

**Town of Yucca Valley**  
**Planning Commission Meeting Minutes**  
**September 23, 2025**

**Call to Order**

Chair Vasconcelos called the meeting to order at 6:00 pm.

**Roll Call**

**Present:** James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, and Alejandro Vasconcelos

**Absent:**

**Pledge of Allegiance**

Led by Commissioner Thomas.

**Approval of Agenda**

**Motion:**

**Approve the meeting agenda as prepared.**

**Result:** (Yes 5, No 0, Abstained 0)

**Mover:** Commissioner Clint Stoker

**Second:** Commissioner Mathew Thomas

**Ayes:** James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

**Consent Agenda**

**Result:** (Yes 5, No 0, Abstained 0)

**Mover:** Commissioner Mathew Thomas

**Second:** Commissioner Clint Stoker

**Ayes:** James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

**1. Planning Commission - Regular Meeting Minutes - Sept. 9, 2025, 6:00 PM**

**Motion:**

**Approve the regular meeting minutes of September 9, 2025, as presented.**

**Result:** (Yes 5, No 0, Abstained 0)

**Mover:** Commissioner Mathew Thomas

**Seconded:** Commissioner Clint Stoker

**Ayes:** Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson, Gerard Noonan

**2. Native Plant Permit (NPP) 082-25 @ 56010 Highland Trail**

**Motion:**

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 082-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

**3. Native Plant Permit (NPP) 094-25 @ 57459 Warren Way**

**Motion:**

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 094-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

**4. Native Plant Permit (NPP) 103-25 @ 56838 Bonanza Drive**

**Motion:**

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 103-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

**5. Native Plant Permit (NPP) 106-25 @ 56039 Santa Fe Trail**

**MOTION:**

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 106-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

**Motion:**

**Conditional Use Permit, CUP 01-25**

**That the Planning Commission removes Conditional Use Permit, CUP 01-24 Tumbleweed Sanctuary, from the agenda in order to provide additional time for the applicant to address parking requirements.**

**Result:** (Yes 5, No 0, Abstained 0)

**Mover:** Commissioner Mathew Thomas

**Second:** Commissioner Clint Stoker

**Ayes:** Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson, Gerard Noonan

Chair Vasconcelos stated moving on to the public hearing, item number six. Subject is Environmental Assessment EA 02-24. Conditional use permit, CUP 01-24. Staff report, please.

Associate Planner Jerome stated good evening, chair and commission. The recommendation for conditional use permit 01-25 is that the planning commission removes conditional use permit 01-, sorry, 24 Tumbleweed Sanctuary from the agenda in order to provide additional time for the applicant to address their parking needs. You will see an email from the applicant on page 101 of the packet, basically explaining that they would like to add the off-site parking back into their project. So they're going to have to do another revision of the project. With that, that concludes the staff report. We can answer questions following the public hearing.

Chair Vasconcelos stated thank you. Is there anyone in the public that wishes to make a comment at this time? Is there anyone online? Okay. We'll close public comment. Anyone? Let's go with Commissioner Thomas. Any comments?

Commissioner Thomas stated I have no comments on this.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated no comments. It looks like they have some more work to do, so I'm sure we'll see them at some point in the future.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated no comment.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated no comment.

Chair Vasconcelos stated I have no comment either. Can we make a motion to--

6. **Environmental Assessment, EA 02-24; Conditional Use Permit, CUP 01-24, Tumbleweed Sanctuary. A request to establish a Class IV Residential Special Event Facility at a non-residential structure previously utilized as a church. The project site is located at 57889 Pueblo Trail and is also identified as APN: 0588-021-21, 0588-021-28, 0588-021-29.**

**Motion:**

**Environmental Assessment, EA 02-24; Conditional Use Permit, CUP 01-25, Tumbleweed Sanctuary.**

**That the Planning Commission removes Conditional Use Permit, CUP 01-24 Tumbleweed Sanctuary, from the agenda in order to provide additional time for the applicant to address parking requirements.**

**Result:** (Yes 5, No 0, Abstained 0)

**Mover:** Commissioner Mathew Thomas

**Second:** Commissioner J Clint Stoker

**Ayes:** James Henderson, Gerard Noonan, J Clint Stoker, Mathew Thomas, and Alejandro Vasconcelos

**Department Reports**

7. **Wall Mural Permit (M) 02-25, 55922 Twentynine Palms Highway**

**Motion:**

**That the Planning Commission finds that the project is exempt from CEQA under Section 15301, Class 1, Existing Facilities since the proposed project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structure;**

**And that the Planning Commission approves the placement and application for proposed murals, Wall Mural Permit (M) 02-25, an application to install murals on the façade of the commercial structure located at 55922 Twentynine Palms Highway, based upon the information contained within the staff report;**

**And that the Planning Commission recommends that the Parks, Recreation, and Cultural Commission review the proposed mural content, design, and artist qualifications.**

**Result:** (Yes 5, No 0, Abstained 0)

**Mover:** Commissioner Mathew Thomas  
**Second:** Commissioner James Henderson  
**Ayes:** James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Chair Vasconcelos stated moving on to department reports. Item number seven. Subject is Wall Mural Permit (M) 02-25 at 5592 Twentynine Palms Highway. Staff report, please.

