

Evan Willoughby

From: Cherish Delgado <petitpalefille@yahoo.com>
Sent: Tuesday, July 8, 2025 8:38 PM
To: Janet Yochmowitz; Jared Jerome
Cc: Evan Willoughby
Subject: Re: Yucca Valley July 8, 2025 Planning Commission

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Dear [Planning Staff / Councilmembers / Commissioners],

While the details from tonight's meeting are still fresh, I'd like to take a moment to respectfully clarify several points that were raised—some of which were misunderstood or misrepresented. I hope this provides helpful context as you move forward with your evaluation.

1. Prior Violations and ADU Clarification

The prior code violations referenced in the meeting stemmed specifically from our ADU. It was **fully permitted and included on our short-term rental permit**. At the time, the Town of Yucca Valley changed its position on allowing ADUs to be part of STRs. We consulted legal counsel, and this policy was later reversed. Our violations were dismissed because we were operating within the guidelines as they existed, and we acted in good faith throughout the process.

2. Two Listings – Not Rented Separately

It's true that we have two Airbnb listings for the property: one for the main house and one for the casita. However, **they are never rented to different parties at the same time**, as confirmed in the memo we submitted. This setup simply allows us to optimize occupancy—often renting just the casita on weekdays when there is lower demand, and the full property on weekends.

3. Application Map and Hand Drawing

The drawing included in our application was done **at the request of staff, in person**, while I was physically in the office. I had the site map with me, and they asked me to sketch on it directly. The full application packet was prepared with the understanding that it would not go to the Commission—since permits of this type are typically handled administratively. I assure you it was not meant to be disrespectful or unserious.

4. Event History & Imagery

Since COVID, we have **not hosted any weddings or events**. Any wedding-style imagery online is from **staged photoshoots**, featuring a single couple (a man and woman), with no guests, music, or gatherings. We are fully committed to complying with all current restrictions.

5. Commitment to Improvement

We take every concern seriously. In response to past issues, we've implemented **noise monitors, security cameras, and added local staff** for immediate response. We even removed a wood-fired hot tub, at our own discretion, out of concern for potential fire risk. We have not received any new complaints since **July 4, 2024**, and have worked diligently to operate responsibly.

6. Income Source

There was an implication that I was dishonest about this being my primary source of income. That is categorically untrue. **Ocotillo is our family's main source of income.** We own two other properties:

- *La Cave*, which I designed and built from the ground up. Due to high construction costs, it only recently became profitable after a full year of operation.
- A one-bedroom cabin that brings in modest seasonal income.

Ocotillo supports our family financially, especially now as my husband undergoes dialysis. I stand by every statement I made regarding our livelihood.

I understand there are strong feelings on both sides of this issue, and I want to reaffirm my willingness to work with the Town, staff, and neighbors in a transparent, respectful, and collaborative way. I appreciate your time, and I'm available to provide any further documentation needed.

Cherish Delgado

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On Thursday, July 3, 2025 at 04:05:25 PM PDT, Jared Jerome <jjerome@yucca-valley.org> wrote:

Good afternoon,

You are receiving this email because you have an item scheduled for Yucca Valley Planning Commission review on Tuesday 7/8/2025.

Native Plant Permit applications are on the consent agenda, and further discussion of those items are not anticipated. You may choose to attend the meeting, but are not required to attend.

For other items, such as Temporary Special Event or Conditional Use Permit, we highly recommend attending either in-person or online via Zoom.

The meeting agenda packet and other supporting documents is located here:
<https://yuccavalleyca.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=1609&Inline=True>

You can view the Zoom link on the title page of the agenda.

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