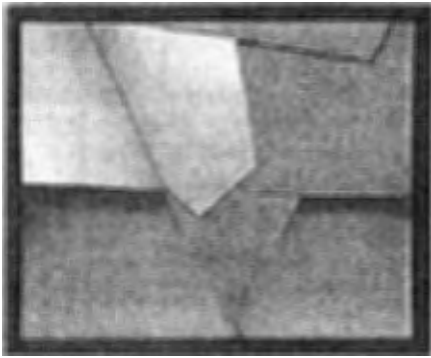
First Weekend



Second Weekend



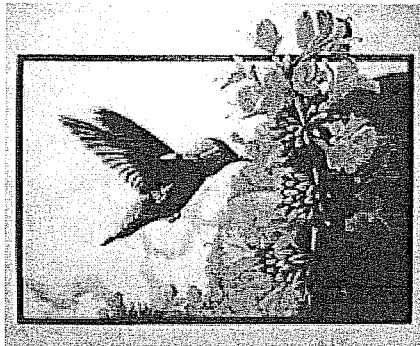
Both Weekends



**RAY LAMB**

Second Weekend  
8762 Alaba Ave  
Yucca Valley, CA 92284  
ray@fineartlamb.com  
www.fineartlamb.com  
760.401.2255

*Painting*



**LARGER THAN LIFE MURALS**

Both Weekends  
58217 Desert Gold Dr  
Yucca Valley, CA 92284  
linda@largerthanlifemurals.com  
www.largerthanlifemurals.com  
760.413.2116

*Ceramics, Drawing, Painting,  
Photography, Sculpture*



**ESTHER SHAW**

Second Weekend  
8289 Palomar Ave  
Yucca Valley, CA 92284  
esthernmike@verizon.net  
www.estershawsart.com  
760.369.9025

*Painting - Oil, Watercolor, Acrylic &  
Mixed Media*



**BARBARA SPILLER**

Second Weekend  
59388 Journey Ln  
Joshua Tree, CA 92252  
barbspiller@gmail.com  
www.barbaraspillerarts.com  
310.430.1380

*Assemblage, Jewelry*



**MAE FOX**

Second Weekend  
6929 Grand Ave  
Yucca Valley, CA 92284

760.228.1172

*Painting, Glass*



**EMILIA LOUISA FRASHER**

Second Weekend  
57604 Sunnyslope  
Yucca Valley, CA 92284  
emilialou@roadrunner.net  
www.emilialouisa.com  
760.218.0539

*Jewelry*

ARTIST

## Studios

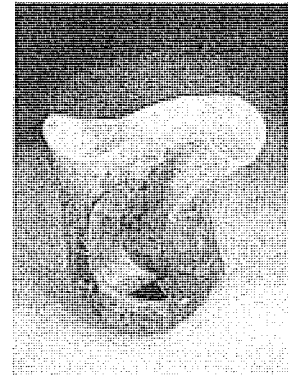
**NANCY MIEHLE**

Second Weekend  
57604 Sunnyslope Dr  
Yucca Valley, CA 92284  
nancy\_miehle@yahoo.com

760.861.5078

*Glass, Painting***SUSAN MADSEN**

Both Weekends  
57326 Crestview Dr  
Yucca Valley, CA 92284  
susankmadsen57@hotmail.com

*Painting- Monotype and Mixed Media***NICHOLE VIKDAL**

Both Weekends  
57326 Crestview Dr  
Yucca Valley, CA 92284  
nvikdal@roadrunner.com  
www.facebook.com/kiln2perfection

*Ceramics, Sculpture***REUVEN WALLACK**

Both Weekends  
57523 Old Mill Road  
Yucca Valley, CA 92284  
reuvenwallack@yahoo.com  
www.reuvenwallack.com  
401.297.1622

*Painting***SALVATORE SINARE**

Second Weekend  
56375 Cobalt Rd  
Yucca Valley, CA 92284  
salsinare@earthlink.net  
www.salvatoresinareart.com  
760.365.2403

*Drawing, Painting, Sculpture***JULIANNE KOZA**

Both Weekends  
5405 Grand Ave  
Yucca Valley, CA 92284  
juliannekoza@verizon.net

760.365.8837

*Jewelry, Photography, Kiln Glass*



First Weekend



Second Weekend



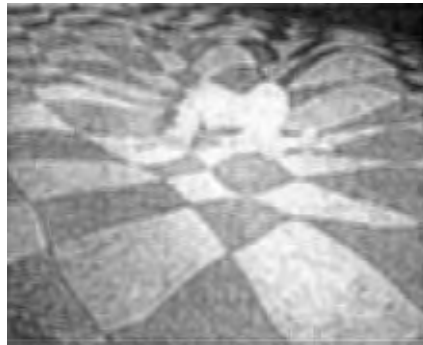
Both Weekends

**GEORGIA RYAN**

Both Weekends  
5405 Grand Ave  
Yucca Valley, CA 92284

jimandgeorgiaryan@frontiernet.net  
www.woodgatestudio.com  
928.303.1292

*Ceramics, Jewelry, Kiln Glass*

**RAY YEAGER**

Second Weekend  
5563 Grand Ave  
Yucca Valley, CA 92284

ryeager890@aol.com  
www.photomontage-ryeagerart.com  
760.365.7897

*Photography*

**BILL DAHL**

Both Weekends  
5330 Grand Ave  
Yucca Valley, CA 92284

bdahl@billdahlphotography.com  
www.billdahlphotography.com  
760.362.3043

*Photography*

**KATHI KLOPFENSTEIN**

Both Weekends  
5330 Grand Ave  
Yucca Valley, CA 92284

desklop92@verizon.net  
www.bearcourt.com  
760.285.3898

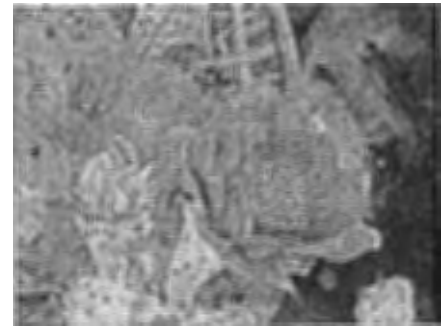
*Basketry*

**PAUL KLOPFENSTEIN**

Both Weekends  
5330 Grand Ave  
Yucca Valley, CA 92284

pklops@yahoo.com  
www.bearcourt.com  
760.285.3799

*Gourds*

**DEANE LOCKE**

Both Weekends  
5330 Grand Ave  
Yucca Valley, CA 92284

dlockefineart@verizon.net  
www.dlockefineart.com  
760.285.2318

*Painting*

ARTIST

## Studios


**JANELLEN FARMER**  
**(GHOST TOWN IMAGES)**

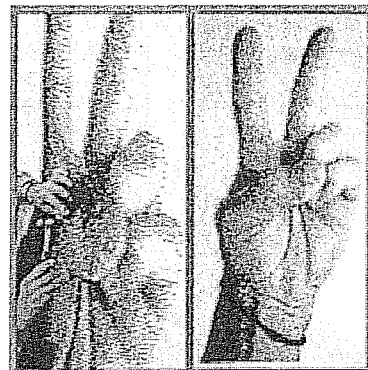
Both Weekends  
 56701 Chipmunk Tr  
 Yucca Valley, CA 92284  
 janellenf@yahoo.com

760.221.4343

*Photography*
**JOANN PETERSEN**

Both Weekends  
 56701 Chipmunk Tr  
 Yucca Valley, CA 92284  
 nj2capetersen@msn.com

760.902.3426

*Painting*
**JOHN HENSON**

Second Weekend  
 5634 Roberts Road  
 Yucca Valley, CA 92284  
 sweetrockranch@gmail.com

*Nails in Wood*
**ED KEESLING**

Second Weekend  
 58775 Wilmar Ave  
 Yucca Valley, CA 92284  
 ededkeesling@aol.com  
 www.edscayworks.com  
 760.401.3232

*Ceramics*
**KAREN CAYGILL**

Both Weekends  
 58979 Los Coyotes  
 Yucca Valley, CA 92284  
 dkcaygill@gmail.com

760.578.5258

*Ceramics*
**SHERRY KIMMEL**

Second Weekend  
 59262 Romans Road  
 Yucca Valley, CA 92284

www.kimmelart.com

*Painting*



First Weekend



Second Weekend



Both Weekends

**VIRGINIA NEAL**

Second Weekend  
59262 Romans Rd  
Yucca Valley, CA 92284  
desertartistvn@verizon.net

760.365.3402

*Assemblage, Drawing, Painting***KELLY WITMER**

Second Weekend  
4959 Paradise View Road  
Yucca Valley, CA 92284  
kellywitmer@gmail.com  
www.Kellywitmer.com

*Ceramics, Painting***MICHAEL FAGAN**

Second Weekend  
3768 El Dorado Ave  
Yucca Valley, CA 92284  
magiconthemesa@yahoo.com  
www.magiconthemesa.com  
760.636.9358

*Ceramics, Photography***BARBARA WURDEN**

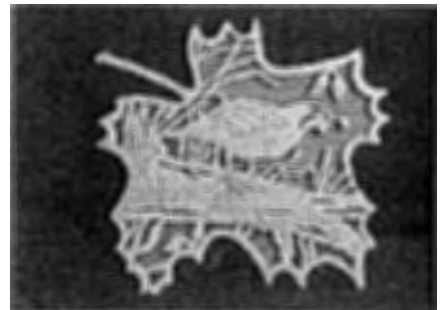
Both Weekends  
3353 Sage Ave  
Yucca Valley, CA 92284

wurden@wurden.com  
www.wurden.com  
562.716.9079

*Painting***DAVID DURAN**

Second Weekend  
55468 Pipes Canyon Rd  
Pioneertown, CA 92268

mindancer01@yahoo.com  
www.goldmountainfilmstudios.com  
760.660.9743

*Assemblage, Ceramics, Basketry,  
Drawing, Fiber Art***LINDA ROMATKO**

Second Weekend  
2096 Old Woman Springs Rd  
Yucca Valley, CA 92284

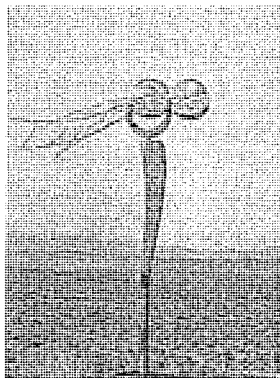
lobelra@gmail.com

760.364.4472

*Wood*



## Studios

**STEVE RIEMAN**

Second Weekend  
1188 Tahoe Ave  
Yucca Valley, CA 92284  
riemans@riemansculpture.com  
www.riemansculpture.com  
760.364.3455

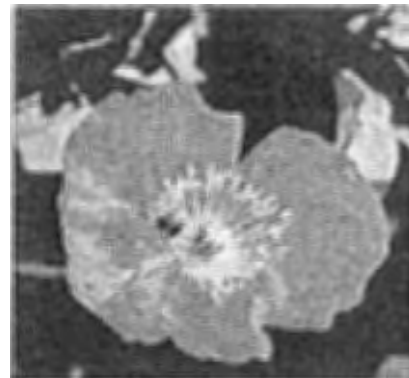
*Sculpture*

**SHELLY FREDENBURG**

Both Weekends  
1010 Cambria Ave  
Yucca Valley, CA 92284  
shellrswift@hotmail.com

760.660.3698

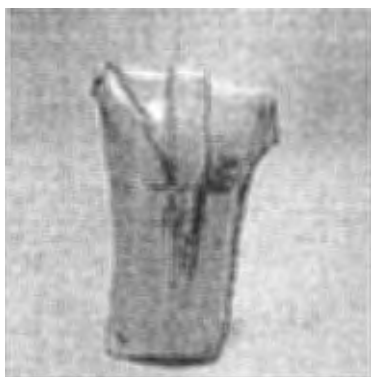
*Ceramics*

**LINDA HALL**

Both Weekends  
1010 Cambria Ave  
Yucca Valley, CA 92284  
lmhallyv@gmail.com

760.464.1051

*Photography*

**BIBIANA FOSCHETTI**

First Weekend  
227 Cherokee Trail  
Yucca Valley, CA 92284  
bibianafoschetti@yahoo.com

760.488.3367

*Ceramics*

**ADINA MILLS**

Both Weekends  
930 Dakota Lane  
Landers, CA 92285  
adina@adinamills.com  
www.adinamills.com  
818.640.4669

*Jewelry, Sculpture*

**MARCIA GEIGER**

Second Weekend  
60426 Lutz Ave  
Landers, CA 92285  
geigarts@gmail.com  
www.geigarts.com  
760.333.8884

*Painting*

STUDIOS OPEN 9AM - 5PM



First Weekend



Second Weekend



Both Weekends



**SCOTT DOTEN**

Both Weekends  
919 Shangri La  
Joshua Tree, CA 92252  
scottinj@gmail.com  
www.facebook.com/scottdoten  
760.333.5216

*Drawing, Metal Art, Painting,  
Sculpture*



**DONNA EASTMAN**

First Weekend  
919 Shangri La  
Joshua Tree, CA 92252  
donnamae@psualum.com  
760.668.7799

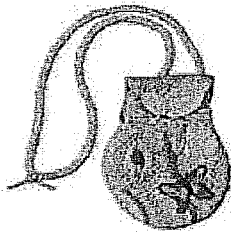
*Painting*



**THEANN HAYES**

Second Weekend  
919 Shangri La  
Joshua Tree, CA 92252  
Theannh@yahoo.com  
760.401.2727

*Photography, Abstract Photography*



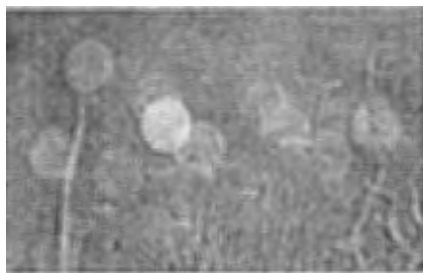
Marya Fields.  
Halter Amalgam style pouch worn on neck  
Woman's Pouch  
Ward beads on leather  
5 1/2 x 3 7/8"  
1992



**MARYA FIELDS**

First Weekend  
919 Shangri La  
Joshua Tree, CA 92252  
mesquitehill@msn.com  
760.364.3309

*Jewelry, Beadwork*



**GEORGIA TONEY**

First Weekend  
919 Shangri La  
Joshua Tree, CA 92252  
georgiawrites@gmail.com  
www.countryandsouthern.com  
843.830.0869

*Photography*



**JUDY WOLD**

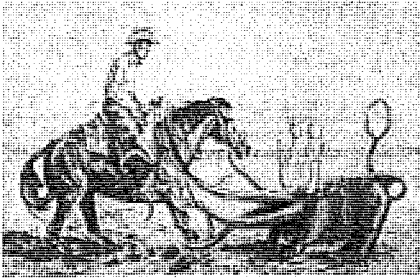
Second Weekend  
60433 Sonora Rd  
Joshua Tree, CA 92252  
judywold5@gmail.com  
www.judywold.com  
310.384.7781

*Painting*

Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)

ARTIST

## Studios



49

**THYRZA SEGAL**

Both Weekends  
6340 Olympic Rd  
Joshua Tree, CA 92252

thyrza@gmail.com  
www.thyrza.ca  
760.550.9484

*Painting, Photography, Sculpture*



50

**LAVONNE KENNEDY**

First Weekend  
60163 Chesapeake Dr  
Joshua Tree, CA 92252  
buxburns@yahoo.com

760.974.1033

*Painting*



51

**RICHARD SOUTHARD**

Both Weekends  
60615 La Mirada Tr  
Joshua Tree, CA 92252  
dandssouthard@gmail.com

763.213.3852

*Sculpture*



52

**TONI MARIE CALLAWAY**

Second Weekend  
60555 Onaga Tr  
Joshua Tree, CA 92252  
tonicallaway14@gmail.com

714.742.5454

*Painting, Jewelry, Sculpture, Gourds*

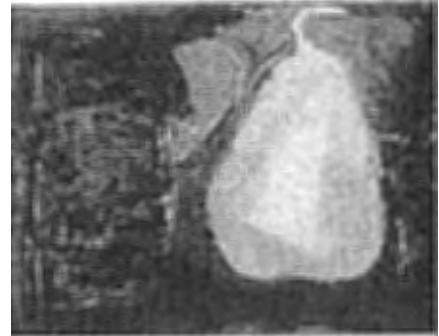


53

**SIRI CHEW**

First Weekend  
7880 Wesley Road  
Joshua Tree, CA 92252  
sirichew@gmail.com  
www.irisejewelrydesign.etsy.com  
626.676.9929

*Jewelry*



53

**LENNE ROSEN-KABE**

First Weekend  
7880 Wesley Road  
Joshua Tree, CA 92252  
rosenkabe@gmail.com  
www.jennerosenkabe.com  
310.528.0198

*Painting*



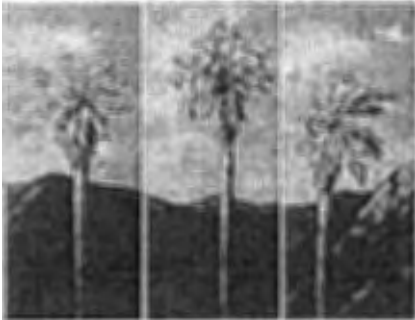
First Weekend



Second Weekend



Both Weekends



**ALITA VANVLIET**

Both Weekends  
7236 Saddleback Rd  
Joshua Tree, CA 92252  
alita@alitanvlietart.com  
www.alitanvlietart.com  
831.332.0984

*Painting, Jewelry, Illustration, Prints  
on Metal & Tile*



**JANIS COMMENTZ**

Both Weekends  
7132 Saddleback  
Joshua Tree, CA 92252  
elpres2@msn.com  
www.janiscommentz.com  
760.401.1896

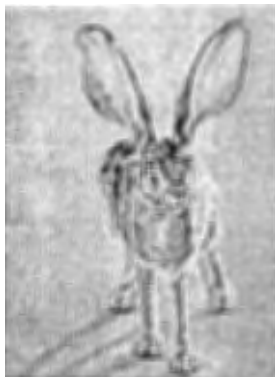
*Painting, Oil, Acrylic, Watercolor*



**MARJORIE FRANKLIN**

Both Weekends  
7132 Saddleback Rd  
Joshua Tree, CA 92252  
marjorie.f.f@gmail.com  
www.marjoriefranklin.com  
760.819.1692

*Painting*



**KARINE SWENSON**

Both Weekends  
6925 Juniper Road  
Joshua Tree, CA 92252  
karine@karineswenson.com  
www.karineswenson.com  
760.449.0094

*Painting- Oil*



**VALERIE DAVIS**

Both Weekends  
6785 Saddleback Rd  
Joshua Tree, CA 92252  
valdavisartinjt@gmail.com  
760.820.4336

*Painting, Jewelry, Sculpture*



**ELIZABETH GREEN**

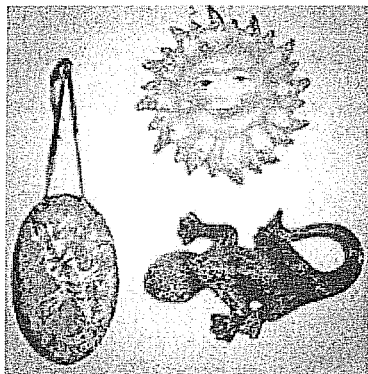
Both Weekends  
6785 Saddleback Rd  
Joshua Tree, CA 92252  
elizabeth.green@yahoo.com  
760.799.9481

*Gourd Art*

Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)

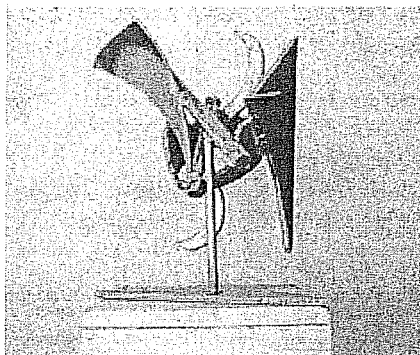
ARTIST

## Studios

**NANCY MCHENRY**

Both Weekends  
6785 Saddleback Rd  
Joshua Tree, CA 92252  
ca2bbound@aol.com

760.365.0848

*Ceramics***JEFFREY TURNER**

Both Weekends  
6785 Saddleback Rd  
Joshua Tree, CA 92252  
tinman9@mac.com  
<http://artworks3d.com/>  
575.313.6536

*Painting, Steel Sculpture***ELLIE TYLER**

Both Weekends  
6785 Saddleback Rd  
Joshua Tree, CA 92252  
ellietylerphoto@gmail.com  
[www.ellietyler.com](http://www.ellietyler.com)  
760.366.8019

*Photography, Botanical Collage***GRATEFUL DESERT**

Both Weekends  
61695 29 Palms Hwy. Suite A  
Joshua Tree, CA 92252  
stef21@me.com

760.401.3607

*Assemblage, Mixed Medium,  
Encaustic***JAMES HAMMONS**

Second Weekend  
Natural Sisters Café and Gallery  
61695 Twentynine Palms Hwy  
Joshua Tree, CA 92252  
JamesHammonsArts@aol.com  
[www.JamesHammonsArts.com](http://www.JamesHammonsArts.com)  
760.362.2449

*Drawing, Painting***SUSAN ABBOTT**

First Weekend  
61970 El Reposo Circle  
Joshua Tree, CA 92252  
smtabbott@gmail.com

630.561.0031

*Painting- Watercolor*



First Weekend



Second Weekend



Both Weekends



**MICHELLE WILLEY**

Both Weekends  
6753 Sunset Rd  
Joshua Tree, CA 92252  
mlwphotography@verizon.net  
www.mlwphotography.net  
760.285.0226

*Photography*



**BILL VINCENT**

First Weekend  
61496 Alta Vista Drive  
Joshua Tree, CA 92252  
charmer4u@hotmail.com  
www.billvincentstudios.com  
626.610.3201

*Photography, Painting- Watercolors*



**HILARY SLOANE**

First Weekend  
7514 Sunset Road  
Joshua Tree, CA 92252  
hilarysloane@att.net  
www.HFS.photoshelter.com  
760.974.9330

*Photography*



**DAVID BOTTOMS**

First Weekend  
61566 Sandalwood Trail  
Joshua Tree, CA 92252  
david@dbottoms.com  
www.dbottoms.com  
415.517.6044

