

Gross Misinterpretation of RL Zoning and the rush of Commercial Developments



GLAMPING: Robott Land Company began all this with their proposal to develop property in a Rural Living Zone just south of Flamingo Heights. Pushback from Flamingo Heights residents and questions raised in HVCC meetings resulted in some unsatisfactory answers. Robott revised their PDF answers document on the “glamping” proposal by adding the Land Use tables for RL zoning they refer to in question 3. It was then ready for distribution. You may access this document on the FH640 Glamping Proposal website page:

<http://homesteadvalleycc.com/fh640glamping.php>

A Landers property owner then proposed building a motel of geodesic domes next to the Integratron. This High Desert landmark and destination has close ties to the mid-20th-century fascination with UFOs and the UFO Conventions at Giant Rock. It lies next to the original Reche Homestead. Protests against dust, lights, noise and traffic followed this commercialization effort in the wide open desert views at the edge of Landers.



A Yucca Mesa property owner now proposes yet another “Glampsite” calling it a “Bubble Hotel.” The application says it is in Yucca Valley, but it is in the Yucca Valley Sphere of Influence, in Yucca Mesa and zoned for Rural Living – “Single Family Residential” according to the County Assessor. But Land Use Services approved this so-called campground of transparent bedroom pods on stilts with a 1,200-square-foot office/reception building and a 400-square-foot storage building. Another open space to sacrifice to noise, dust and traffic?



RL ZONING: The HVCC letter written with the Lucerne Valley Economic Development Association (LVEDA) requested County Land Use Services perform a public review/analysis of the Development Code's conflicting land-uses currently allowed in Lucerne Valley and Homestead Valley RL Zones. RL must remain “Rural Living.”

It stressed defects, in particular defining “camping.” The Council approved this letter unanimously.

PRECEDENT: One argument put forth by the HVCC and many locals was the precedent set by this permanent commercial development in a Rural Living Zone. We see the Flamingo Heights 640 example fast track the Dome motel in Landers and the Bubble Hotel in Yucca Mesa. They demonstrate a total lack of respect for development standards set in the Homestead Valley Community Action Plan.