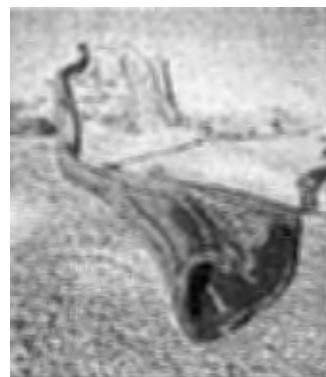
*Assemblage, Drawing, Painting*



**ANJA BROENINK**

First Weekend  
61566 Sandalwood Trail  
Joshua Tree, CA 92252  
Anja@AnyaSF.com anjabro@gmail.com  
www.AnyaSF.com  
415.517.6048

*Fiber Art*



**KUROSH SHOWGHI**

Both Weekends  
7950 Quail Springs Road  
Joshua Tree, CA 92252  
jtreevibes@aol.com

*Musical Instruments- Didgeridoo*

Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)

ARTIST

## Studios

**DAVID MCCHESENEY**

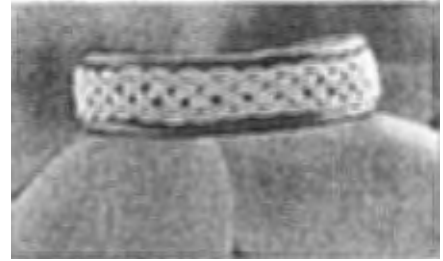
Both Weekends  
8385 Fleur Dr  
Joshua Tree, CA 92252  
setitup@earthlink.net  
www.milesofwonder.com  
760.366.8601

*Photography*

**VERA TOPINKA**

Both Weekends  
8385 Fleur Dr  
Joshua Tree, CA 92252  
veravisions@gmail.com  
http://veraphotography.com/  
760.366.1030

*Photography, Metal Art*

**ELLEN HILL**

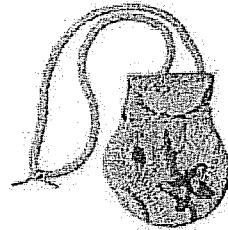
Both Weekends  
62677 Quail Springs Road  
Joshua Tree, CA 92252  
ehill@tseka.com  
www.tseka.com  
760.366.9237

*Painting, Saami Indigenous Crafts*

**BOBBY FURST (FURSTWORLD)**

Second Weekend  
8528 Desert Shadows Rd  
Joshua Tree, CA 92252  
bobbyfurst@gmail.com  
www.bobbyfurst.com  
310.968.8833

*Assemblage*

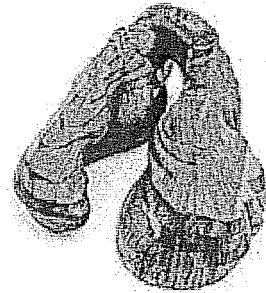


Maya Fields  
Native American style pouch made on rock  
Yosemite Pouch  
seed beads on leather  
5 1/2 x 7 1/2  
1 1/2 x 2 1/2

**MARYA FIELDS**

Second Weekend  
8427 Rock Haven Road  
Joshua Tree, CA 92252  
mesquitehill@msn.com  
760.364.3309

*Jewelry, Beadwork*

**EVANGELINE MONTVILLE**

Second Weekend  
8427 Rock Haven Road  
Joshua Tree, CA 92252  
eva@creativeencounters.com  
www.evamontville.com

*Sculpture- Carved Wood Sculpture*



First Weekend



Second Weekend



Both Weekends



**SAM ROBERTS**

Second Weekend  
8427 Rock Haven Road  
Joshua Tree, CA 92252

sam@srobertsphoto.com  
www.srobertsphoto.com  
650.255.9866

*Photography*



**DANIELLE TIBEDO**

Second Weekend  
8427 Rock Haven Rd  
Joshua Tree, CA 92252

cregandanielle7@gmail.com  
www.danielletibedo.com  
310.869.9120

*Painting*



**JENNY KANE**

First Weekend  
61975 Petunia Dr  
Joshua Tree, CA 92252

jk@jennykaneart.com  
www.jennykaneart.com  
310.749.8948

*Painting*



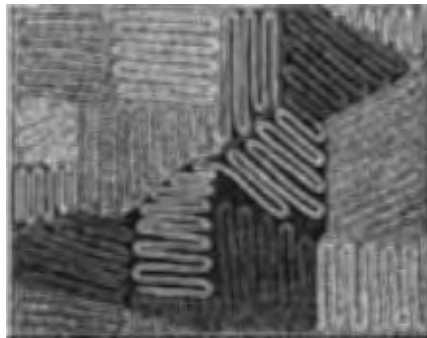
**EAMES DEMETRIOS**

First Weekend  
Intersection of Border Ave and  
Desert Trail (see Written Directions)  
Joshua Tree, CA 92252

info@kcystories.com  
www.kcymaerxthaere.com

310.397.6179

*Installation Art- Come join us for our  
10th Anniversary (Special Activities!)*



**JAMES OKEEFE**

First Weekend  
5401 Border Ave  
Joshua Tree, CA 92252

artokeefe12@yahoo.com  
www.jamesokeefeart.com  
760.401.6385

*Painting*



**ARTHUR COMINGS**

Both Weekends  
63328 Walpi Drive  
Joshua Tree, CA 92252

arthurcomings@gmail.com  
www.arthurcomings.com  
415.721.7501

*Assemblage*

Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)



ARTIST

## Studios



74

**JENIFER PALMER-LACY**

Second Weekend  
63558 Walpi  
Joshua Tree, CA 92252  
laloland@aol.com

760.366.1048 or 323.573.1645

*Painting, Drawing, Papel Picado*

75

**PAUL MOREHEAD**

Both Weekends  
61026 El Coyote  
Joshua Tree, CA 92252  
Paul@PaulMorehead.com  
www.PaulMorehead.com  
760.364.4567

*Photography*

76

**CYNTHIA COX**

First Weekend  
63425 Kelly Circle  
Joshua Tree, CA 92252  
jcc@whitefeatherstudio.com  
www.whitefeatherstudio.com  
760.821.5955

*Assemblage, Jewelry, Prints & Cards*

77

**NOAH PURIFOY**

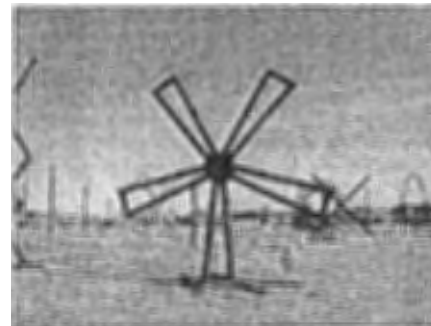
First Weekend  
63030 Blair Lane  
Joshua Tree, CA 92252  
tarashall@att.net  
www.noahpurifoy.com  
213.382.7516

*Assemblage, Sculpture- Installation*

78

**BARBARA DRUCKER**

Second Weekend  
2950 Rice Road  
Joshua Tree, CA 92252  
bdrucker@ucla.edu  
www.barbaradrucker.com

*Painting*

79

**SIMI DABAH**

First Weekend  
5255 Sunfair Road  
Joshua Tree, CA 92252  
jdabah@earthlink.net  
www.simidabahsculptures.com  
310.200.4233

*Steel Sculpture*



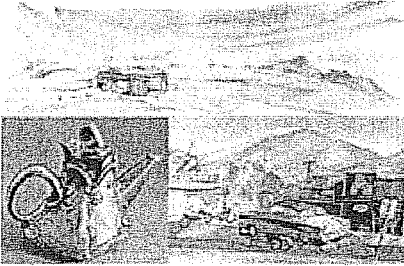
First Weekend



Second Weekend



Both Weekends



**ANAHITA KING**

Both Weekends  
64847 Tonto Drive  
Joshua Tree, CA 92252  
kingarts1@verizon.net  
www.anahitaking.com  
760.974.9350

*Ceramics, Watercolors*



**TOM O' KEY (JOSHUA TREE ASTRONOMY ARTS THEATER)**

Both Weekends (evenings)  
2601 Sunfair Road  
Joshua Tree, CA 92252  
scdvainfo@gmail.com  
www.scdva.org www.JTAAT.com  
760.368.5035

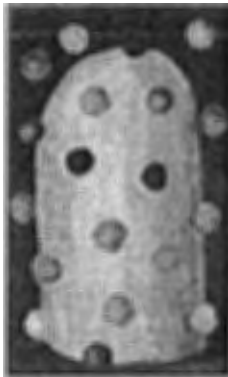
*Photography - Astronomy, Imaging, Deepspace*



**LISA STARR**

Second Weekend  
6920 Bonita Ave  
Joshua Tree, CA 92252  
lisa@drummakingjourneys.com  
www.lisastarr.net  
760.917.9617

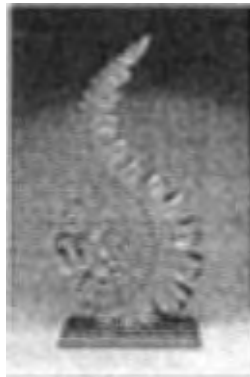
*Drums & Rattles, Instruments of Ancient Medicine for Modern Times, Elk and Deer Hides, Cedar and Natural Woods*



**COCO HALL**

Both Weekends  
65410 Baseline Rd  
Joshua Tree, CA 92252  
cocohall@gmail.com  
www.cocohall.com  
415.310.1550

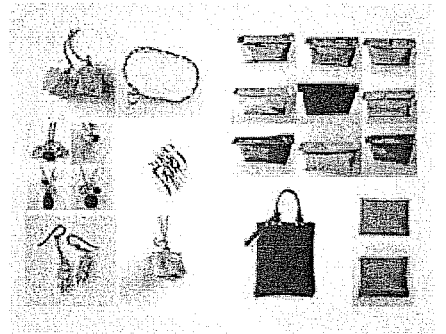
*Sculpture, Painting, Ceramics*



**MARK DOOLITTLE**

Both Weekends  
7284 Mt. Shasta Ave  
Joshua Tree, CA 92252  
markdool@ucla.edu  
www.markdoolittlestudio.com  
661.433.6349

*Sculpture- Wood*



**LILI TANNER**

Both Weekends  
6905 Petersen Road  
Twentynine Palms, CA 92278  
lilitcali@gmail.com  
www.lilitcalifornia.com  
760.362.1913 or 310.508.0538

*Jewelry, Leather Bags*

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ARTIST

## Studios

**DOUGLAS O. SMITH**

Both Weekends  
69197 29 Palms Hwy  
Twentynine Palms, CA 92278

douglas.o.smith@gmail.com  
www.douglasosmith.com  
760.401.8038

*Drawing, Sculpture*

**ART MORTIMER**

Both Weekends  
70141 Arenoso Trail  
Twentynine Palms, CA 92278

artmortimer@earthlink.net  
www.artmortimer.com  
760.865.0704

*Painting, Photography*

**GILLYAN THORBURN**

Both Weekends  
70141 Arenoso Tr  
Twentynine Palms, CA 92278  
gillyan@earthlink.net

760.865.0704

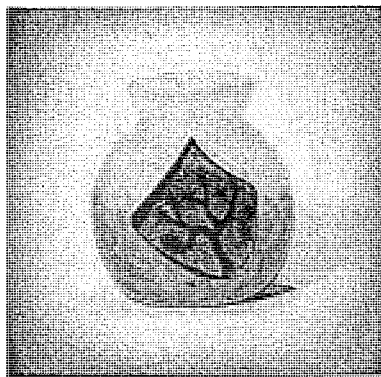
*Fiber Art, Jewelry*

**RICO**

Both Weekends  
70875 29 Palms Hwy  
Twentynine Palms, CA 92278

subatomicfilmz@gmail.com  
www.subatomicgallery.org  
760.333.6532

*Assemblage, Drawing, Painting*

**PARIS BIRDWELL**

Both Weekends  
6847 Adobe Road  
Twentynine Palms, CA 92278

birdwellglassart@yahoo.com  
www.parisbirdwell.com  
808.268.6731

*Assemblage, Glass*

**GRETCHEN GRUNT  
(29 PALMS CREATIVE CENTER  
AND GALLERY)**

Both Weekends  
6847 Adobe Road  
Twentynine Palms, CA 92278

29PalmsCreativeCenter@gmail.com  
www.29PalmsCreativeCenter.com  
760.361.1805

*Multi-Media Printmaker*



First Weekend



Second Weekend

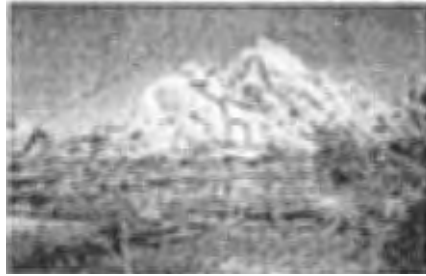


Both Weekends

**DOUG WHITFIELD**

Both Weekends  
6847 Adobe Road  
Twentynine Palms, CA 92278  
easayas123zz@gmail.com

760.819.3821

*Stained Glass, Glass Painter***BECKY HUFFMAN  
(DESERT ROADRUNNERS)**

First Weekend  
74211 Two Mile Rd  
Twentynine Palms, CA 92277  
desert\_roadrunners@yahoo.com

909.723.7318

*Photography***HUGH HUFFMAN  
(DESERT ROADRUNNERS)**

First Weekend  
74211 Two Mile Rd  
Twentynine Palms, CA 92277  
desert\_roadrunners@yahoo.com

909.723.7318

*Painting***MARK E. HEUSTON**

First Weekend  
83230 Garden Ave  
Twentynine Palms, CA 92278  
Solarmouse@dslextreme.com

760.596.9210

*Metal Art, Sculpture***SANDRA LYTCH**

First Weekend  
77575 Twentynine Palms Hwy  
Wonder Valley, CA. 92277  
lytch2@aol.com  
<http://fineartamerica.com/profiles/sandra-lytch.html>  
760.821.9301

*Painting, Drawing***ERIC SAKS**

First Weekend  
77575 29 Palms Hwy  
Twentynine Palms, CA. 92278  
hatmeister@gmail.com  
[www.joshuatreefort.com](http://www.joshuatreefort.com)  
310.980.7598

*Painting- Oil, Photography*

## Studios



First Weekend



Second Weekend



Both Weekends

**ROBERT ARNETT**

Both Weekends  
6340 Allen Ave  
Wonder Valley, CA 92277

www.bobarnett91741@yahoo.com  
robertarnettfineart.com  
626.488.5827

*Painting***PERRY HOFFMAN**

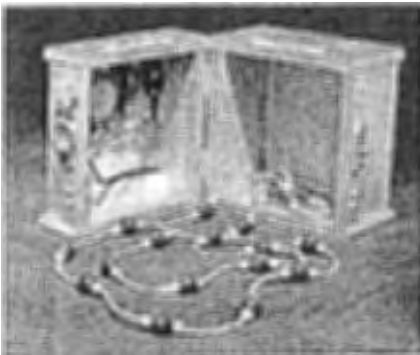
Both Weekends  
79188 El Paseo  
Wonder Valley, CA. 92277

magentaraven@gmail.com  
www.magentaraven.com  
805.452.4898

*Ceramics, Photography, Assemblage***ANDREW EIDEN**

First Weekend  
87565 Amboy Rd  
Wonder Valley, CA 92277  
andreweiden@hotmail.com

562.945.6352

*Photography***MICHAEL EIDEN**

First Weekend  
87565 Amboy Rd  
Wonder Valley, CA 92277

zenith8746@aol.com  
www.oldmaninthedesert.com  
562.945.6352

*Jewelry***CLARK HUNTER**

First Weekend  
87565 Amboy Rd  
Wonder Valley, CA 92277

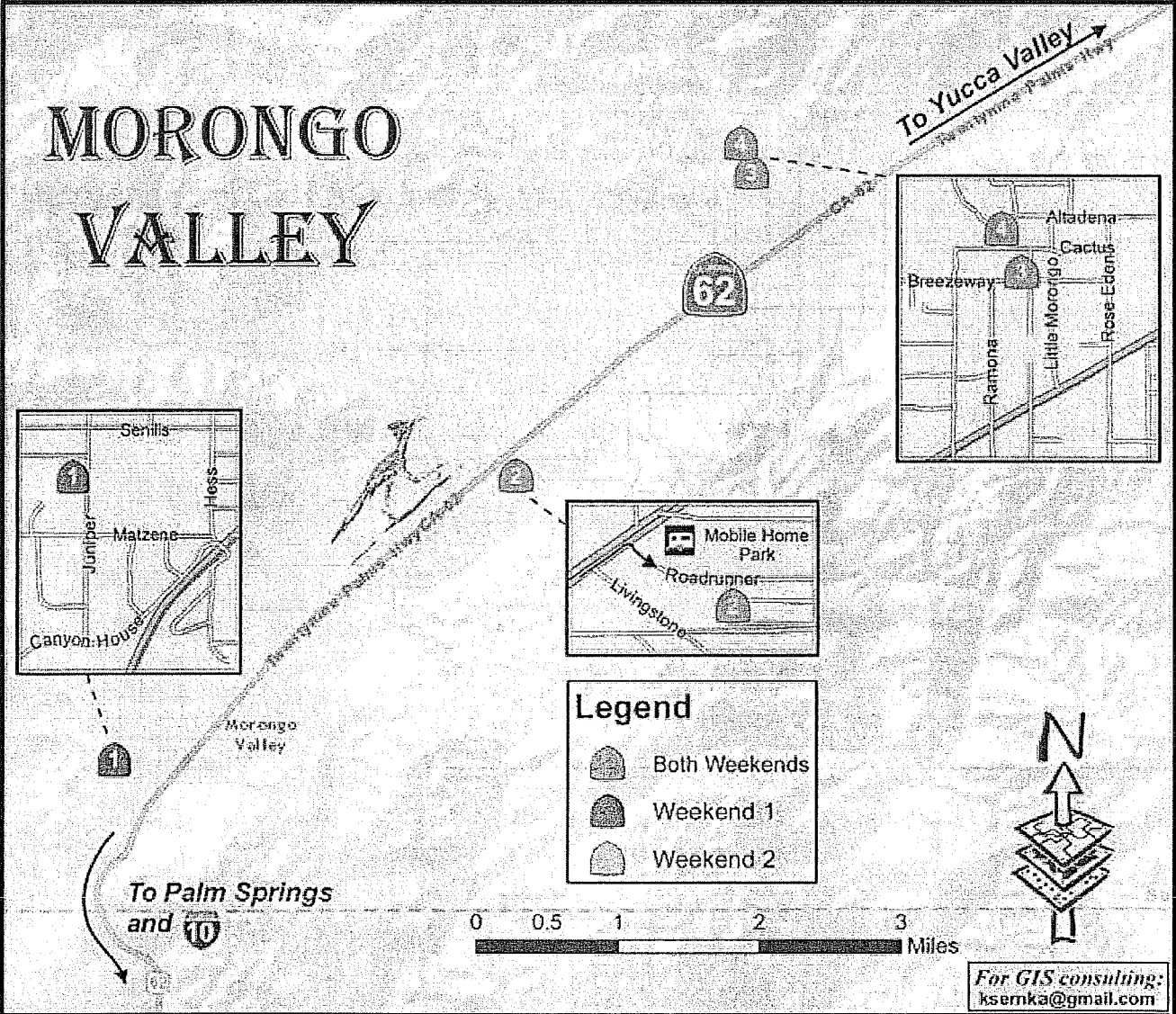
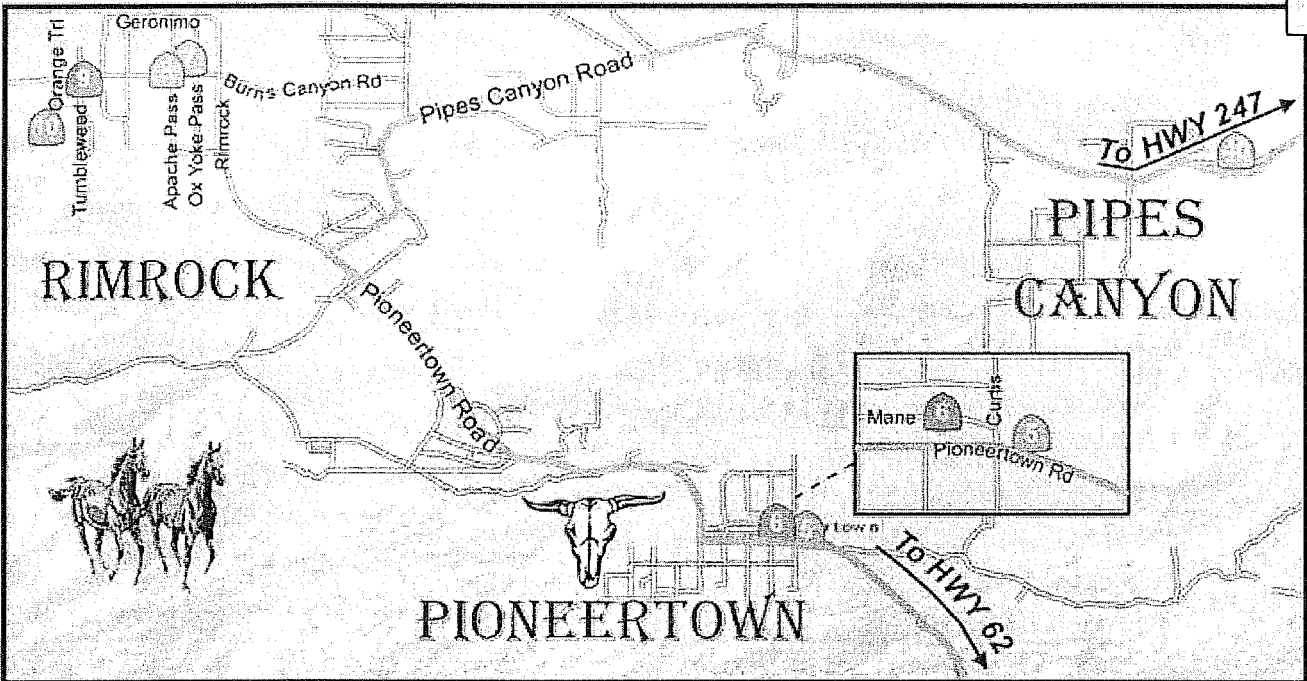
werdoomed@aol.com  
www.ClarkHunter.com  
323.459.0603

*Photography***KATHRYN HUNTER**

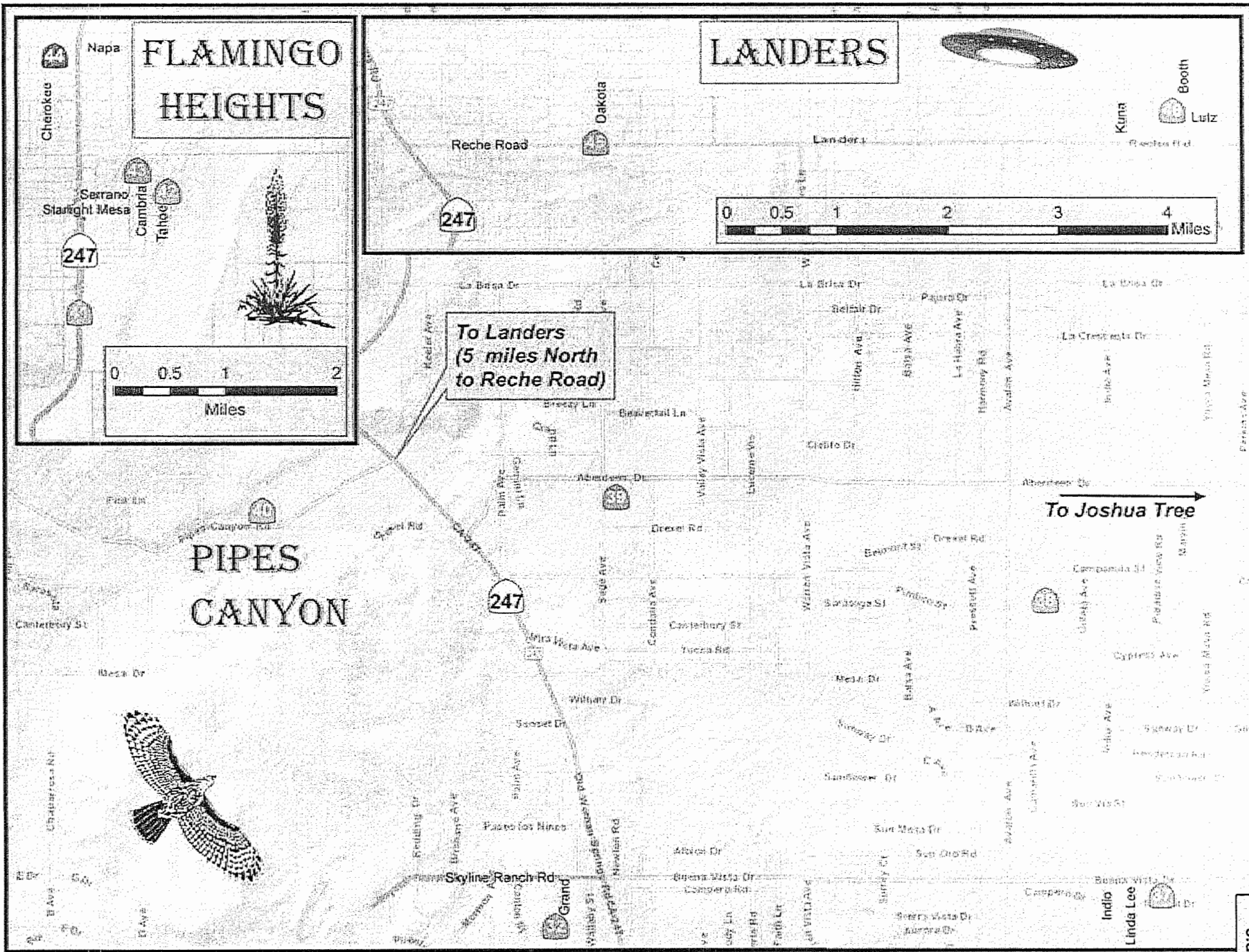
First Weekend  
87565 Amboy Rd  
Wonder Valley, CA 92277  
kathrynhunter@yahoo.com

423.920.0192

*Painting, Photography*






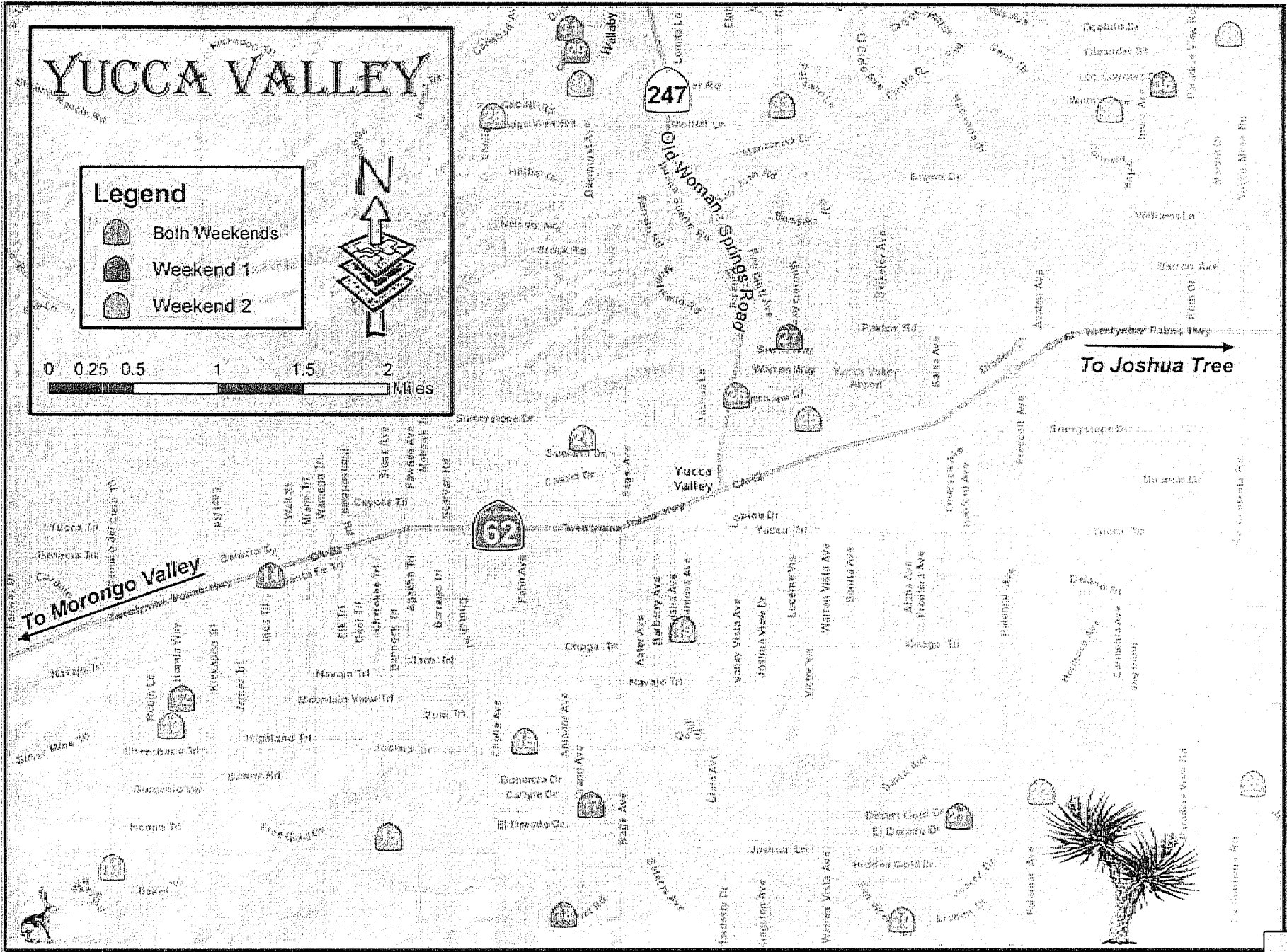
Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)



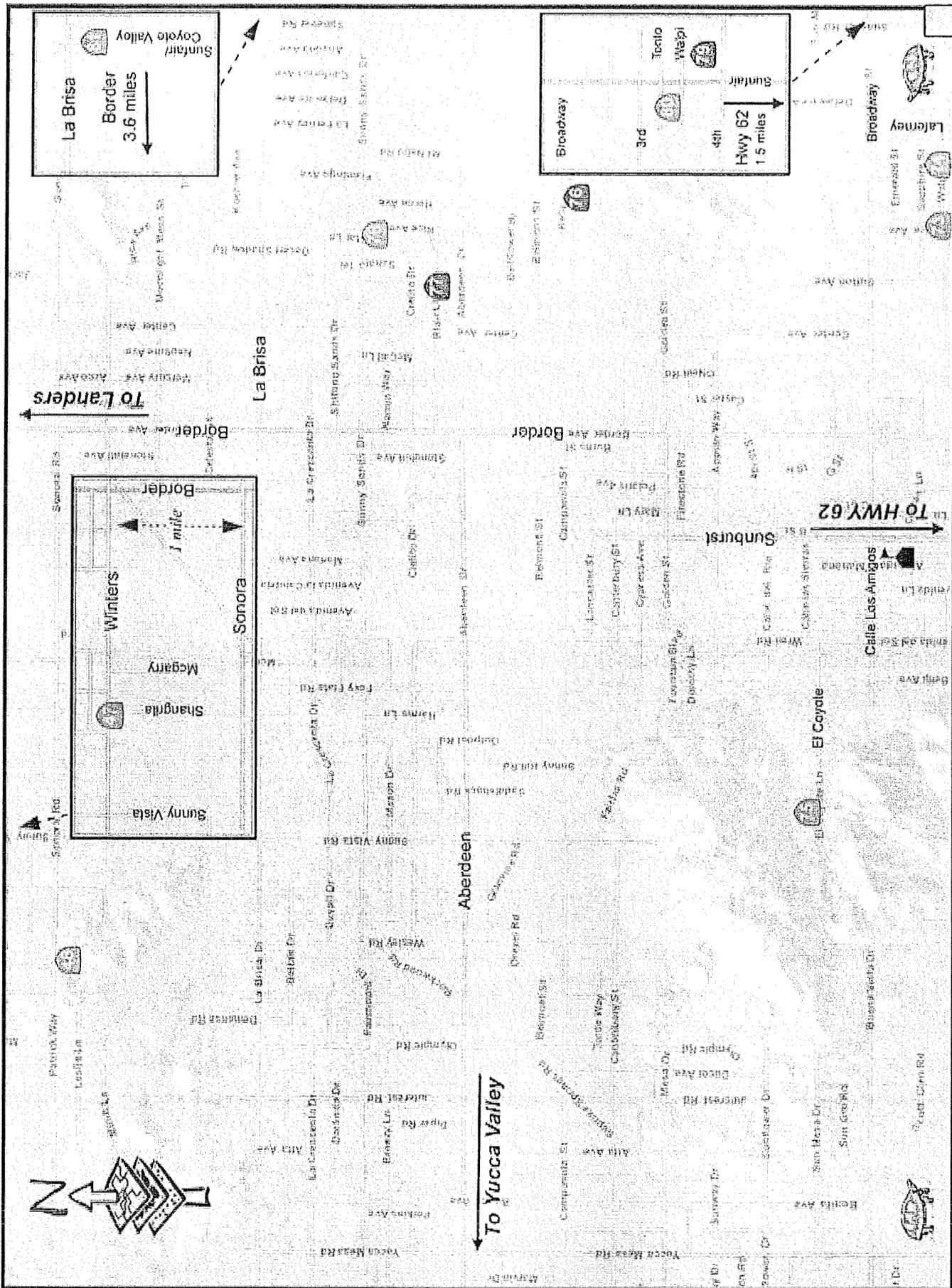
# YUCCA VALLEY

## Legend

-  Both Weekends
-  Weekend 1
-  Weekend 2






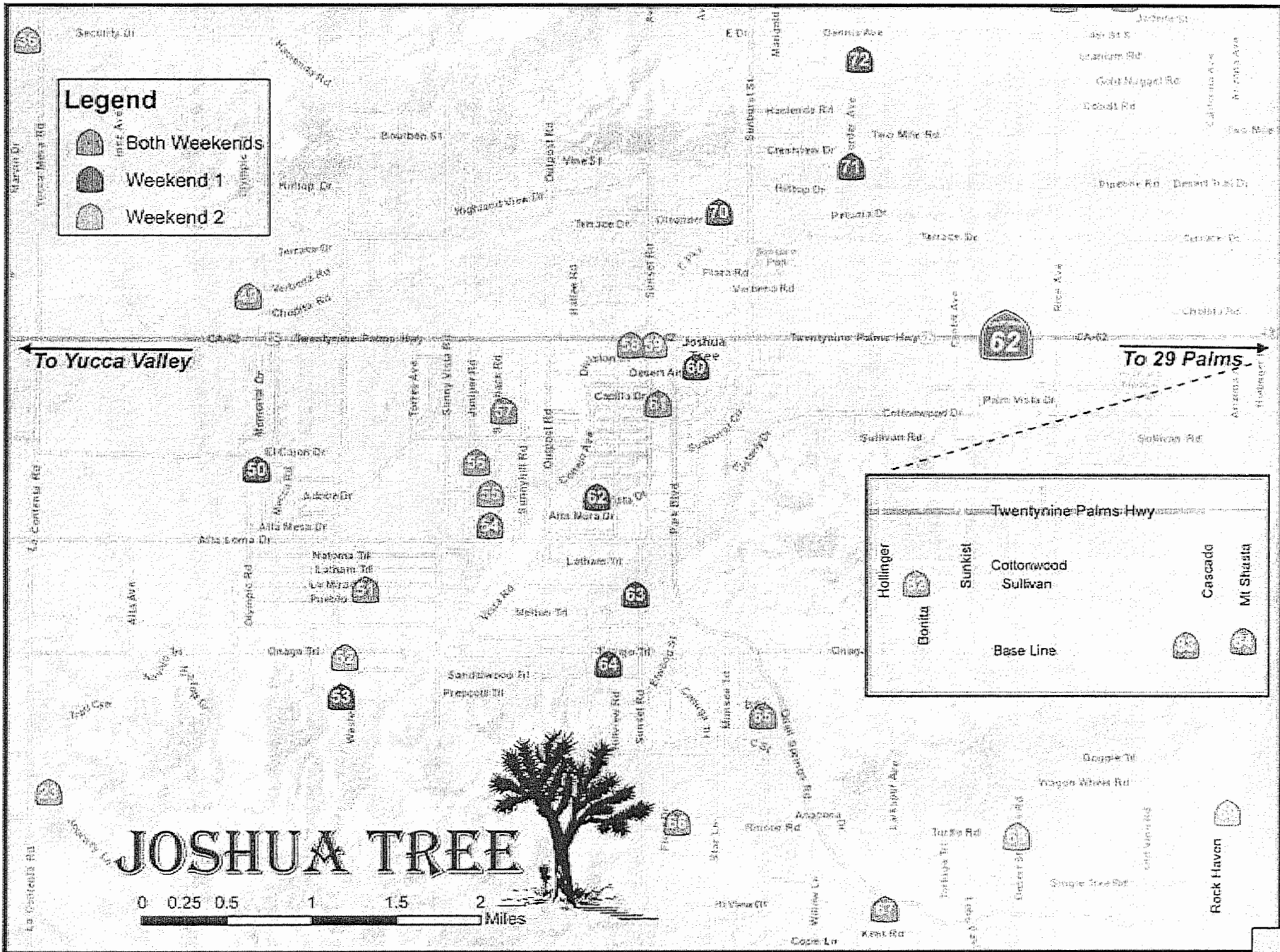




Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)

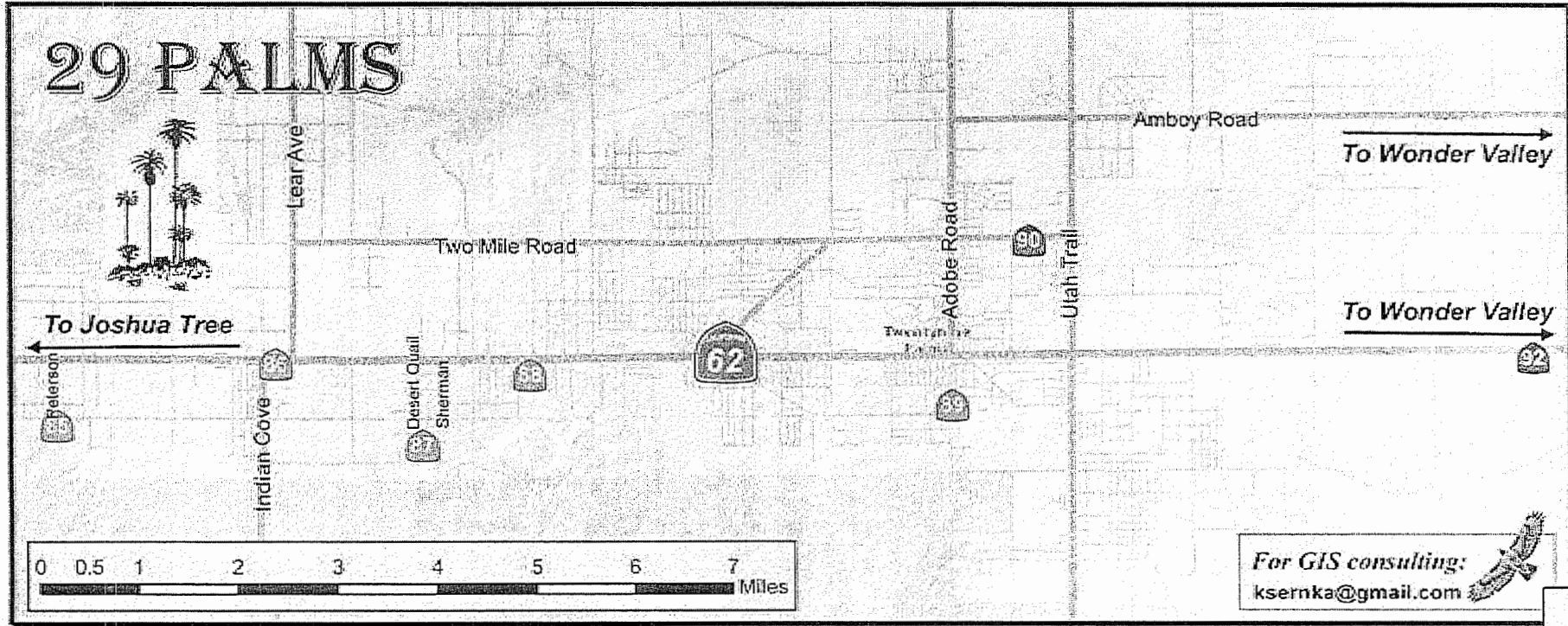
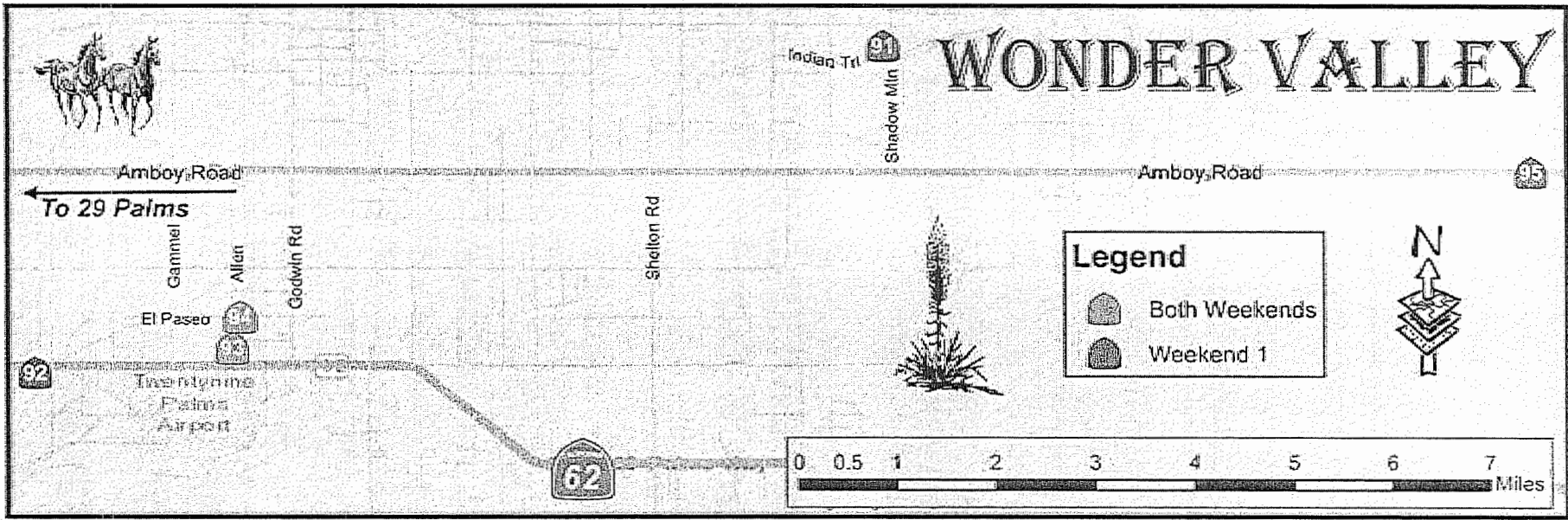
**Legend**

-  Both Weekends
-  Weekend 1
-  Weekend 2



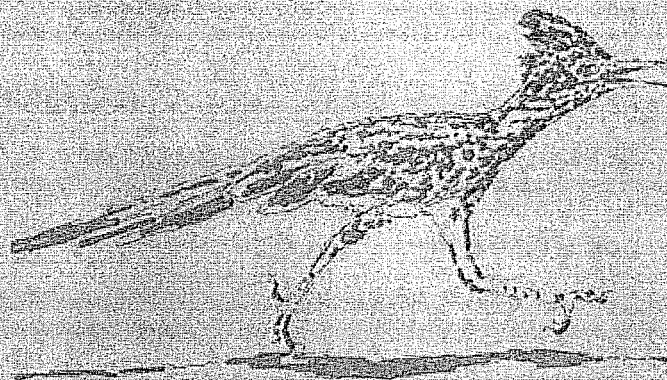
Twentynine Palms Hwy

Hollinger	Sunkist	Cottonwood	Cascade	Mt Shasta
Bonita	Sullivan	Base Line		



## ARTIST STUDIO

# Directions



### A

**60 Abbott, Susan** From Hwy 62 turn south on El Reposo. Studio is at end of 1st block, on right.

**6 Alban, Thomas and Amara (Mazamar Art Pottery)** From Hwy 62, turn north on Pioneer town Road. Go 4 miles to Pioneer town. On the right you will see Pioneer Bowl. Park next to Pioneer Bowl and walk across the dirt road, which is Mane St., to 53626. Look for the sign that says "POTTERY" on our building.

**93 Amett, Robert** Continue east on Hwy 62 for 6.5 miles beyond Twentynine Palms to Allen Ave. You will pass the airport on your right. Turn north on Allen Ave. 760 367 2159

### B

**3 Bartlett, Daniel** From Hwy. 62 turn north onto Little Morongo Rd. Turn left onto Breeze Way. Continue to "T" Circle and turn right. Our studio is the first house on the left.

**89 Birdwell, Paris** See Gretchen Grunt

**64 Bottoms, David** From Hwy 62 turn south onto Sunset Ave. Make a right on Alta Loma and then an immediate left to continue on Sunset Ave. Turn right on Sandalwood Trail. In 1,000 feet down the dirt road you will see the geodesic dome on the right. The studio is in the large attached garage space next to the dome.

**17 Brady, Bonnie** See John Greenfield

**64 Broenink, Anja** See David Bottoms

### C

**52 Callaway, Toni Marie** From Hwy 62 turn south on La Contenta Rd. Turn left on Yucca Trail / Alta Loma. Turn right on Olympic Rd. Turn left on Onaga Tr. At the corner of Onaga Tr. and Wesley Rd.

**35 Caygill, Karen** From Hwy 62, turn north on Yucca Mesa, left (W) on Wilmar, right (N) on Linda Lee (first right after Paradise View), house is on the corner of Linda Lee and Los Coyotes.

**53 Chew, Siri** See Lenne Rosen-Kabe

**73 Comings, Arthur** Go north on Sunfair from Highway 62. Turn left on Broadway, left on Flamingo, and right on Walpi. I'm at the corner of Walpi and Rice, at 63328 Walpi.

**55 Commentz, Janis** See Marjorie Franklin

**76 Cox, Cynthia** From Hwy 62 turn north on Sunburst; right on Golden; Left on Border, 1/4 mile to Belmont; right (East) on Belmont for 1 mile; Right on Kelly Circle, watch for signs. Do NOT go up the hill on Belmont.

### D

**79 Dabab, Simi** From Hwy 62 turn north on Sunfair Road. Go approx. 1 mile to 4th St.--on right.

**31 Dahl, Bill** See Deane Locke

**57 Davis, Valerie** See Ellie Tyler

**71 Demetrios, Eames** From Hwy 62 Go North on Sunburst; right on Crestview, right on Border Avenue for one block to Desert Trail. NO STREET ADDRESS: Follow the Hwy 62 Art Tour Signs #71

**84 Doolittle, Mark** From Hwy 62, turn south onto Mt. Shasta Ave. The community college will be on the opposite side of Hwy 62. Go to the end of the street heading south; my studio is on the right-hand side at the street end, opposite the large home among the rocks.

**47 Doten, Scott** From Hwy 62 turn North onto Sunburst Ave. Turn right onto Golden. Turn left onto Border. Go about 4 miles then turn Left on Winters Rd. (dirt). Go 1.4 miles to large metal building at 919 Shangri La Lane, entrance off Winters.

**78 Drucker, Barbara** From Hwy 62 go North on Sunburst for 3 miles; Right on Golden; Left on Border for 1 mile; Right on Aberdeen for 1/2 mile; Left on Center (unpaved road) for 2 blocks; Right on Cielito for 1/2 mile; Left on Rice Road. House/studio is at 2950 Rice Rd., burnt orange color on left side of unpaved road.

**40 Duran, David** From Hwy 62 in Yucca Valley go north on Old Woman Springs rd 5 miles to Pipes Canyon rd go left and it's the 6th house on the right about a mile up the rd and says Gold Mountain over the gates and "Feel The Magic" out front.

### E

**47 Eastman, Donna** See Scott Doten

**13, 95 Eiden, Andrew** See Clark Hunter

**13, 95 Eiden, Michael** See Clark Hunter

### F

**38 Fagan, Michael** Hwy 62 to Yucca Mesa Blvd; north on Yucca Mesa to Aberdeen; west on Aberdeen to El Dorado Ave; south on El Dorado 3/4 mile to 3768 El Dorado Ave.

**32 Farmer, Janelen (Ghost Town Images)** See JoAnn Petersen

**6 Fennell, Geoffrey** See Thomas Alban

**47, 69 Fields, Marya** See Scott Doten (1st weekend), See Evangeline Montville (2nd weekend)

**44 Foschetti, Bibiana** From Hwy 62 take CA-247 N/ Old Woman Springs Rd. Drive 9.5 miles then turn left onto Napa St. Drive 0.2 miles then take the 1st left onto Cherokee Trail. Destination will be on the left.

**24 Fox, Mae** From Hwy 62 turn north onto Grand Ave. Proceed 3.5 blocks. Look for animals on the fence.

**55 Franklin, Marjorie** From Hwy 62, turn south on Sunnyhill next to the Hi-Desert Cultural Center. Travel south 1 mile and turn right on Alta Vista (small dirt road by the mailboxes). Travel one block on Alta Vista to Saddleback. 7132 is across the street on the South West corner of Alta Vista and Saddleback.

**25 Frasher, Emilia Louisa** From Hwy 62 turn north on Airway. Turn right on Sunnyslope or from Hwy 62, turn north on Hilton Rd, left on Sunnyslope. Showing with Nancy Miehle

**43 Fredenburg, Shelly** From Hwy 62, turn north onto Old Woman Springs Rd / SR 247. Proceed about 8 miles, turn Right on Serrano, Left on Cambria Ave. The house is about 0.3 miles on the Left side of road.

**68 Furst, Bobby (Furstworld)** From Hwy 62 driving east, take Park Blvd going south (becomes Quail Springs Rd.) Go 3.9 miles and left on Desert Shadows Rd. .4 miles to 8528, Big Quanset building on the left side of street.

# Studio Directions Continued

**46 Geiger, Marcia** From Hwy 62 in Yucca Valley, Head north on SR-247/Old Woman Springs Rd 10 mi. Turn right onto Reche Rd 5.9 mi. Turn left onto Booth Rd 0.3 mi. Turn left onto Lutz Ave Destination will be on the right.

**17 Gonzalez, Susan Brady** See John Greenfield

**1 Grasso, Sebastiano** From Hwy 62, turn north onto Hess Blvd. Turn Left onto Senelis Ave. Turn Left onto Juniper. Third House on Right.

**58 Grateful Desert** From Hwy 62 in downtown Joshua Tree, south on Sunset Rd. Immediately turn right into the parking lot. In between Natural Sisters and Joshua Tree Health Foods

**11 Graves, Jason** From Hwy 62 take Kickapoo Trail (Next to 7/11 store) South, 1.2 miles. It merges Right (West) with Hoopa Road .3 miles until it dead-ends at Great House Lane. Left (South) on Great House Lane up the hill to first driveway on the left .1 miles to 8577.

**57 Green, Elizabeth** See Ellie Tyler

**17 Greenfield, John** From Hwy 62 turn south at the signal at Sage Ave. Cross 2 stop signs (Onaga and Joshua Drive) and continue 4 more blocks to Desert Gold. Turn right onto Desert Gold.

**89 Grunt, Gretchen** 29 Palms Creative Center From Hwy 62, turn south onto Adobe Road, 3 blocks towards mountains, across from Builders Supply.

**83 Hall, Coco** Do not use GPS or Mapquest because they might put you into a deep wash. From Hwy 62 turn right onto Cascade Road. Drive one mile to the end of Cascade Road to Baseline Road. Turn right onto Baseline Rd. and go about 350 yards to the first house on the right.

**43 Hall, Linda** See Shelly Fredenburg

**16 Hamilton, Cory** From Hwy 62, turn south onto Palm Ave. (Autozone) At the stop sign which is Onaga Trl. make a left, then an immediate right onto Palm Ave. Take the road almost to the top of the street. We are the 2nd house from the top on your right hand side.

**59 Hammons, James** The Natural Sisters Cafe and Gallery. Downtown Joshua Tree. The Natural Sisters is located on Hwy 62 and Sunset on the southwest side, corner building. Look for the James Hammons Art sign on Hwy 62.

**47 Hayes, Theann** See Scott Doten (2nd weekend)

**33 Henson, John** From Hwy 62, take Old Woman Springs Rd / SR 247 to Hillcrest. Turn right on Hillcrest and continue until it ends at Roberts Road. Turn right on Roberts Road until it dead ends.

**91 Heuston, Mark E.** From Twentynine Palms, go east on Highway 62 to Godwin Road. Left on Godwin Road. At the intersection of Godwin and Amboy Road, turn right on Amboy Road. Follow Amboy Road to Shadow Mountain Road; it's just past the Palms Restaurant. Left on Shadow Mountain Road and go about 1 1/4 Mile. Look for the Art Tour sign on the left (west) side of the road.

**67 Hill, Ellen** From Hwy 62 turn south on Park Blvd., travel 3.1 miles. (Park turns into Quail Springs RD). Driveway will be on the right side.

**94 Hoffman, Perry** Head east on Hwy 62 from 29 Palms, going 6 miles past the Circle K gas station. After the airport turn left (north) on Godwin and in three streets turn left (east) on El Paseo. First house on the right, sign reading Pavement Ends

**90 Huffman, Becky (Desert Roadrunners)** From Hwy 62 in Twentynine Palms take a left on Adobe Rd. Right on Two Mile Rd. Go 4 streets, house is on right (after Marine Rd.)

**90 Huffman, Hugh (Desert Roadrunners)** See Becky Huffman

**13, 95 Hunter, Clark** 1st Weekend: (studio #95) Approximately 16 miles from Twentynine Palms on Amboy Road, turn right at Milgor Rd. and immediately turn left into the driveway. There is a weathervane that says "Hunter" at the corner of the property. 2nd Weekend: From Highway 62, turn south on Kickapoo Trail, turn right on Mountain View Trail, look for sign that says "Hunter" and turn left onto long driveway up to house. Total drive time from highway about 2 minutes.

**13, 95 Hunter, Kathryn** See Clark Hunter

**2 Jagger, Snake** From Hwy 62, turn south into Roadrunner Mobile Home Park. Turn right at the first corner. Look for the yellow and white trailer straight ahead. Park across the street in the dirt lot by the eucalyptus tree

**15 Jonasse, Mary** See Diana Shay Diehl

**70 Kane, Jenny** From HWY 62, turn North on El Reposo at the Circle K and drive for about 6 blocks and then turn right on Petunia Dr. My studio is the last house on the right.

**34 Keesling, Ed** From Hwy 62 turn north onto Yucca Mesa Road. Go 1 mile and turn left (west) onto Douglas Lane. Go 3 blocks to the church and turn right onto Indio. Go one block and turn left onto Wilmar. Go to the end of the street. It is the red house. The studio is behind the house.

**50 Kennedy, LaVonne** From Hwy 62, turn south on La Contenta Rd. Turn left (east) on Yucca Trail / Alta Loma Rd. Turn left (north) on Olympic Rd. Turn right (east) on Chesapeake Dr. Third house on the right.

**36 Kimmel, Sherr** See Virginia Neal

**80 King, Anahita** From Hwy 62, turn North onto Sunfair (on GPS sometimes shows up as Coyote Valley). Go 1.75 miles, pass Studio #79 on right. Turn left on Tonto Drive, third house on the left.

**31 Klopfenstein, Kathi** See Deane Locke

**31 Klopfenstein, Paul** See Deane Locke

**29 Koza, Julianne** From Hwy 62, north on SR 247 to stop light. Left(west) on Skyline Ranch Road. 1st left turn (south) on Wallaby. Follow Wallaby as it curves right into Grand Ave. Turn right (north) on Grand Ave. Studio is 1st house on right, has paved driveway.

**20 Lamb, Christine** From Hwy 62 turn South on Joshua Lane for 2.6 miles. Turn Right on San Vicente, .2 miles turn Left on Juarez Dr., 1st Right is Alaba Ave. Our house is at the end of the cul-de-sac.

**20 Lamb, Ray** See Christine Lamb

**21 Larger Than Life Murals** From Hwy 62 turn South on Joshua Lane towards Sky Harbor. Turn Left on Emerson, right on Desert Gold. First house on the right.

**31 Locke, Deane** From Hwy 62, turn (N) onto Old Woman Springs Rd/247, follow to first light (Buena Vista/Skyline) Left on Skyline Ranch Rd, Left onto Wallaby, turn Right onto Grand. Look for 5330 Grand.

**12 Luna, James** From Hwy 62, turn south on Kickapoo, turn right (west) on Mountain View. Go west to Hammett. Corner of Hammett and Mountain View.

**92 Lytch, Sandra** Drive East on Highway 62. Gallery is on Thunderbird Road. Contact Laurel at 760-367-3807 for further directions or information on artists showing in October 2014.

**25 Madsen, Susan** From Hwy 62 turn North on Old Woman Springs Rd. Turn right (east) to Crestview. My house faces the YV airport.

**66 McChesney, David** See Vera Topinka

**57 McHenry, Nancy** See Ellie Tyler

**25 Miehle, Nancy** See Emily Frasher

**7 Milici, Bobette** From Hwy 62 turn north onto Pioneertown Road until it turns into Rimrock Road. Continue on Rimrock road, turn left onto Burns Canyon (approximately 4.5 miles past Pioneertown), right on to Ox Yoke Pass. Alternate route: From Old Woman Springs Road, (Hwy 247), west on Pipes Canyon to the very end. Right on Rimrock Road, left on Burns Canyon and right on Ox Yoke Pass.

**7 Milici, Tony** See Bobette Milici

**45 Mills, Adina** From Hwy 62, turn north onto Old Woman Springs Road / Hwy 247. Turn right onto Reche Road. Go down about a half mile and then turn left onto Dakota Lane. The house / studio is the first house on the left.

**69 Montville, Evangeline** From Highway 62, turn south onto Park Blvd. (turns into Quail Springs after crossing Alta Loma). After 5 miles from Hwy 62, turn left (north) onto Rock Haven. Turn right at Singletree, and left again on Rock Haven. Continue to 8427 Rock Haven (1/2 mile from Quail Springs Road). Park on gravel and follow signs.

**75 Morehead, Paul** From Hwy 62 turn north on Sunburst St. Turn left on Calle Los Amigos (at the new elementary school). Turn right on Wren Rd. (at the end of the pavement.). Turn left on El Coyote. The last house on the right side

**87 Mortimer, Art** From Hwy 62 turn South on Sherman Road in Twentynine Palms. Entering Sherman Highlands, go to top and turn right on Arenoso Trail. Third house on the left, park on the street or the driveway and the studio is at the back.

**36 Neal, Virginia** From Hwy 62 turn north on Yucca Mesa Rd., go North 1.4 miles. The left side (West) of the road is marked "Neals". Driveway is across Yucca Mesa Rd. (West) from the Security Dr. sign. Go between the 2 fences to enter property. Actual entrance to property is just North (past) of the large mailbox marked 59262 Romans Rd.

**81 O' Key, Tom** (Joshua Tree Astronomy Arts Theater) From Hwy 62, turn north on Sunfair Rd. Joshua Tree Astronomy Arts Theater is located at the Joshua Tree RV Lake and Campground on the south east corner of the Lake.

**72 Okeefe, James** From Hwy 62 turn north on Sunburst Ave. Go approximately 1 mile. Turn right on Crestview Ave. Go to the end of the pavement. Turn left on Border Ave. Go 4 blocks to 5401 Border Ave.

**74 Palmer-Lacy, Jenifer** From Hwy 62 turn north on Sunfair. Turn left (west) on Broadway. Turn left (south) on La Femey. Turn right on Walpi. Studio is on the right side.

**32 Petersen, JoAnn** From Hwy 62 turn left (north) on Old Woman Springs Rd. (Hwy 247). The first light will be Skyline Ranch Road / Buena Vista. Turn left on Skyline Ranch Rd. Turn left on the second street, Grand Ave. Go to stop sign and turn right on Chipmunk Trail. 1st or 2nd driveway on the left.

**15 Prestridge, Barbara** See Diana Shay Diehl

**77 Purifoy, Noah** From Hwy 62, north on Sunburst. Right on Golden St, left on Border. Right on Aberdeen, left on Center, right on Blair.

**14 Rainbow Stew** At the West end of Old Town Yucca Valley, on the South side of Hwy 62, look for the business named Rainbow Stew between Inca and Geronimo.

**8 Renee, Christina** See Christina Stratton

**86 Rico** From Hwy 62 turn south onto dirt driveway at 70875. It is near a red mailbox. Park anywhere behind big red garage, red house.

**42 Rieman, Steve** From Hwy 62, go 8 miles north on Hwy 247(OWS) to Starlight Mesa. Turn right on Starlight Mesa. Go to Cambria (about 2/3 of a mile). Make a right turn. Go a few hundred feet to Vin Rose. Turn left. Go a few hundred feet to Tahoe Ave. Turn left. About 1/8 mile on the right you'll see our buildings.

**69 Roberts, Sam** See Evangeline Montville

**41 Romatko, Linda** From Hwy 62 turn north onto Old Woman Springs Rd. / SR 247. Travel exactly 7 miles on Old Woman Springs Rd. The studio is on the left side. Look for the signs. Enter at the driveway for Canine Country Kennels.

**9 Romero, Dan** See Larry White

**53 Rosen-Kabe, Lenne** From Hwy 62 turn south on La Contenta Rd. Turn left on Yucca Trail / Alta Loma. Turn right on Olympic Rd. Turn left on Onaga Tr. Turn right on Wesley Rd. to 7880 House/studio will be on the right.

**29 Ryan, Georgia** See Julianne Koza

**S**

**92 Saks, Eric** Glass Outhouse Gallery, 77575 29 Palms Hwy. (Hwy. 62), Wonder Valley. Five miles east of downtown Twentynine Palms, turn right off the highway onto Thunder Road. Honk your horn!

**49 Segal, Thyrsa** From Hwy 62 turn north on Olympic Road. Last house on the left. Look for the black gate on the left side.

**22 Shaw, Esther** From Hwy. 62 turn south on Avalon. Continue on to Palomar Ave. Look for black mailbox - 8289 on left side after passing Keats/Carlyle.

**15 Shay Diehl, Diana** From Hwy 62, turn south on Acoma Trail (Jelly Donut on corner). Approximately 2 miles south, turn right on Golden Bee at the end of Acoma. First right on Bannock Trail (cul de sac). 4th house on the left - follow the signs!

**65 Showghi, Kurosh** From Hwy 62 in Joshua Tree. Turn on Park Blvd. which becomes Quail Springs Rd. up 2 miles on the right side.

**28 Sinare, Salvatore** From Hwy 62 going east, turn left (North) on Old Woman Springs Road (Hwy 247). Go approximately 1.5 miles to Cobalt Road, then turn left (West). (Alternately, turn left on El Cortez, one street before Cobalt, which is safer. Then turn right on Buena Suerta to Cobalt.) On Cobalt, go approximately 1.3 miles west to house on left at 56375 Cobalt (cross street is Cholla).

**63 Sloane, Hilary** From Hwy 62 turn south on Park Blvd (which turns in to Quail Springs Road south of Alta Loma). Turn left on Pueblo to Sunset. Corner of Pueblo and Sunset. Street address is on Sunset, Front door on Pueblo

**9 Small, Dee** See Larry White

**86 Smith, Douglas O.** From Joshua Tree at Hwy 62, drive approx. 14 miles east, from 29 Palms, drive approx. 4 miles west. Studio is located on the south side of the highway at Monte Vista Avenue in the Roadside Attraction Art Building.

**5 Smith, Gay** From Hwy 62, turn north on Pioneertown Road. Proceed for 4 miles. The Desert Willow Ranch is on the right hand side of Pioneertown Road, just before Pappy and Harriets.

**51 Southard, Richard** From Hwy 62 turn south onto Sunny Vista. Turn right onto Alta Loma. Turn left onto Sunny Vista. Turn right onto La Mirada Trail. Studio will be on your left.

**23 Spiller, Barbara** From Hwy 62 turn south onto La Contenta Rd. At the stop sign, continue onto the dirt road. Go 1.25 miles to Journey Lane. Turn left onto Journey Ln. 2nd house on the left, number 59388.

**82 Starr, Lisa** From Highway/62 turn south on Arizona. to the top of the hill. Left on Sullivan. Go two dirt road blocks and we are on the corner of Sullivan and Bonita.

**8 Stratton, Christina** From Hwy 62 turn north on Pioneertown Rd. As you cross Pipes Canyon Rd., you are on Rimrock Rd. Continue on Rimrock Rd. to Burns Canyon Rd. Turn Left onto Burns Canyon Rd.

**4 Succulent Surprises** From Hwy 62 turn north onto Rose Eden Dr; left onto Breezeway; right onto Little Morongo Rd; left onto Cactus Ln to Quail Crossing Studio.

**56 Swenson, Karine** From Hwy. 62 turn South on Sunny Vista Drive. Take Sunny Vista to the stop sign at Alta Loma. Turn East on Alta Loma. Drive one block. Turn North onto Juniper Road. Drive one and a half blocks to 6925 Juniper Rd. House on right hand side.

**T**

**19 Taboada, Tobi** From Hwy. 62, turn SOUTH on Joshua Lane; proceed thru the signal at Yucca Trail; continue SOUTH to stop sign at Onaga Trail; turn right onto Onaga Trail. Go one block west to Dumosa Ave. Turn right onto Dumosa. The house is on the West (left) Side, 4th house

**85 Tanner, Lili** From Hwy 62, turn south at Peterson (where the Eagles Lodge is) and follow the dirt road to the end. My house is the last one on the left side of the street.

**15 Taylor, James Jared** See Diana Shay Diehl

**87 Thorburn, Gillyan** See Art Mortimer

**10 Thorp, Juan** From Hwy 62 turn north on to Pioneertown Rd. Go 7.4 mi. Continue onto Rimrock Rd. Turn left onto Burns Canyon Rd. Turn left onto Orange Trail Destination will be on the right

**69 Tivedo, Danielle** See Evangeline Montville

**47 Toney, Georgia** See Scott Doten

**66 Topinka, Vera** From Hwy 62, south on Park Blvd, right on Alta Loma, left on Sunset, left on Skyline, right on Fleur.

**57 Turner, Jeffrey** See Ellie Tyler

**57 Tyler, Ellie** Turn south off Hwy 62 onto Saddleback Rd. Continue south for 3/10 of a mile. Second house on the left (east).

**V**

**54 VanVliet, Alita** From Hwy 62, turn south on Sunny Vista Rd (paved). Turn left on Alta Loma. Go two short blocks and turn left onto Saddleback Rd. Third house on the left. Follow the signs and look for the RED UMBRELLA!

**26 Vikdal, Nichole** See Susan Madsen

**62 Vincent, Bill** From Hwy 62 turn south on Hill View. Turn right on Alta Vista. It is the third house on the right. Look for a white roof.

**W**

**27 Wallack, Reuven** From Hwy 62 turn north onto Old Woman's Springs Road (Hwy. 247) go about 1/2 mile and turn right onto Paxton Road. About a 1/2 mile on the right will be a white post marking Old Mill Road. Turn right onto Old Mill Road. You will then go through a couple turns, with the road ending at my house.

**15 Wargo, Krista** See Diana Shay Diehl

**9 White, Larry** From Hwy 62, turn north onto Pioneertown Rd. and proceed through Pioneertown to the Pipes Cyn junction. Continue straight ahead on Rimrock Rd. Turn left on Burns Cyn Rd. and proceed about 1/2 mile then turn left onto Tumbleweed Trail. From Old Woman Springs Rd. turn west onto Pipes Cyn Rd. Turn right on Rimrock Rd. then left on Burns Cyn Rd. and proceed about 1/2 mile then turn left on Tumbleweed Trail and look for the art space on the left.

**89 Whitfield, Doug** See Gretchen Grunt

**18 Whylock, Deborah** See John Whylock

**18 Whylock, John** From Highway 62 turn south onto Sage Ave. immediately turn right onto Yucca Trail, followed by an immediate turn left onto Sage. Continue on Sage past the stop sign at Joshua Drive until you arrive at Kismet and turn right. Proceed up the hill through the S curve. The studio is located on the right side of the road. Look for the decorative block wall and Hwy 62 Art Tour signage.

**61 Willey, Michelle** From Hwy 62, east of Yucca Valley, turn right (south) on Sunset Rd.. Travel up about 3 blocks. Studio will be on your left.

**37 Witmer, Kelly** From Hwy 62 turn east on Buena Vista Dr. Go to Paradise View Rd. and turn left. 2nd house with donkeys and goats.

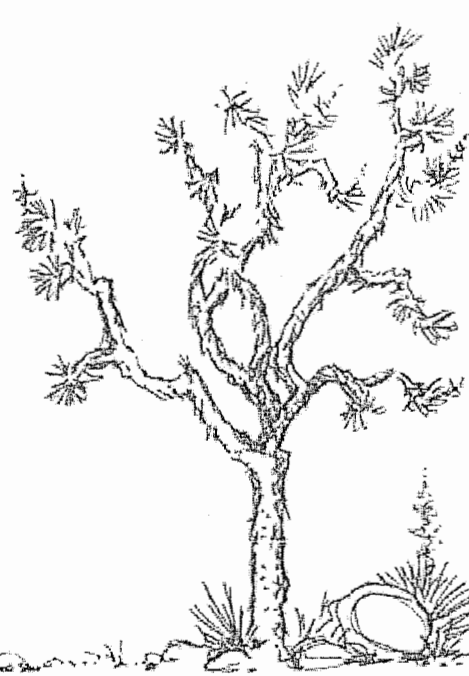
**48 Wold, Judy** From Hwy 62: Turn (North) on Sunburst, travel 2.5 miles to Golden. Turn right (East) on Golden. .5 miles to Border. Turn left (North) on Border, go to 2.5 miles to Sonora. Turn left (West) on Sonora, travel 2.5 miles

**2 Wood, Tami** See Snake Jagger

**39 Wurden, Barbara** From Hwy 62 turn north on Old Woman Springs Rd. Turn right onto Aberdeen Dr. Turn right onto Sage Ave.

**Y**

**30 Yeager, Ray** From Hwy 62 at Hwy 247. North on 247 / Old Woman Springs Rd to stop light. Turn Left on Skyline Dr. Turn left on Wallaby. Left on Grand Ave.



Attachment: Hwy 62 Open Studio Art Tour 2014 Catalog (1116 : Home Occupation Permits - Artist Exemption)

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## GET INVOLVED!

Support the Morongo Basin Cultural Arts Council and join or renew your membership today. For as little as \$35 you can become a member and enjoy a variety of benefits that come with it. Get involved with the events and meet fellow artists, receive the latest news via our monthly newsletters, participate in the Hwy 62 Open Studio Art Tours, show in our new cooperative Gallery 62 in downtown Joshua Tree, or our other MBCAC-sponsored art venues located throughout the Morongo Basin. To join the Arts Council and for all membership benefits contact [membership@mbcac.org](mailto:membership@mbcac.org) or go to [www.MBCAC.org](http://www.MBCAC.org) and sign up online.

Contribute your time. The Morongo Basin Cultural Arts Council is a volunteer-based non-profit organization that can always use more help. You can help in a variety of ways, from large to small projects. Join the team of volunteers in the planning and implementing of the annual Art Tours, or consider helping in the coordination of our rotating art shows. You can also help by becoming a docent at MBCAC's Gallery 62, or a volunteer at our Art Store, both in Joshua Tree.

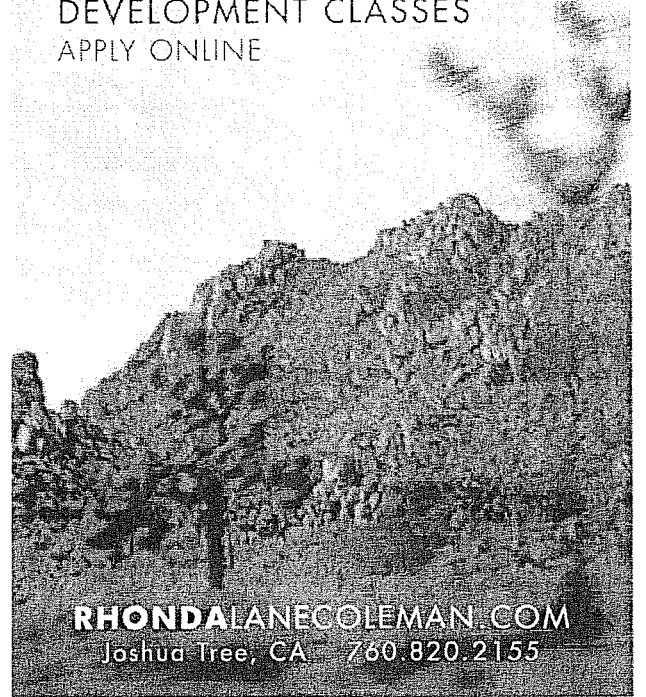
We also encourage you to consider the possibility of becoming a member of the Board of Directors where you can help with planning the future of the MBCAC. There are as many ways to help as there are people to help, so step forward and make a difference in your community. Contact us at [info@mbcac.org](mailto:info@mbcac.org) or [president@mbcac.org](mailto:president@mbcac.org) for more information on how you can volunteer your time.

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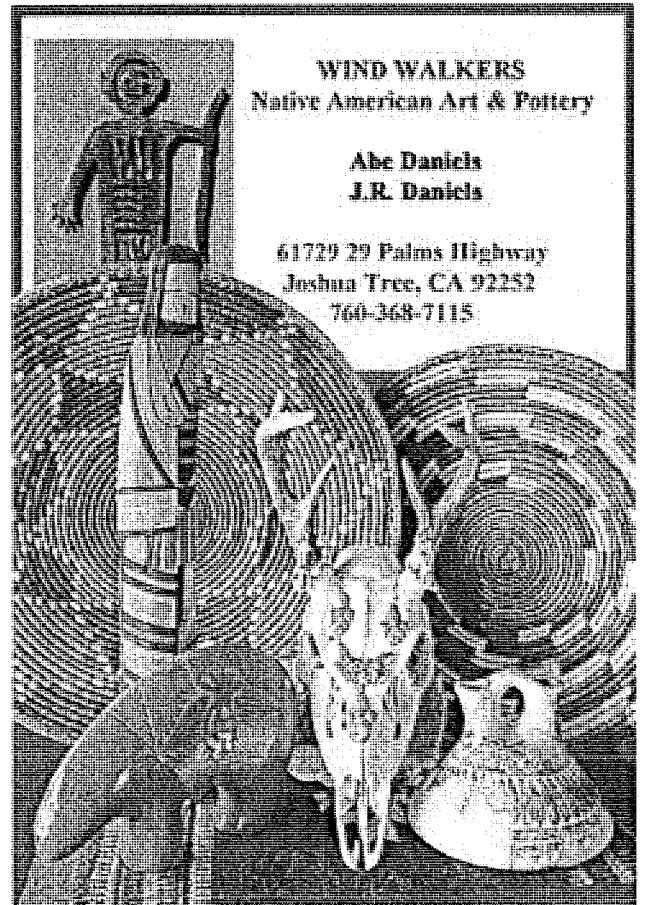
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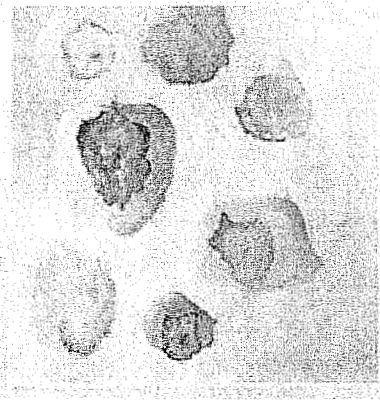
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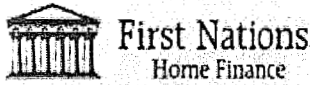
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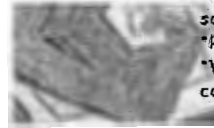


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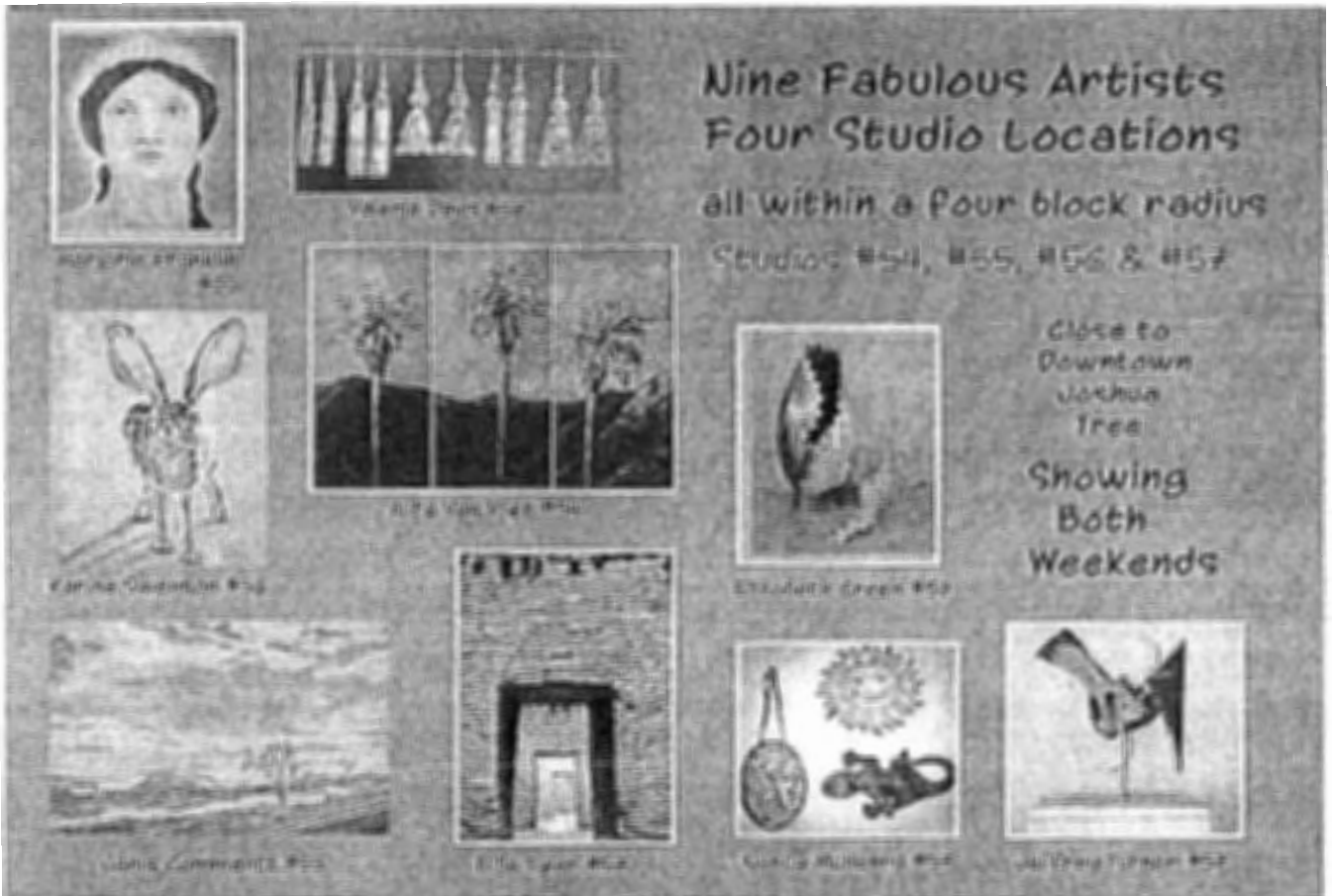
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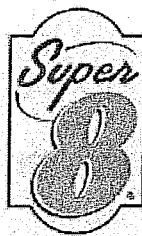
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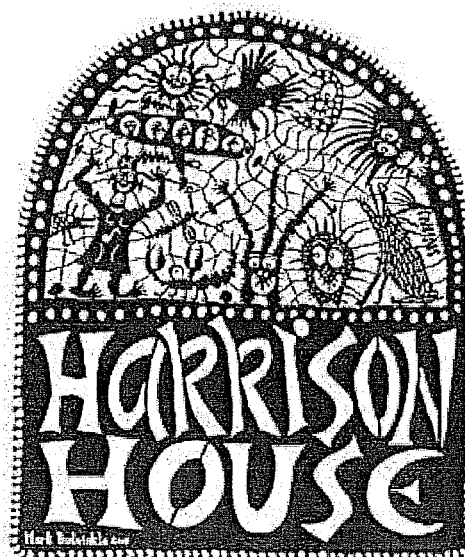
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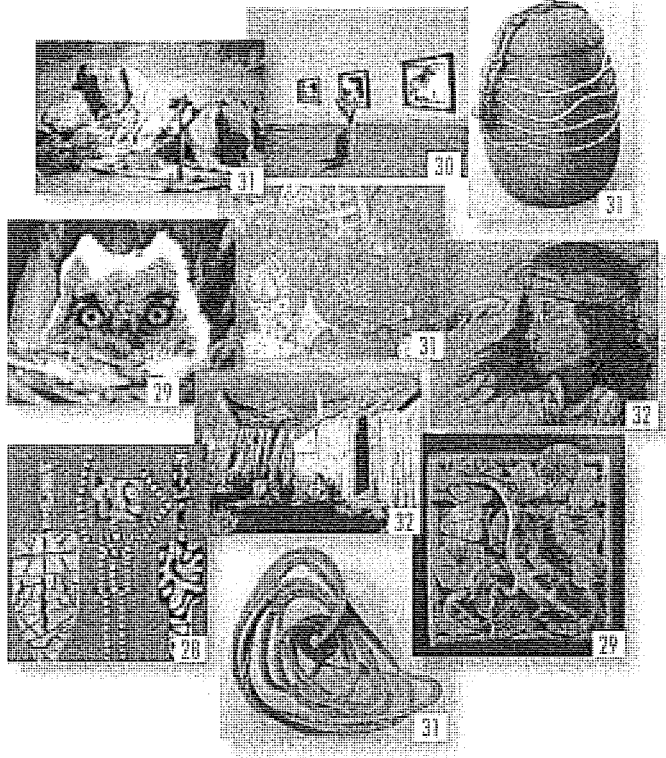
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Janelle Farmer	32	Ghost Town Images	Both
Kathi Klopferstein	31	Sculptural Basketry	Both
Paul Klopferstein	31	Gourd Art	Both
Julianne Kazo	29	Wildlife Photography	Both
Deane Locke	31	Watercolors	Both
JoAnn Peterson	32	Oils/Custom Frames	Both
Georgina Ryan	29	Kith Glass/Ceramics/Jewelry	Both
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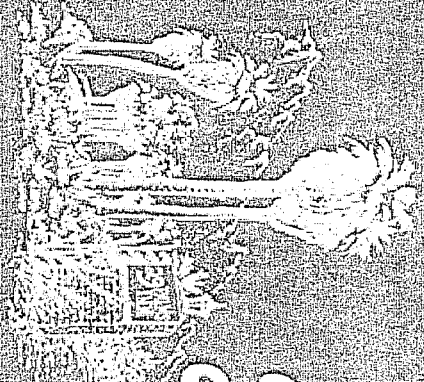
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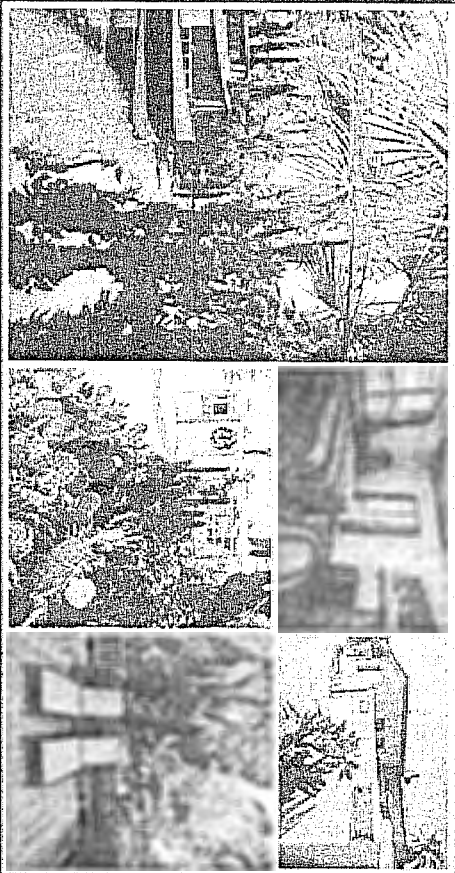




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- ♦ Yucca Valley has a rich and diverse cultural environment.
- ♦ There is a significant population of artists and musicians in the Morongo Basin.
- ♦ There is a very high interest in the programs, events and exhibits presented by the Hi-Desert Nature Museum, the Yucca Valley Branch Library, the Community Services Department and various cultural groups and organizations.

The Cultural Component provides an updated look at conditions of existing cultural facilities; analyzes the need and demand for cultural facilities and programs; and presents strategies for the Town's consideration to address future needs. There are a number of key issues related to providing cultural arts including:

- ♦ The effect of two concurrent planning projects (*Public Facilities Master Plan* and *Old Town Specific Plan*) has on the Hi-Desert Nature Museum and the San Bernardino County Branch Library in Yucca Valley.
- ♦ Residents and visitors to Yucca Valley enjoy a number of cultural activities throughout the year. A variety of festivals, concerts, exhibits and events contribute to an emerging cultural image.
- ♦ Over the past five years, the Town has developed a public art program which is complimented by various special events and a growing number of private galleries.

While Yucca Valley's art organizations face financial challenges, public support for the arts has confirmed a community interest in expanding a diverse range of cultural opportunities.

The Cultural Component provides Town leaders with a vision for developing and expanding these cultural opportunities in Yucca Valley and strategies and options to accomplish that vision.

An analysis of Yucca Valley's cultural strengths and assets, confirmed by the stakeholder interviews and surveys conducted during the Master Plan process are:

- ♦ The abundance of local creative talent
- ♦ The popularity and awareness of the Hi-Desert Nature Museum
- ♦ The high attendance and use of the Branch Library
- ♦ The large community support for festivals and town wide events
- ♦ A population interested in arts education
- ♦ A vibrant music and art scene in the region
- ♦ Local leaders with a desire to enhance cultural programming
- ♦ A diverse number of private sector commercial art establishments

One of the key findings was the economic benefits of pursuing cultural facilities and programs in Yucca Valley:

- ♦ Increased Transit Occupancy Tax (TOT) from visitors attending festivals and events
- ♦ Spending by non-profit arts businesses and industry
- ♦ Employment in both public and private arts related jobs
- ♦ Event related spending (meals, lodging, souvenirs, retail)
- ♦ Admission fees
- ♦ Increased donations

A summary of recommended strategies for meeting future cultural needs presented in this chapter include:

- ♦ Support cultural groups with facilities in which to work, perform, exhibit, and teach.
- ♦ Plan comprehensively for cultural facility development
- ♦ Pursue development of a new Hi-Desert Nature Museum and Branch Library, along with a amphitheater/activities plaza in the Old Town Specific Plan
- ♦ Pursue development of a Yucca Valley Show Grounds and Events Center to provide a venue for large scale community events, equestrian activities, exhibitions, and specialty shows and festivals

# Parks & Recreation Master Plan Update



## Chapter 5: Cultural Component



Town of  
Yucca Valley

Attachment: Parks & Recreation Master Plan Update Chapter 5 Cultural Component (1116 : Home Occupation Permits - Artist Exemption)

## 5.0 – CULTURAL COMPONENT

### 5.1 Introduction

The Cultural Component to the Yucca Valley Parks, Recreation, and Open Space Master Plan is intended to provide an overview of cultural services, programs, and facilities available to Yucca Valley residents and visitors and to provide recommendations for meeting the community's future cultural needs.

Yucca Valley has a rich and diverse cultural environment. There is a significant population of artists and musicians in the Morongo Basin, as well as, a very high interest in the programs, events and exhibits presented by the Hi-Desert Nature Museum, the Yucca Valley Branch Library, the Community Services Department and various cultural groups and organizations.

The Cultural Component provides an updated look at the condition of existing cultural facilities; analyzes the need and demand for cultural facilities and programs; and presents key findings for the Town's consideration to address future needs. There are a number of issues related to providing cultural arts in Yucca Valley, including the effect of two concurrent planning projects (Public Facilities Master Plan and Old Town Specific Plan) on the Hi-Desert Nature Museum and the San Bernardino County Branch Library in Yucca Valley.

Residents and visitors to Yucca Valley enjoy a number of cultural activities throughout the year. A variety of festivals, concerts, exhibits and events contribute to an emerging cultural image. Over the past five years, the Town has developed a public art program which is complemented by a growing number of private galleries.

While Yucca Valley's art organizations face financial challenges, public support for the arts has confirmed a community interest in expanding a diverse range of cultural opportunities.

The goal of this section is to provide Town leaders with a vision for developing and expanding these cultural

opportunities in Yucca Valley and strategies and options to accomplish that vision.

### 5.1.1 Hi-Desert Nature Museum Overview

As the Morongo Basin’s museum of natural history, culture, and art the Hi-Desert Nature Museum is the institution most directly charged with preserving, interpreting, and fostering stewardship of these resources. The Hi-Desert Nature Museum has served this purpose for more than 40 years.



The museum’s natural history and cultural collections number over 3,000 specimens and artifacts. These represent a library of Morongo Basin culture, history, art, animal life, and geology. The Hi-Desert Nature Museum offers a full schedule of natural history programs related to the High Desert’s unique natural elements. The museum features educational opportunities for visitors of all ages, including natural history dioramas displaying wildlife in the desert, an interactive “Kids Corner” with plenty of hands-on activities, a mini-zoo with live desert creatures, a gem and mineral collection, a Native American artifacts exhibit and a fossil collection.

The museum collaborates closely with the Joshua Tree National Park and plays a key role in supporting heritage organizations, educational programs, and community arts organizations throughout the high desert region.

### 5.1.2 Overview of Culture, Arts & Music in Yucca Valley

In addition to the exhibits and programs at the Hi-Desert Nature Museum and Yucca Valley Branch Library, several community organizations offer a wide variety of concerts, performing arts, festivals, and cultural events to the community.

It became very apparent during the public input process of this Master Plan that there is a vibrant art and music scene throughout the basin. And the need for venues for cultural events was widely expressed. Cultural arts activities scored

very high as a response to resident survey and interview questions regarding what they like about living in Yucca Valley and what they would like to see more of in the future.

Most respondents felt that it is important for Yucca Valley to be a year-round center for the arts, with “arts” defined to encompass all visual, literary, performing, traditional, dance, music, festivals, and cultural social events. Residents also felt that the arts should be sustained through increased collaborations between the Town, schools, library, local businesses, and community art organizations. Finally, residents surveyed felt that cultural facilities and programs are a key factor in Yucca Valley’s economic future and vital to the success of the Old Town Specific Plan.

### **5.1.3 Art in Public Places Program Overview**

Public art is an important element in defining the quality of life in a growing community. The Yucca Valley Town Council adopted its first public art policy in the fall of 2002 and appointed the Public Art Advisory Committee shortly afterward. The Committee has cataloged the Town’s inventory of public art, identified locations for future placements and initiated dialogue with potential donors and contributors. The Committee continues to work with staff and the community to promote public art and to identify potential funding sources.

The open spaces, changing seasons and natural beauty of the high desert all provide inspiration for a growing community of exceptional artists who have chosen to make their homes in Yucca Valley and the other Morongo Basin communities.

This treasury of artistic talent has advanced Yucca Valley’s awareness that public art is vital in defining the values and image of the community. A fledgling but well-crafted public art program is positioned to assist in promoting the town’s unique atmosphere and thus to heighten the local quality of life.

When Yucca Valley incorporated in 1991, the public art inventory consisted of three sculptures:

- ♦ Sabre-Tooth Tiger (Antoine Martin) – displayed at Remembrance Park
- ♦ Angel of Flight (Antoine Martin) – displayed in the Community Center rose garden
- ♦ Owls (Howard Pierce) – displayed in front of the Hi-Desert Nature Museum



Since the adoption of the Public Arts Policy in 2003, eleven additional pieces have been acquired through donation or commission:

- ♦ “Sunburst” 10-06-01 (Simi Dabah) – displayed on the California Welcome Center north-facing wall
- ♦ Unnamed sculpture 05-12-01 (Simi Dabah) – displayed at the Park and Ride facility
- ♦ “Gecko” steel sculpture (John Gleason) – donated by Hi-Desert Nature Museum Association, displayed on Museum wall
- ♦ Unnamed sculpture 4-4-04 (Simi Dabah) – displayed at the Community Development building
- ♦ “Eagle” metal sculpture (Ric Vigallon) – displayed on the east-facing wall of the Town Hall building



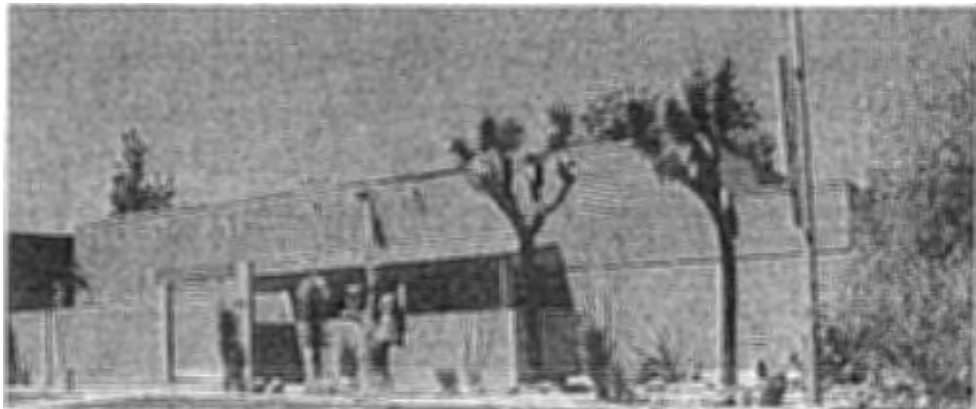
- ◆ “Nautilus” paper sculpture (Keith Anderson) – displayed in the Community Development building lobby
- ◆ Untitled Oil Painting (Irene Scoggins Bertrand) – on display in the Mesquite Room, Yucca Valley Community Center
- ◆ “Bloom Hill” Digital Photograph on Canvas (Geoffrey Fennel) – displayed in the Community Services Office
- ◆ Boys & Girls Club Statuette (Howard Pierce) – on display in the Yucca Valley Town Hall
- ◆ “Together We Can” sculpture (John Fisher) – temporarily displayed in the Yucca Valley Branch Library
- ◆ Unnamed sculpture 11-28-01 (Simi Dabah) – installation pending

The goals of the program are to create an artistic harmony between the buildings, land and open spaces in Yucca Valley, as well as, provide permanent, outdoor art work accessible to the general public throughout the Town in order to bring art into the community's daily life.

## 5.2 Existing Conditions

### 5.2.1 Hi-Desert Nature Museum

The Museum is currently housed in a 5,300 square-foot, single-story, reinforced concrete block and masonry building that is part of the Town of Yucca Valley’s Community Center Complex.



The museum building is over 30 years old and in need of upgrades to accommodate the long-term preservation of its collections. There is currently a need for environmental controls, additional office and work space, and modern collection storage facilities.

The museum has out grown the exhibition spaces which are not large enough to accommodate displays and exhibits requested by museum audiences. The museum offers permanent collection exhibits, which are rotated on a periodic basis in order to ultimately display all of the Museum's permanent collection; and temporary or traveling exhibits, that present short-term, topical education opportunities for all ages.



Additional storage space with environmental controls is needed for the permanent collection. There is currently a need for a receiving and shipping area so that traveling exhibitions can be inventoried and staged prior to installation.

The museum offers a multitude of education programs independently and also in cooperation with the Morongo Unified School District and the library. Additional rooms for educational programs are needed. The children's discovery and

educational corner is often filled to capacity and could benefit from additional space. It often doubles as a workshop, demonstration and lecture area.

In addition to providing indoor space for exhibitions and programs, the museum also does periodic outdoor events and programs in the available space adjacent to the facility.

The Hi-Desert Nature Museum staff is currently working on a five-year Strategic Plan, which will attempt to synchronize museum growth and activities with the master plans being developed for the Town. The Strategic Plan will articulate goals and objectives for the future that will allow it to increase its educational offerings, public programs, exhibits, storage of its collections, interactive technologies, marketing, and revenue development. The Museum Strategic Plan will recommend an expansion of the existing building to increase

in size from its current 5,300 sq. ft. to a final build-out of 15,000 sq. ft. The additional square footage is contemplated to provide a 5,000 sq. ft. gallery space for traveling and temporary exhibits; a 3,500 sq. ft. exhibition space for permanent collection display; a 1,000 sq. ft. of meeting room space; 2,000 sq. ft. of multi-purpose performance and event space; and the remaining 3,500 sq. ft. for offices, controlled climate storage, lobby/reception, and restrooms.

While the existing site at the Community Center Complex could accommodate an expansion of the Hi-Desert Nature Museum to the 15,000 sq. ft. required, the Strategic Plan will incorporate the flexibility to relocate to another site if necessary.

### **5.2.2 San Bernardino County Library - Yucca Valley Branch**

The Library is located in the Town Hall building within the current Community Center Complex. In addition to typical library services, the library offers a number of cultural activities and coordinates education programs with the Hi-Desert Nature Museum. The library offers themed activities for children, youth, and adults and coordinates with the museum when school tours are scheduled through the Morongo Unified School District and other agencies.

The Public Facilities Master Plan currently being conducted by the Town indicates that the library should be a 20,000 square-foot facility at the town's build-out population. In its current location there is not enough room for expansion to accommodate a 20,000 sq. ft. facility. The library is in the same situation as the Hi-Desert Nature Museum, in that a different site might be necessary to accommodate future needs.

### **5.2.3 Festival & Events Space**

The Community Services Department, several community organizations, and various community groups conduct a wide variety of cultural activities year round in Yucca Valley. From Holiday events to the annual Grubstake Community Faire, Starry Nights Festival, equestrian events, to the annual

Summer Music Festival, Yucca Valley residents and visitors can participate in community events all year long.

Because of the growth that has taken place over the past several years, the sites that the Town has traditionally used to stage community events have become less available. During the community input process it became very apparent that there is a great need for venues that can hold both small and large events within the Town.

A number of events are equestrian-related or otherwise draw large attendance for shows or festivals. The Needs Analysis contained in Chapter 6 indicates that a “Yucca Valley Show Grounds and Events Center” should be developed to accommodate these large scale events. The second type of facility needed for community events are places for small concerts/music presentations, local performing arts activities, art shows, community organization activities, and outdoor show space. If the Town does not create these two kinds of venues then its ability to continue to host large scale events and smaller community cultural activities will be severely hampered.

## 5.3 Facility Analysis

### 5.3.1 Hi-Desert Nature Museum

The ultimate goal for the Hi-Desert Nature Museum should be a 15,000 sq. ft. facility containing a permanent exhibit hall, traveling exhibition gallery, youth discovery/events space, secure patio exhibit/performance space, conference/meeting rooms, reception/lobby, secure climate-controlled storage, administrative offices, and restrooms.

There are two possible scenarios for obtaining this square footage requirement. The first scenario would be to expand existing museum at the Community Center Complex. There is space to the north of the existing museum building to accommodate the additional square footage. There has been discussion about adding a second floor to the existing building; but the financial feasibility of meeting retrofit requirements of the building is questionable.

A two-story museum building would allow exhibition and event space to have higher ceilings to accommodate taller exhibits and would provide sufficient wall space to project film and other media on. If the museum is expanded in its current location a two-story building should be designed to compliment the existing single story building and create the ceiling height necessary to implement the Museum's planned programming.

The second scenario would be for the Town to relocate the Hi-Desert Nature Museum into the area considered in the Old Town Specific Plan. This option would allow the design and development of a 15,000 sq. ft. museum building to specifically provide the type of spaces needed to allow the museum to implement its vision and mission. It would also put the museum in a desirable location to attract people into the Old Town District thus creating pedestrian traffic for adjacent Old Town commercial uses. Finally, moving the museum to the future Old Town area would allow the museum to coordinate with other planned cultural arts uses, such as private galleries, artist in residency development projects, and local businesses.

The ideal scenario would incorporate both the Hi-Desert Nature Museum and the San Bernardino County Branch Library in a single project whereby the two entities would have separate facilities but share common amenities, such as reception/lobby area, conference/meeting rooms, receiving areas, restrooms, outdoor plaza/amphitheater area, and staff parking. This would promote visitation to both the library and the museum, allow for joint programming and joint marketing, and decrease both capital and overhead costs for development and operation of both facilities.

By combining the museum, the library, and an amphitheater/activities plaza space in the Old Town Specific Plan, the Town would not only realize an economic benefit for the Old Town commercial district but would also gain a venue that would enable the Town to implement its vision for establishing its cultural image.

### **5.3.2 San Bernardino County Library – Yucca Valley Branch**

As stated above, the ideal scenario for the future of the Branch Library would be to combine it with the Hi-Desert Nature Museum in an Old Town Specific Plan project.

If the combined building scenario in Old Town cannot be implemented for the museum and library, it should be considered important that the two facilities continue to be located within a short walking distance of each other so that the two agencies can continue to coordinate education programs, lecture series, and themed events.

### **5.3.3 Yucca Valley Events Show Grounds**

Yucca Valley has a strong sense of community ownership of the Town’s special events. The annual Grubstake Parade and Community Faire, Rodeos & Equestrian Events, Summer Music Festivals, Art Shows, Shakespeare in the Park, Collector’s Shows, and other events that attract regional audiences are an important part of the fabric that makes up the social and cultural environment throughout the Morongo Basin. Town leaders, community organizations and residents all recognize the importance of having a venue to host major events. Yucca Valley’s location and climate allow for a year-round events schedule in a desirable weekend destination. By developing a facility specifically designed to host a variety of shows, festivals, and cultural events the Town can continue its tradition of community events and enhance the opportunities for increased tourism and economic benefit.

The ideal design for such a facility would accommodate equestrian events including rodeos, shows, and competitions; summer music festivals and concerts; outdoor performing arts; specialty collector shows; and holiday celebration events. This facility should also contain support amenities such as an RV Park, group picnic facilities, adequate restrooms, food concessions, and covered exhibition space. Such a facility would require 100-200 acres and should be located in an area of town that is easily accessible but does not impact residential neighborhoods.

The show grounds facility would be intended primarily for weekend events; however, it could also serve as meeting and activity space for local 4H Clubs, Boy Scouts and Girl Scouts, and other community organizations during the week. The RV Park could also serve in-transit visitors traveling to and from other areas in addition to those attending planned events.

Another use for this facility would be as a staging and/or sheltering area in the event of a local disaster or other emergency.

### **5.3.4 Performing Arts Center**

During the community input process, particularly in the resident phone survey, there was a high degree of support and interest in developing a Performing Arts Center in Yucca Valley for both school related performing arts and community based performing arts programs. A large auditorium/performing arts facility in Yucca Valley could serve the entire Morongo Basin and become a visitor destination that would positively affect the local economy.

Performing Arts (i.e. plays, concerts, cabaret, lectures, etc.) were highly requested during the community workshops and stakeholder interviews conducted as part of the Master Plan process. The music scene in Yucca Valley and the Morongo Basin would be enhanced tremendously with the development of a Performing Arts Center.

The ideal scenario for developing a Performing Arts Center would be for the Town and the School District to partner together for the development and operation of a performing arts facility adjacent to Yucca Valley High School.

Other options could include a Performing Arts Center within the Old Town Specific Plan or a joint development project with the Copper Mountain Community College.

### **5.3.5 Amphitheater/Activities Plaza**

In addition to large scale destination events, the Needs Analysis clearly indicated that residents are desirous of less formal venues for smaller events associated with the

performing arts, visual arts, music, social activities, and family-oriented cultural programs.

This trend is growing in popularity nationwide. Towns and cities are incorporating small amphitheater/activity plazas in the design of their downtown redevelopments, community center projects, and within community park development. These venues primarily serve local neighborhoods or business districts and allow outlets for local performing and visual artists to present their talents to the community. These amphitheater/activity plazas also serve as a community gathering space, a place to relax and contemplate, and usually contain public art and unique landscaping to visually enhance the environment that they are located in. While design of these types of venues varies widely, the common elements include a seating area surrounding a platform or stage; a level plaza area that can be used for displays or activities; and public art, usually commissioned from local artists to enhance the cultural environment.

Within the recommendations in Chapter 9 of the Yucca Valley Parks, Recreation & Open Space Master Plan there are three sites where it would be appropriate to include an Amphitheater/Activities Plaza. The first would be in conjunction with the Hi-Desert Nature Museum and Library in the Old Town Specific Plan. The second venue could be designed into the Multi-Generational Community Center Complex; and the third venue could be included in the Community Park Design for the Yucca Mesa area.

These versatile, programmable spaces not only add to the ability to increase the number and frequency of community events, but also serve as passive open space in a cultural park-like setting. The amphitheater/activity plazas should also incorporate shade structures so that programming can take place during the warm summer months. Themed landscaping and public art can be added to discourage anti-social behavior and provide a comfortable upscale environment. Given the tremendous number of musicians, artists, and cultural organizations in Yucca Valley, these spaces will provide programming opportunities on a continuous year-round schedule.



## 5.4 Key Findings

### 5.4.1 Yucca Valley's Arts Strengths and Assets

An analysis of Yucca Valley's cultural strengths and assets, confirmed by the stakeholder interviews and surveys conducted during the Master Plan process are:

- ♦ The abundance of local creative talent
- ♦ The popularity and awareness of the Hi-Desert Nature Museum
- ♦ The high attendance and use of the Branch Library
- ♦ The large community support for festivals and town wide events
- ♦ A population interested in arts education
- ♦ A vibrant music and art scene in the region
- ♦ Local leaders with a desire to enhance cultural programming
- ♦ A diverse number of private sector commercial art establishments

### 5.4.2 Greatest Challenges

From the information gathered through the public input process and the consultant's analysis of the current cultural conditions in Yucca Valley, the following are the major challenges facing the arts community in Yucca Valley:

- ♦ Lack of sufficient funding for cultural facilities and programs
- ♦ The need for performance venues
- ♦ Insufficient space at the Museum & Library facilities to accommodate programs and events
- ♦ Lack of a dedicated staff position for marketing, promotion and audience development.
- ♦ Need for collaboration among community arts groups

- ♦ Need a Public Arts Master Plan to outline the future of public art in the Yucca Valley
- ♦ Consensus building among the diversity of lifestyles in the town
- ♦ Involving young people in arts and culture
- ♦ Enhancing Yucca Valley’s cultural image in the region and beyond

### **5.4.3 Culture & Arts Contribution to Yucca Valley’s Economic Growth**

Measuring the impact of cultural and arts from a financial perspective is difficult and can be subjective; however, recent studies conducted on a national and local level by the Americans for the Arts shows that nationally, the art industry spends approximately \$134 billion annually. Federal tax revenue from these expenditures amounts to over \$10.5 billion dollars per year.

On a more local level, the revenue generated by restaurants, hotels/motels, retail stores, art galleries, and other businesses has a major impact on the economy in Yucca Valley. The impact is not only by patrons attending cultural facilities, Town events, and private galleries, but also by organizations that spend a significant amount of money locally in pursuit of their cultural interests.

Cultural facilities and events are a key to the economic growth of tourism in the Morongo Basin. Quality of life issues, including a community’s cultural image, contribute significantly to businesses’ site selection decisions. Cultural facilities available in the community act to attract and retain a creative work force and to generate pedestrian traffic that bring people into an area that who in turn partake of other retail opportunities. Finally, tourists who attend cultural events, museums, and performing arts functions spend nearly twice as much traveling as those who do not travel for cultural reasons.

It is apparent that the economic success of the Old Town Specific Plan will be tied to the Town’s ability to develop and

implement cultural facilities and programs as a key component of the overall development plan for Old Town. The economic benefits of pursuing cultural facilities and programs in Yucca Valley include:

- ♦ Increased Transit Occupancy Tax (TOT) from visitors attending festivals and events
- ♦ Increased sales tax revenue from spending by non-profit arts organizations and art related businesses for supplies, equipment and promotions
- ♦ Employment in both public and private arts related jobs
- ♦ Event related spending i.e. meals, lodging, souvenirs, retail, etc.
- ♦ Admission fees
- ♦ Donations and other financial support for the arts

#### **5.4.4 Cultural Facilities and Venues Development Vision Plan**

The results of the community surveys and interviews provide concrete evidence of the importance of cultural arts in Yucca Valley. The vision for Yucca Valley is to enhance its cultural image, provide quality of life cultural experiences for its citizens, and use cultural facilities and programs as an economic strategy for future financial health.

Therefore, the following objectives and strategies for reaching this vision should be pursued by the Town as funding and resources permit.

##### **5.4.4a Cultural Facilities Development**

- ♦ Support cultural groups with facilities in which to work, perform, exhibit, and teach. Examples would include a multi-purpose performing arts center with classroom and studio space, open amphitheaters in parks, use of lobby areas at the museum and library for galleries for local artists.
- ♦ Plan comprehensively for cultural facility development including the following:

- Pursue development of a new Hi-Desert Nature Museum and Branch Library, along with a amphitheater/activities plaza in the Old Town Specific Plan area
- Pursue development of a Yucca Valley Show Grounds and Events Center to provide a venue for large scale community events, equestrian activities, exhibitions, and specialty shows and festivals
- Include smaller amphitheater/activity plazas in the design of the future Multi-Generational Community Center Complex and the Yucca Mesa Community Park

#### **5.4.4b Positioning, Marketing, and Promotion**

- ♦ Position Yucca Valley as a major center known for quality art offerings by developing superior cultural facilities, hosting a variety of cultural events and including public and private art venues in the Old Town Specific Plan.
- ♦ Increase media participation in marketing cultural arts in Yucca Valley by establishing better relationships with regional and local press, getting sponsors to pay for radio spots, and working with local press and local businesses to develop a weekly or monthly advertising supplement promoting cultural activities with a calendar of events and offerings.
- ♦ Promote multi-cultural expression and participation in the arts by holding art fairs and festivals for local and regional artists; including native and ethnic food and dance in community events; hosting talent competitions open to all types of ethnic talent; and by hosting traveling exhibitions at the museum and library depicting cultural customs of different peoples.
- ♦ Advocate on behalf of Art in Public Places and take steps to expand and refine the Yucca Valley Art in Public Places Program to compliment Yucca Valley's natural beauty, involve local artists and promote tourism.

- ♦ Continue to expand online events calendar for cultural arts programs and activities by including non-profit and private art activities in the listings.
- ♦ Promote Old Town when it is developed as a “Cultural Corridor” by locating the Hi Desert Museum, Library, “Henge” amphitheater, private art galleries, art studios, restaurant/entertainment establishments and “artist-in-residency” housing projects within the Old Town corridor. Develop a cultural theme for advertising the Old Town area, such as, “Old Town Yucca Valley, the Cultural Corridor for Art Creation, Exploration and Collection” Consider devoting .05 percent of TOT tax to promoting cultural opportunities in Old Town. Define both east and west entries into Old Town with Public Art pieces. Consider establishing a Cultural Business Improvement District (CBID) to generate revenue and oversee cultural development and promotion in the Old Town area.

#### **5.4.4c Arts Education: Audience Development and Advocacy**

- ♦ Work to increase public awareness of the value of arts and culture in Yucca Valley and the region
- ♦ Build participation in cultural arts programs and activities
- ♦ Increase collaboration with the schools and library to provide targeted programs and outreach tied to broad educational themes

#### **5.4.4d Organizational Development**

- ♦ Support the organizational development efforts of community arts organizations.
- ♦ Consider facilitating the evolution of the current Public Arts Advisory Committee into a Cultural Arts Commission with representation from the many cultural organizations now established in Yucca Valley. The Commission should be responsible to oversee and encourage collaboration between public arts and community arts organizations, and to facilitate the acquisition and care of public art

- ♦ Pursue development of a Yucca Valley Cultural Foundation as a 501(c)3 non-profit organization with the specific purpose of raising funds for implementation of the Cultural Master Plan

### 5.4.5 Community Arts Partnerships

The key to successfully implementing the Cultural Master Plan will be the Town’s ability to develop greater resources within public and private sectors to support the arts. The Town will have to broaden partnerships beyond Town boundaries to become a part of a regional arts community. The Town will need to work to support the efforts of Yucca Valley’s art organizations to help them sustain each other through collaborations and by sharing information, resources, and facilities.

Keeping arts leaders in the community together and focused will be a challenge for the Town. In addition to the establishment of a Cultural Arts Commission and non-profit Arts Foundation, the Town should formalize its intent and future direction by developing and adopting a Public Arts Master Plan. With a Master Plan in place, the Town can work through the Commission and Foundation to pursue collaborative grants, develop re-granting programs, develop a sense of community ownership of the arts, create a strong arts representation in educational settings, strengthen communication among cultural groups, and create effective partnerships between arts organizations and the business community.

Two specific ways to accomplish the above would be to strengthen partnerships with higher education, arts educators and arts resource providers such as colleges, universities, libraries, and other regional cultural institutions; and to recruit local artists as resources for art curriculums and activities. Although there are currently limited resources for this, expansion of Copper Mountain College, greater partnerships with the National Park Service and possible satellite operations from regional agencies, such as California State University San Bernardino, should be explored.

Expansion of Yucca Valley’s Art in Public Places program will make it possible for talented artists of local and national renown to enhance public spaces throughout the Town with works of art ranging from outdoor sculptures and murals to functional works integrated into architecture. Art in Public Places can create cultural landmarks that will become cornerstones of Yucca Valley’s cultural identity and it can promote Yucca Valley’s image as the premier arts community of the high desert.

In summary, the emerging cultural themes developed from this planning process include:

- ♦ Yucca Valley is uniquely defined by its history of diverse lifestyles, natural beauty, high desert terrain, desirable climate, small town atmosphere and community support for the arts
- ♦ Arts and culture, as part of the mix of “quality of life” factors, can be a powerful tool for economic development
- ♦ Arts and culture are key to passing on traditions. Involving young people in arts and culture can build audiences, enhance learning and communication skills, build self esteem, foster community involvement, and train potential artists and arts appreciators
- ♦ Building a dynamic program to raise the awareness of Yucca Valley’s cultural offerings throughout the Morongo Basin will not only build audiences in Yucca Valley but will enhance Yucca Valley’s image in the region and beyond
- ♦ A “state of the art” Hi-Desert Museum, Branch Library, Amphitheater/Activities Plaza and Show Grounds/Events Center will provide the following benefits:
  - Cultural and artistic resources that enhance the quality of life for individuals living in, working in and visiting the city

- A balanced development of cultural and artistic resources for programming the diverse cultural demands of the community
  - Improved image of Yucca Valley making it a marketable commodity as a destination place
  - Facilities that will promote the general welfare through balancing the community's physical growth and revitalization and its cultural and artistic resources
- ♦ It will be critical to the success of the Old Town Specific Plan to include development of both public and private arts and cultural venues
  - ♦ Significant effort will be required to resolve the space and facility requirements of the Hi-Desert Nature Museum and the Branch Library
  - ♦ Little of this plan will be implemented without additional human and financial resources

Strategies for funding and implementing the Cultural Component are contained in *Chapter 9* of this document.



TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MINUTES  
June 9, 2015

Chair Bridenstine called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m.

Commissioners present were:

- Jeff Drozd, Commissioner, Planning Commission
- Jeff Evans, Commissioner, Planning Commission
- Charles McHenry, Commissioner, Planning Commission
- Steve Whitten, Vice Chair, Planning Commission
- Vickie Bridenstine, Chair, Planning Commission

Town of Yucca Valley Staff present were:

- Shane Stueckle, Deputy Town Manager
- Alex Qishta, Project Engineer
- Diane Olsen, Planning Technician
- Allison Brucker, Planning Secretary

The Pledge of Allegiance was led by Chair Bridenstine

**APPROVAL OF AGENDA**

**MOTION**

That the Commission approve the agenda.

- RESULT:** APPROVED [UNANIMOUS]
- MOVER:** Jeff Evans, Commissioner
- SECONDER:** Jeff Drozd, Commissioner
- AYES:** Drozd, Evans, McHenry, Whitten, Bridenstine

**CONSENT AGENDA**

**1. MINUTES**

A request that the Planning Commission approve as submitted the minutes of the meeting held on April 14, 2015 and May 12, 2015.

**PUBLIC COMMENTS ON CONSENT AGENDA**

None

Attachment: June 9, 2015 Planning Commission Draft Minutes (1116 : Home Occupation Permits - Artist Exemption)

**END PUBLIC COMMENTS****MOTION**

That the Planning Commission approve the Consent Agenda as amended.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Jeff Evans, Commissioner  
**SECONDER:** Jeff Drozd, Commissioner  
**AYES:** Drozd, Evans, McHenry, Whitten, Bridenstine

**PUBLIC HEARINGS**

**2. ENVIRONMENTAL ASSESSMENT, EA 02-14  
 CONDITIONAL USE PERMIT, CUP 01-14  
 VARIANCE, V-01-15  
 SPECTRUM VERIZON**

Proposal to construct a 55' cellular tower to be disguised as a pine tree, to include a generator inside a 900 square foot, 8' high block wall enclosure for equipment. The variance request is to exceed the maximum height limit of 40' in the Mixed Use zoning district by 15', at a total height of 55'

**RECOMMENDATION:** That the Planning Commission continues the public hearing to the meeting of Tuesday, June 23, 2015.

Deputy Town Manager Stueckle provided the staff report. He stated that based upon ongoing discussions between Staff and the applicant, the recommended action was for the Planning Commission to open the Public Hearing, accept public comment, and then continue the item to the meeting of June 23, 2015, while keeping the item open.

**PUBLIC COMMENTS ON ITEM 2**

None

**END PUBLIC COMMENT****MOTION**

That the Commission continue the Public Hearing for this item to the meeting of June 23, 2015.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Jeff Evans, Commissioner  
**SECONDER:** Charles McHenry, Commissioner  
**AYES:** Drozd, Evans, McHenry, Whitten, Bridenstine

**3. ENVIRONMENTAL ASSESSMENT, EA 04-15  
TENTATIVE PARCEL MAP, TPM 19644  
YUCCA RETAIL 5**

Request to subdivide an approximate 1.89 acre parcel into two parcels; Parcel 1 would contain approximately .904 acres and Parcel 2 would contain approximately .986 acres. Development of Parcel 2 with an approximate 7,700 square multi-tenant retail building has been approved by the Yucca Valley Planning Commission. Development of Parcel 1 has not been approved and the proposed parcel is designed to accommodate an approximate 3,200 square foot building pad.

**RECOMMENDATION:**

**Environmental Assessment, EA 04-15** : That the Planning Commission finds the project exempt from further environmental review in that the review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

**Tentative Parcel Map, TPM 19644:** That the Planning Commission approves Tentative Parcel Map, TPM 19644 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

Deputy Town Manager Stueckle provided the staff report, and provided an overview of the project. The proposed project was for the environmental assessment and tentative parcel map for a portion of the Home Depot retail center lot. Staff stated that an Environmental Impact Report was included as part of the review and approval of the Home Depot Retail Center Specific Plan, and the based upon that report staff recommended that the Commission find the project exempt from further environmental review. Staff also stated that the rough grading for the site was completed at the same time as the rough grading for the Home Depot site, and that utilities were roughed in to the project location at that time. Two structures at the project location have already be completed. All infrastructure improvements required for the project have already been constructed as part of the construction of the Home Depot.

Staff noted that there were a few minor changed to the recommended Conditions of Approval. Those recommended changes included:

- G2 was modified from "Tract Map" to "Parcel Map," and the expiration period was corrected to two years with the ability to request a one year extension;
- G13 was modified to remove the reference to the Mojave Desert air Quality Management District;
- G29 was removed as was only relevant for tract maps not parcel maps;

- P4 was recommended for removal based on the preparation and approval of the environmental impact report;
- P5 was amended to remove reference to the Towns fee schedule and the requirement for the Landscaping plan to be separately reviewed by the Planning Commission as it is redundant;
- E31, E33, and E34 for where removed because they only related to residential subdivisions.

### PUBLIC COMMENTS ON ITEM 3

- Greg Schlarbaum, representative for the applicant, spoke in support of the project. He was a representative of DRC Engineering, who prepared the tentative parcel map.

### END PUBLIC COMMENTS

Commissioner McHenry and Commissioner Drozd both had no questions or comments on the item.

Commissioner Evans said it appears that it meets the requirements of the code, and there shouldn't be issues with the project.

Commissioner Whitten said he didn't see anything wrong and felt it was routine in nature and should be approved.

Chair Bridenstine commented on some of the Conditions of Approval. She said that staff's recommended changes caught a lot of the issues she was concerned about, but said that there were still several conditions which she felt did not apply to the project. She noted that E4 referred to residential units and suggested it be struck; staff agreed. Chair Bridenstine asked if the project would be required to construct a subsurface retention basin. Staff said that the requirement had already been met during the construction of the Home Depot. Chair Bridenstine said that given that the retention basin had already been constructed she would like conditions E7, E8, E9 and E19 to be removed as well. Staff said that they could be struck, as the original project complied with those conditions.

### MOTION

That the Planning Commission finds that the project is exempt from further environmental review and that the Planning Commission approves Tentative Parcel Map TPM 19644 based upon the information contained within the staff report, the required findings and the recommended conditions of approval as amended.

**RESULT:** APPROVED AS AMENDED [UNANIMOUS]

**MOVER:** Jeff Evans, Commissioner

**SECONDER:** Steve Whitten, Vice Chair

**AYES:** Drozd, Evans, McHenry, Whitten, Bridenstine

**4. ENVIRONMENTAL ASSESSMENT, EA 05-15  
DEVELOPMENT CODE AMENDMENT, DCA 01-15  
HOME OCCUPATION PERMITS AND ASSOCIATED REGULATIONS**

Proposed amendment to Article 3 of the Yucca Valley Development Code amending Chapter 9.50, Home Occupations Permits. This Chapter and its Sections of the Development Code establish regulations allowing for the operation of certain business activities in single and multi-family residential neighborhoods. The standards and requirements are intended to ensure that home occupation operations do not alter the character of any residential neighborhood, or create impacts or activities that are not typically and commonly associated with residential neighborhoods. This Chapter and its Sections allow for commercial uses and other business activities that are accessory and incidental to the primary purpose of residential zones, which is that of providing a habitable dwelling for the owner or occupant as the primary use of the residential dwelling unit.

The amendments may include amendments to all Sections of Chapter 9.50, including, but not limited to, Classes of Home Occupation Permits, Table 3-26 Permitted Land Uses and Permit Requirements, Development Standards, and Review Authority.

**RECOMMENDATION:**

**Environmental Assessment, EA 05-15** : That the Planning Commission Finds that the project is exempt from CEQA in accordance with Section 15061 (b)(3) of the California Environmental Quality Act. The proposed amendment to revise the Town's Home Occupation Permit regulations has no potential to impact the environment. The proposed amendment does not alter the existing requirements that specific development projects must comply with the provisions of the California Environmental Quality Act. Development Code Amendment, DCA 01-15 meets the exemption criteria which states "that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA"

**Development Code Amendment, DCA 01-15:** That the Planning Commission recommends that the Town Council introduces the Ordinance, repealing and reinstating Chapter 9.50, Home Occupation Permits, in its entirety.

Deputy Town Manager Stueckle provided the staff report. The item was for the Planning Commission to consider a potential amendment to the Home Occupation Permit Ordinance which would provide an exemption for artists, as well as changes to the Home Occupation Permit Ordinance more generally. On May 12, 2015, the Parks Recreation and Cultural Commission received a presentation from the Morongo Basin Arts Council regarding arts in the community,

and that information was discussed at the Town Council meeting of June 2, 2015. The Council directed staff to implement measures within the Towns programs, processes and codes that support, encourage and implement the arts industry within the Town. The Staff report included information from the Morongo Basin Arts Council and the Parks Recreation and Cultural Commission. The report also included information about the yearly open studio art tours, and portions of the Park and Recreation Master Plan which referenced the arts and cultural elements of the Plan. Based upon that information Staff drafted a recommended amendment to the Home Occupation Permit regulations which would create a new class of home occupation permit with in the current structure. The proposed amended would create a new Class 5, Artist Exemption. Under the proposed regulation, artist studios would be exempt from the requirement for a Home Occupation Permit if they complied with the following standards: a maximum of two customers or students a week visiting the residence, all employees must be members of the resident family and shall reside on the premises, outdoor storage or outdoor activity relating to the HOP shall be limited to 10% of the lot area and be fully screened from public view, and that artist studios within this class shall be permitted to participate in the Art Studio Tours and similar programs. Staff also stated that the proposed amendment made some minor changes to clean up the language that section of the development code.

#### PUBLIC COMMENTS ON ITEM 4

- Barbra Behrens, Yucca Valley, spoke in support of the proposed artist exemption. She would like to be able to participate in the art tours, and stated that it is only an occasional event.
- Esther Shaw, Yucca Valley, spoke in support of the proposed artist exemption. She said that the art tours are only two weekends a year, and the majority of the customers do not come to the home.
- Hiroko Momii, Yucca Valley, spoke in support of the proposed artist exemption. She said the art tours let the artist show their process.
- David Falossi, Yucca Valley, spoke in support of the proposed artist exemption. He opened his home art studio in 1989, before the Town was incorporated, and no permits were required at that time. He said that having an artist community helps cities. He also spoke against the requirement that all employees have to be members of the artist's family. He said that artists should be allowed an assistant.
- Robert Rowell, Yucca Valley, spoke in support of the proposed artist exemption. He said that the art tours bring in visitors who support our local businesses. He said that a permit process creates a barrier which makes it more difficult for artists to participate and hurts the Town.
- Scot Mckone, Yucca Valley, spoke in support of the proposed artist exemption. He said for many artist, it is not something done for profit. He suggested that the Town brainstorm with artist to come up with guidelines to protect against those who might try to take advantage of more lenient home occupation permit requirements.
- Janice Pask, Yucca Valley, spoke in support of the proposed artist exemption. She said she had attended the art tour, and that it has an economic benefit for the community.

- Dennis Pask, Yucca Valley, spoke in support of the proposed artist exemption.
- Ed Keesling, Yucca Valley, spoke in support of the proposed artist exemption. He said that requiring him to have a HOP would make it difficult for him to continue as a potter in Yucca Valley. He said that artist's participation in the art tours was a boon to the community.
- Paul Klopfenstein, spoke the president of the Morongo Basin Cultural Arts Council. He spoke in support of the proposed artist exemption. He said that it was greatly needed. He said that they can document 7,000 people visiting the art tours last year. It brings it a lot of visitors to Yucca Valley.
- Friz Koenig, Yucca Valley, spoke in opposition the proposed artist exemption. He said that he thought it was written to favor one person. He submitted a document to the Planning Commission stating that he felt it was attempting to make judgements on artistic merit.
- Greg Hammond, Yucca Valley, spoke in support of the proposed artist exemption. He spoke in support of reducing regulations.
- Sheldon Houth, Yucca Valley, spoke in support of the proposed artist exemption.

### CLOSE PUBLIC COMMENTS

Commissioner Evans said that we live in a beautiful area, which is conducive to the arts, and that the art tours bring a lot of people to the area. He said that he was formerly a member of the Parks Recreation and Cultural Commission, and that he fully supports what they have recommended in the Master Plan and what local artist contribute to the community. He asked Mr. Fallosi to provide more information about his comment about non-family member employees. Mr. Fallosi said that Home Occupation Permit currently allows him one non-family assistant, and that some artist may need assistance that a family member is not able to provide. He also stated that sometimes artist have assistants whom they are mentoring. He suggested changing the wording to be family member or assistant. Commissioner Evans asked if two assistants would be appropriate. Staff provided clarification on the language in the proposed ordinance, and suggested that the Commission discuss whether they wished to make any changes to section 9.50.020(B)(5)(b) of the proposed regulations. Commissioner Evans also asked Mr. Fallosi about the traffic impact caused by art studios. Mr. Fallosi said that there were few visitors to the studio to buy art outside of the art tours.

Commissioner Whitten said that that he would like to see an art gallery open in Yucca Valley. He agreed with Commissioner Evans about the value of the cultural component of the Master Plan. He said that Twentynine Palms doesn't require artist to have a home occupation permit, although it is not clear whether or not the county requires permits. He said it makes sense to join the rest of the Morongo Basin in making artists exempt from home occupation permit requirements. He also said that, while he understands that allowing an assistant or employee who was not a member of the resident family would be beneficial to some artists, he would like to leave the proposed amendment as it is written.

Commissioner Drozd said that the area has a history of supporting the arts. He said that he wanted to make it clear that this proposed exemption was not for just one person. He also said that those artist who currently have a home occupation permits are allowed to have a non-family member employee. He said that he thinks allowing an artist to have one non-family member assistant under the exemption would be fair. He said that, given that most of the businesses do not have a lot of trips to their property a year, we have to be reasonable. Day care has an exemption and it has many visitors, so it is not unheard of to have this kind of exemption.

Commissioner McHenry thanked the artist community for attending. He said that he has participated in the art tours in the past, and found them worthwhile. People plan trips to the Morongo Basin around the art tours. He also said that this is not about one artist, but what is best for the artist community. He is in support of the exemption and would support it as it was written, although he would be willing to consider some kind of accommodation for an assistant in the future.

Chair Bridenstine thanked the artist community for attending. She said when they were discussing the home occupation permit ordinance last year they discussed artist, and that for the most part artists would fall into the exempt class I, with the exception of participation in the art tours. The fact that the art tours only occur two weekends a year justifies the need for the artist to have their own class in the home occupation ordinance. She said that she thinks it is sufficient as it is written, however she would be willing to consider changing item 9.50.020(B)(5)(b) to limit the number of employees/assistants to two whether or not they are family members.

Commissioner Evans asked if the change to 9.50.020(B)(5)(b) could happen at another time, or did it need to be decided upon at the current meeting. Staff suggested the Commission discuss the issue of the non-family member employees and determine if the Commission felt that the language should be changed.

Commissioner Whitten expressed concern about allowing employees outside of the resident family. He said that he thought that language in 9.50.020(B)(5)(b) was sufficient as it was written, with the exemption and no non-family member employees. He also stated that employee implied more of a business than a labor of love.

Commissioner Evans said that he would support Commissioner Whitten suggestion, as it eliminated the for profit idea.

Commissioner Drozd disagreed with Commissioner Whitten and Commissioner Evans. He said that every artist wants to make some profit from their work, and that the issue was how much noise you make, how many people are there and how large your lot is. He agreed with Chair Bridenstine about the difficulty of determining family members. How much money is made is not part of how it impacts the neighborhood.



Commissioner McHenry asked how you would define a helper, mentor or assistant as opposed to employee. He said he would support passing it as it written now, and possibly coming back to the issue at a later date.

Chair Bridenstine agreed with Commissioner Drozd that everyone wants to be able to make a living doing their passion. She said that she doesn't like the word employee because it sounds more commercial. She also said that some artists do have assistants or interns who they are teaching, and that is important. She would support changing the language to assistants and limiting it to two assistants whether or not they are members of the resident family or residing on the property.

Commissioner Whitten said that this is an exemption, and he would only support it if it was left as it was written. He said that if it needs to be changed, it can be amended at a future date. He said that from what they had seen, changing section 9.50.020(B)(5)(b) would only benefit one individual.

Chair Bridenstine said that she didn't think that the proposed change would just effect one person, and that she does know artists who are trying to mentor future artists.

Commissioner Drozd said that they should focus on issues such as traffic or if activities are appropriate for the lot size. He said that if you reach a certain threshold you should have to get a Home Occupation Permit. He would support limiting it to a specific number of assistants whether or not they are family members. He would favor limiting it to one. He asked how the Town would determine who constitutes family.

Commissioner Whitten spoke in support of leaving exemption as written and limiting employees to the resident family. He said that there is a difference between someone who is assisting in the manufacturing and someone who is simply observing and learning. The allowance for two students a week provides an opportunity for the artist to instruct students.

Staff stated that the Commission could chose to forward the ordinance to the Town Council as it was written but include the Planning Commission's discussion on the matter, or the Planning Commission could chose to modify the discussed section to use the language in class 2 which sets a limit of one employee who is not a member of the resident family.

Commissioner McHenry spoke in support of forwarding the item to the Town Council as it was written. He spoke against setting a limit on the number of employees or assistants who are members of the resident family. He pointed it out, that if the number of assistants was limited to 2, a family with four children would have to tell two of them that they weren't allowed to participate.

Commissioner Drozd spoke in support of forwarding the ordinance to the Town Council as it was written, provided that Town Council hears the Planning Commission's opinions. He said the Town shouldn't try to limit the number of resident family members participating, as it is a given that

they will be there, and the issue was nonresident employees coming onto the property. He said he was in favor of limiting it to one nonresident employee, although he would be willing to consider two.

Commissioner Evans agreed with Commissioner Drozd, and said that he would support the addition of one nonresident employee.

Commissioner Whitten spoke against allowing nonresident employees as part of the exemption. He said he doesn't like the idea of using the standards from Class II for the exemption, given that Class II Home Occupations do require a home occupation permit. Artist can be exempt if they meet the minimum requirements. I said he wants it to go forward the way it is written.

Chair Bridenstine said that she would like item 9.50.020(b)(5)(b) changed, however she was willing to forward it to the Town Council with the Planning Commission's concerns.

#### MOTION

That the Planning Commission finds that the project is CEQA in accordance with Section 15061 (b)(3) of the California Environmental Quality Act, and that the Planning Commission recommends that the Town Council introduces the Ordinance, repealing and reinstating Chapter 9.50, Home Occupation Permits, in its entirety, with the inclusion of the discussion and differing opinions of the Planning Commission regarding potential changes to item 9.50.020(B)(5)(b).

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Steve Whitten, Commissioner  
**SECONDER:** Charles McHenry, Commissioner  
**AYES:** Drozd, Evans, McHenry, Whitten, Bridenstine

#### PUBLIC HEARINGS

##### 5. **CONDITIONAL USE PERMIT, CUP 03-95 YUCCA VALLEY RV PARK AMENDMENT 1**

A request to add an additional four spaces to an existing recreational vehicle park.

#### RECOMMENDATION:

**Environmental Assessment, EA 02-15:** That the Planning Commission finds the project to be exempt from CEQA under Section 15301 class 1 Existing Facilities and:

**Conditional Use Permit, CUP 03-95 amendment 1:** That the Planning Commission reviews and determines legal nonconforming status and modifications and extension to legal nonconforming uses based upon Section 9.03.0606, and determines if the request complies with Section 9.03.060, as outline below.

**Section 9.03.060, F. Modifications and Extensions to Legal Nonconforming Uses**

1. *A legal nonconforming use shall not be modified in any manner that expands, extends, or enlarges the use beyond its existing scope upon the date the nonconformity was created, except as specified below.*
  - a. *The changes are, in and of themselves, in conformance with the provisions of this Development Code.*
  - b. *The changes are limited to minor alterations, improvements, or repairs that do not increase the degree of nonconformity present and do not constitute or tend to produce an expansion or intensification of a nonconforming use. A minor alteration shall not increase the area of the nonconforming structure by more than 120 square feet cumulative.*
  - c. *The changes are required by other laws.*
  - d. *The changes are incidental to the public acquisition of a portion of a site, no greater degree of nonconformity will be created other than that caused as a result of the public acquisition, and the changed development will conform to current regulations to the maximum extent feasible.*
2. *No change made to any development or use shall be construed as automatically permitting an extension of any time limit for the termination of a nonconformity.*
3. *Notwithstanding the provisions regarding Conditional Use Permit or variance, the Director may allow the construction of an additional modification to a legally existing structure within a current yard setback area, as established by an applicable residential Land Use District, when such legally existing building is within the yard setback area, and provided such additional modification does not exceed the projection of the existing structure into such current yard setback area and does not come closer than three (3) feet to any property line.*
4. *The requirements for a Conditional Use Permit shall not apply to nonconforming residential uses, where such uses are being expanded or modified by no more than twenty-five percent (25%) of the floor space or ground area existing at the time such use became a nonconforming use.*

**STAFF REPORT**

Deputy Town Manager Stueckle provided the staff report. He provided an overview of the item, which was a request for an amendment to Conditional Use Permit CUP 03-95 to add four additional space to an existing recreational vehicle park. He provided historical information

about the project. It was originally approved by the Town Council for 10 spaces, and at the time of issuance of construction permits, permits were issued for a 15 space RV park. RV parks are not listed as a permitted use in the Old Town Specific Plan, and it is therefore a legal nonconforming use. Information on § 9.03.0606(F), Modification and Extensions to Legal Nonconforming Uses, was provided, and two definitions from Article 7, intensification of use and intensity of use, were also included.

Staff stated that they had not modified the recommended finding and Conditions of Approval since the last time it was brought before the Commission, and at that time the Staff's recommendation was to grant an amendment to the CUP that allowed for one additional RV space. Staff stated that this kind of expansion of an RV park was different than what is usually seen in an expansion of a nonconforming use, which typically involves expanding property boundaries or adding square footage to a structure. Staff requested that the Planning Commission discuss how this kind of expansion of a nonconforming use fits into the code.

#### PUBLIC COMMENTS ON ITEM 5

- Warren Lavender, representative for the applicant, spoke in support of the requested amendment. He stated that they are requesting the authorization of 4 spaces which had been previously added to the property without the benefit of permit. He objected to the requirement to grant a 12 foot right of way for Hwy 62, and stated that he felt it was genteel extortion. He said that the applicant would be willing to agree to the right of way if the Commission authorized the 4 spaces, and the applicant would be willing to move the space located in the right of way back to the highway face of the building. He said that the right of way was intended for the widening of the highway, which has not been done, and that the Town shouldn't take property away without actual construction. He spoke against the General Plan, and stated that the Code's requirement that an RV park be a minimum of 10 acres was arbitrary. The other issue was the legal nonconforming use. He stated that it was his opinion that the addition of the 4 spaces would not affect its legal nonconforming status. He stated that it would not impact surrounding properties because the four spaces have already been in use. He said that having a small RV park in the West end of Town is a benefit to the community. He said it was reasonable that the RV space be aligned with the highway face of the structure.
- Marguerite Jackson, Yucca Valley, said she lives at the RV park, and that she has lived there for three and a half years. She said it was a nice place to live, and that Mr. Pandhi is a nice man who has been harassed.
- Mahendra Pandhi, Applicant, spoke in support of the project. He said he built the RV park in 1995, and put his heart in the project. He has decided to sell because he is tired of his neighbor harassing him. He said that his neighbor has reported his landscaping at the front of the park to Caltrans and they had said that no action was required. He said the Town inspected the landscaping as well and found no problems. He stated that his neighbor has issue with his landscaping and trees. He said it was a mistake to build the

RV park. He wants to make everything legal and sell the RV park so he can go home. He said he was an absentee owner and he had a manager running the park. He said that the manager converted the dump station to a space and added three additional spaces, which was a minor change. He said that they were already created and he didn't want to have to destroy them. If the four spaces are approved he can sell the park. He said he lost business due to the medians.

- Toby Stanford, Yucca Valley, spoke in opposition to the requested amendment. He said he is a neighbor to the RV park. He said that there was a lack of space for emergency vehicles. He also said that the landscaping was overgrown, and that they had previously had an issue with an overhanging tree. He expressed concern about the electrical plan. He expressed concern about the septic systems. He said that the landscape along the highway is a line of site issue.

#### END PUBLIC COMMENTS ON ITEM 5

Commissioner McHenry asked Staff if the park was currently operating with 18 spaces, but only 15 have been permitted by the Town. Staff confirmed that only 15 spaces were permitted. Commissioner McHenry said that they are asking to increase the number of permitted spaces to 19, which exceeds 25 percent. He stated that has issues with that, and the code states that it would take it out of its legal nonconforming status. He said that Mr. Pandhi has stated that his manager was responsible for adding the spaces, but it is the property owner's responsibility to ensuring that his property meets the conditions of use. He said felt sorry for Mr. Pandhi, but he didn't see how he could support the addition of the four spaces.

Commissioner Drozd said that there are a lot of emotional and personal issues involved, and that those had to be separated from consideration of the Town Code. He asked staff if the project had been reviewed by the fire marshal, and if there were any issues with emergency vehicle access. Staff said that the San Bernardino County Fire Department Fire Marshall Division had reviewed the site plan and said that they were ok with the project as long as they had secondary access through the gate located at the north side of the property, with the ability to open it if the gate is ever closed or locked. Commissioner Drozd said that they are not building structures, so it is not construction per se. He noted that septic could be an issue.

Commissioner Evans said that they were reusing existing square footage, so there are no new structures being added to the facility. He said that he felt staff had addressed the issue of emergency vehicle access. He said that addressing overgrowth was a common curtesy. He asked about the sites ability to support 19 spaces including amenities. He said the original document stated that there would be some amenities included in the RV park, and he wasn't sure if those had been fulfilled. He asked how frequently all the spaces were occupied, and to what impact the additional traffic might have. Staff said that the applicant would have to address the vacancy rate. Staff described typical RV park traffic, and said that this was another case where the project did not fit typical expansion of a nonconforming use, and referenced the definition of intensification of use in Article 7, which defines it as: a change to the existing use of a property which results in a change or increase in vehicular or pedestrian traffic, an increase in parking

requirements or induces additional environmental impacts, including but not limited to noise, light, glare, vibration, traffic, water quality, air quality or aesthetics. Staff also referenced the definition of intensity of use which defines it as: the number of dwelling units per acre for residential development and floor area ration (FAR) for nonresidential development, such as commercial, office and industrial. Staff stated that a legal nonconforming hotel which wanted to add hotel rooms would easily fall into the definition of intensity of use with the increase in the number of dwelling units. Staff asked the Commission to consider how this would apply to an RV parks which don't involve permanent construction.

Commissioner Whitten asked how long the original CUP was valid. Staff said that, provided substantial construction was completed within the specified time period, it would run with the land until such a time as conditions, such as the RV park being vacant for 180 days or more, extinguished the CUP. Commissioner Whitten asked if the route though the RV park was one way. Staff said that to their knowledge the lane was sufficient for two way access. Commissioner Whitten asked about the exit to the North, which exits onto the Park and Ride property, and asked if the Town was allowing the use of the Park and Ride area for overflow parking or access. Staff said the Town did not allow the use of the Park and Ride for overflow parking. The Town does not have an agreement and they have not approved the use of municipal property for the benefit of a private enterprise. Staff said that as for the issue of access, staff included in the draft conditions of approval a condition which required the applicant to enter into an agreement with the town for access across Town property. Commissioner Whitten asked if there had been any issues with the overflow of water from the site to the Park and Ride. Staff said that there had not.

Commissioner Whitten asked what the requirement were for visitor parking spaces beyond the RV parking spaces. He also said that he didn't see any ADA spaces indicated on the site plan. Staff said that there was no requirement in the code for additional parking, however ADA access from the park to the clubhouse would have had to meet the standards on the time. The applicant said that they had two ADA parking spaces.

Commissioner Whitten said that the requirement for the right of way was a standard practice and not a form of genteel extortion. He asked for staff to confirm that an applicant could request a variance. Staff said that an applicant could request a variance for setback standards.

Commissioner Whitten said that the original 1995 CUP said that residents could stay for a maximum of 6 months, and they heard testimony tonight that residents have been there for three and a half years. He said that he understand that the applicant wants to become legal so he can sell the property, but they haven't been conforming to the original CUP, so what assurance would the Commission have that the applicant would actually conform to his conditions if they approve the additions. If people are staying for three and half years would it be easier to change the designation to a trailer park rather than a RV park.

He said that he does agree with the applicability of the term intensification of use even though the space are already in use. He said that he saw issues with the site plan. He asked if the

dumping station was still active. Staff said that according to the information most recently provided by the applicant, that the Regional Water Quality Control Board had said that system could be used as a dumping station, but staff has not had confirmation on that. The applicant had told staff in previous conversations that the Regional Water Quality Control Board had said that it could not be used as a dumping station.

Commissioner Whitten said that having a dump station available was one of amenities that Commissioner Evans had referenced earlier. He said that if the Commission had assurances that the applicant would comply with the Conditional Use Permit, including having residents stay 120 day and no more than 180 days over a period of six months, he would be willing to consider approving two spaces, eliminating the space at the dump station and eliminating the space at highway 62. He wasn't sure how he would get the assurance that the applicant would comply with the conditions. The Commission has to look out for the Town and the neighboring properties as well. He said he couldn't see approving all four spaces.

Chair Bridenstine said that she also had a problem with the fact that there are residents stay in the park for more than three years. She said that she agrees that Yucca Valley needs an RV park, but that it was intended for transient use and people would only stay for a limited amount of time, as stated in the original CUP which limited occupancy to 120 consecutive days or no more than 180 within 6 months. She said that's been grossly violated. She felt that if they were going to have spaces without septic or sewer hook ups, they should provide a dump station, so they shouldn't be using the dump station as an RV space. She also stated that any project that comes forward with any application is asked to provide the right of way for the ultimate width of Highway 62, and that this project was not being singled out. She said that it was standard practice throughout the town and has been for years.

Chair Bridenstine also said that the original approval included three guest parking spaces and one ADA parking space. She said that the applicant had said that they have two ADA parking spaces, but asked if the site had the 3 guest parking spaces. She said that whether it was the applicant or his manager, they had stretched what was approved to the utmost, and to ask the Commission to come back and retroactively approve something that violated the original CUP was asking a lot. She said that she would agree to approving two spaces, but said that the dump station need to be used as a dump station. She also said that if the hammerhead space, which appears to have been previously guest parking, was converted back to parking, she would probably be in favor of approving it. She said that in good conscious she couldn't approval all four.

Chair Bridenstine opened the floor to the applicant to respond to Commissioners questions and comments.

Mr. Pandhi said that for years he was an absente owner and that the park was run by managers. He said he never had a copy of the Conditional Use Permit, and said that he didn't know about the limit to 120 days. He said that he provided a letter to the town stating that the RV association said it wasn't necessary for an RV park to provide septic tanks for each space. He said many users of the RV park don't need septic, only electrical hook ups. He said that he hired a professional

electric engineer to provide the electrical plan. He said that septic wasn't a problem because there didn't need to be a septic hookup for each space. He said he was asking for the approval of three spaces and he would open the dump station. He said that they are currently not using it as a dump station because he doesn't like to use it. He said that they would need the three additional spaces to be profitable. He said that insurance companies don't understand a 15 space RV park. He said with the three spaces approved and opening dump station they would be barely breaking even.

Commissioner Evans asked the applicant about the frequency which currently, while not in compliance, all 19 spaces were occupied, and what amenities have been increased since the original CUP to accommodate the expansion. Mr. Pandhi said that they had the barbecue area and the benches around the barbecue area. He said that most visitors are just there for one night and they don't have time to spend in the RV park. He said he couldn't afford a swimming pool, and they filled in the pool. He said that they had two ADA parking spaces and two guest parking spaces.

Chair Bridenstine asked where the two additional guest parking spaces in addition to the ADA spaces were located on the site plan. The applicant said that they were located right in front of the office near the ADA spaces. Chair Bridenstine said that it wasn't indicated on the site plan. Mr. Pandhi said that usually people did not use the guest parking spaces. Chair Bridenstine said that as part of the original approval, the park was required to have three guest parking spaces and one ADA parking space, and she said that while two ADA spaces appeared on the site plan the additional guest parking spaces did not, and she wanted to know where they were located. The applicant said that there were two guest spaces on the other side of the ADA parking. Chair Bridenstine asked if that was in the area that was proposed to be space 16. The applicant said that the parking was supposed to be there, but now they guest parking would be over to the side of the building. He said that they were never used.

Commissioner Evans asked the applicant how frequently were all 19 spaces being used. The applicant said that 19 spaces were full for 6 to 8 months of the year before the highway medians were constructed. He said that they would need to change the directions and information on the website to direct traffic down Kickapoo to enter the park in order regain lost business.

Commissioner Whitten asked the applicant about directing traffic down Kickapoo and using the Park and Ride to enter the site. The applicant said that it wasn't the Park and Ride, it was a public road and a gas station for natural gas. He said it was a public road. Commissioner Whitten asked what assurances the applicant could provide to the Commission that he would abide by the conditions if they approved the amendment. The applicant said that he wasn't there, and that he had requested a copy of the Conditional Use Permit from staff because he never had one. He said he lost the Conditional Use Permit, and that he never had one. The applicant assured the Commission that he would abide by the 120 day limit for residents.



Commissioner Drozd commented on the fact that the applicant intent to sell the property, and that it was a non-conforming property that will continue on in the futures. He said it was a difficult issue.

The applicant said that he didn't know that the property was non-conforming, and that the Town wanted him to build it when it was constructed. He said he wasn't informed when it became non-conforming. He said that if it is non-conforming at 15 spaces it is still non-conforming at 19. He said that if the Commission wants the park to shut down in 10 years then he would shut the park down in ten years. He said he was only requesting 3 additional spaces with space 1a being used as a dump station.

Commissioner McHenry said he had no questions for the applicant.

Staff stated that when the conducted their first inspection of the site in March of 2015 the park was at full capacity. Staff also stated that accord to Town Council Minutes of May 4, 1995, Mr. Pandhi attended the meeting, and he was given copies of the Conditions of Approval, and that he was present at the time of the Town Council's decision.

Chair Bridenstine said while she had sympathy for Mr. Pandhi, the Commission had to look out for the Town's best interest. She said that it was reasonable to provide non ADA parking spaces for people visiting friends staying at the RV Park. She said that if the applicant could come up with a site plan with at least two additional non-ADA parking spaces in addition to the two existing ADA parking spaces, she would be willing to approve three additional RV spaces.

The applicant said that there were currently three additional non-ADA visitor parking spaces in addition to the two ADA parking spaces. Chair Bridenstine said that they did not appear on the site plan, and asked if they were located in the same area as one of the proposed additional RV spaces. The applicant said the he could add them to the site plan. Chair Bridenstine said that she wasn't ready to approve this project. She said that she would like to see a revised site plan, taking the RV space out of the dump station, and the showing the other provided visitor parking spaces on the site plan.

Commissioner Whitten suggested that he would be willing to approve the project with two additional spaces, marked 17 and 18 on the site plan, if spot 16 was converted to parking spots. He said that the original CUP required that there be one ADA parking space and three regular visitor parking spaces. He said he didn't see any other way on the site plan to add the additional parking spaces. Commissioner Whitten also said that the dump station needs to be operational. He reiterated that he was willing to compromise and approve two additional RV spaces provided the applicant met the conditions in the original permit.

The applicant said that the site currently had two ADA parking spaces and three regular parking spaces.

Commissioner Whitten asked the applicant if he would rather come back with a revised site plan showing the locations of the additional parking spaces, or if he would prefer the Commission approve the project tonight with the two spaces, labeled 17 & 18.

The applicant said that whatever the Commission could do, he was ready to do.

Commissioner Whitten said that if they approved the plan tonight he would be willing to approve the project with an increase in intensity of use of only two spaces, space number 17 and 18, and not approve space 16 or 1a.

Chair Bridenstine agreed with Commissioner Whitten.

Commissioner Evans asked staff about the issue of obstructed vision. Staff said that the line of site visibility issue was one raised relating to the driveway of the property to the west of the site. Staff has inspected that before and will inspect it again to see if there is line of site issue. If there is Staff will provide direction to the RV park owner.

Commissioner Drozd asked about the issue raised in public comment about the trees. Staff said that maintenance of the trees and trees overhanging property lines are civil issues and not within the Town's dominion and control. Commissioner Drozd also asked about the allegations of electrical issues. Staff said that an electrical engineer submitted the necessary study and that Building and Safety performed an inspection of the site and confirmed that the system that was in place at the time of the inspection conformed to the code.

Mr. Lavender said that he wanted to address Commissioner McHenry's question about the increase in area, and that the additional RV spaces were small and constituted less than a 25% increase of area. Commissioner McHenry said that he didn't have a question about area, and that he had commented that the addition of four spaces was a greater than 25% increase in the intensity of use. Mr. Lavender said that the area involved in the four spaces they are asking for is less than 4,000 square feet, and that is less than 25% of the existing 15 spaces. Commissioner Whitten said that they weren't calling that into question.

Mr. Lavender spoke about the issue of septic hook ups. He said that there are RV parks all over California and they offer a wide variety of amenities. Some RV parks offer no other amenities other than a restroom and shower, and have no hook up amenities at all. It is up to the RV park owner to decide what he will provide. Mr. Pandhi decided to add the additional three spaces without sewer hook ups, which was completely reasonable. Commissioner Whitten said that the Commission wasn't asking that those spaces have septic hook ups.

Chair Bridenstine allowed for additional public comments.

Toby Stanford, Yucca Valley, spoke against the project. He said he had photographs of line of site issue and said that there was an illegal wall and bushes. He said that the RV spaces without septic hook ups are still hooked up with septic. He said for the last seven years Mr. Pandhi hasn't

been an absentee owner. He commented about cement containers against the property line. He said that the property should be inspected. He thinks that the wall and the cement containers should have to be moved.

#### MOTION

Commissioner Whitten moved that Planning Commission finds the project to be exempt from CEQA under Section 15301 class 1 Existing Facilities, and that the Planning Commission has reviewed CUP 03-95 Amendment 1 and determined it's legal nonconforming status, and that the Planning Commission finds that amending the CUP with the addition of two RV spaces does not meet the definitions of intensification or intensity of use due to the sites existing status and no permanent structures proposed, with the following conditions: that spaces 17 and 18 are approved, that space 1a will be maintained as a dump station and not a RV parking space, that space 16 is not approved, and that the site will comply with the conditions of the original CUP, including that 3 visitor parking spaces and 1 ADA parking space be provided.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Steve Whitten, Commissioner  
**SECONDER:** Jeff Evans, Commissioner  
**AYES:** Drozd, Evans, McHenry, Whitten, Bridenstine

#### 6. DISCUSSION ON CHANGING THE START TIME OF THE PLANNING COMMISSION MEETING FROM 6 PM TO 6:30 PM.

Deputy Town Manager Stueckle provided the staff report. He stated that Commissioner Whitten had previously raised the question of changing the meeting time to 6:30. He asked that the Planning Commission discuss the issue, and stated that if they did decide to change the meeting time, it would have to come back to the Commission with a Resolution to formalize the change.

The Planning Commission discussed changing the meeting times and possible alternatives. Staff suggested that that they bring the item back to the Commission with addition options for discussion.

The Planning Commission tabled the item to a future meeting.

#### PUBLIC COMMENTS

- None

#### CLOSE PUBLIC COMMENTS

#### STAFF REPORTS AND COMMENTS

Staff provided an overview of the status of current and upcoming development projects.

**COMMISSIONER REPORTS AND REQUEST:**

Commissioner Bridenstine thanked staff. She would like a compromise for the meeting schedule that works for both her and Commissioner Whitten.

Commissioner Drozd thank you to everyone for attending.

Commissioner Evans said that he would like Commissioner Whitten to be able to continue on the Commission so he hoped they were able to work something out.

Commissioner McHenry said that it was nice to see people getting excited about an issue. He also thanked staff.

Commissioner Whitten thanked staff, and congratulated Diane Olsen on receiving employee of year.

**ANNOUNCEMENTS:**

The next regular meeting of the Planning Commission is scheduled for June 23, 2015 at 6:00pm.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 9:14

Respectfully submitted,

Allison Brucker  
Secretary

Approved by the Planning Commission on \_\_\_\_\_, 2015.

DRAFT

Attachment: June 9, 2015 Planning Commission Draft Minutes (1116 : Home Occupation Permits - Artist Exemption)