Assistant Planner Willoughby stated thank you, chair and commission. This is the second mural that you've had the opportunity to review. The recommendation is that the Planning Commission finds the project is exempt from CEQA under Section 15301, Class 1, Existing Facilities, since the proposed project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structure, and that the Planning Commission approves the placement and application for proposed murals, Wall Mural Permit 02-25, an application to install a mural on the facade of the commercial structure located at 55922 Twentynine Palms Highway, based upon the information contained within the staff report. And that the Planning Commission recommends that the Parks, Recreation, and Cultural Commission review the proposed mural content, design, and artist qualifications. This building is at the northeast corner of Cherokee and Highway 62. This is one of the highway-facing sides; this is the south side of the structure that exists today. This is a more corner-facing picture of it, and you can see those existing murals that were installed around 20-plus years ago, and then the west-facing side. This is the east-facing side of that building where the proposed mural is to be located. Here, you can see the proposed improvements, including some flora, fauna. So you can see a crow or raven, Joshua trees, some desert flowers, and next to that, existing cacti that they have painted. They also have signage where there was some signage previously in a prior business back in 2004, and that is subject to review by the PRCC too.

The findings required from the Planning Commission are as follows. I'll go through the findings themselves. The proposed mural integrates and forms a cohesive theme with the existing murals, exhibiting exceptional design quality and high-quality paint materials to showcase a proposed theme, and will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic. The proposed mural is well integrated with the building, providing additional elements that further enhance the quality of the facade. The proposed mural will not have a substantial adverse effect on abutting property or the permitted use thereof and will contribute to the town's unique character and quality of life. The proposed mural is consistent with the town's adopted mural policy to encourage murals emphasizing local history, geography, flora, fauna, culture, and heritage of the town, and with creativity and art encouraged in the Old Town Specific Plan. And the granting of this wall mural permit is based upon its distinct quality and does not constitute a granting of special

privileges beyond those provided for by the criteria in the town mural policy, which is also attached to the staff report. So once again, recommendation is that the project is exempt from CEQA as a Class 1, that the Planning Commission approves the placement and application of proposed murals, and that the Planning Commission recommends that the Parks, Recreation, and Cultural Commission review the proposed mural content, design, and artist qualifications. And then staff is available to answer questions following public comment.

Chair Vasconcelos stated thank you. Is there anyone in the public who wishes to make any comments on this topic? Anyone online? Close public comment. Bring it back to commissioner comments. We'll go with Commissioner Noonan.

Commissioner Noonan stated I don't have any comments. I think it looks fine to me. So I would recommend that we follow the recommendations.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated oh, I think it looks absolutely beautiful. Just a question. So this applicant is the Joshua Tree National Park Association. Have they always been there? Is that a new location? And then this is going to be their store for the association?

Assistant Planner Willoughby stated my understanding is there have been prior uses in this building, churches and other various retail uses. They have not always been there. I think they've been there for a few years now.

Commissioner Henderson stated alright, thank you.

Chair Vasconcelos stated Vice Chair Thomas.

Commissioner Thomas stated thank you. Yeah, I like the mural. I'm in agreement with my other commissioners here, and I think it looks great.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated I also appreciate the placement, and it was already a mural before. My one question is, you guys mentioned the size of the existing text. Does the existing text match up with their allowed signage for that face?

Assistant Planner Willoughby stated I don't have the exact dimension of that building frontage, but for Old Town Specific Plan building wall signs, the sign ratio is based upon one to two. So one linear foot of building wall, two square feet of signage is allowed, so.

Commissioner Stoker stated yeah. So it would conform.

Assistant Planner Willoughby stated yeah, yeah.

Commissioner Stoker stated okay. Cool. Thank you. That's my only question is whether the sign conforms.

Chair Vasconcelos stated all right. Yeah. I too agree. This is a good application. I think that the mural that's painted fits perfectly with the facade of the building and the surrounding areas. And to go along with even the signage aspect of it and the signage that they have on this building, there's very little. In fact, I didn't even know that that's what the sign said on that building because it's so small. So this is nice. I don't think this should be an issue to get it passed and recommended to the PRCC as well. So can we get a motion for that?

**8. Wall Mural Permit (M) 03-25, 55386 Twentynine Palms Highway**

**Motion:**

**That the Planning Commission finds that the project is exempt from CEQA under Section 15301, Class 1, Existing Facilities since the proposed project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structure;**

**And that the Planning Commission approves the placement and application for proposed murals, Wall Mural Permit (M) 03-25, an application to install murals on the façade of the commercial structure located at 55386 Twentynine Palms Highway, based upon the information contained within the staff report;**

**And that the Planning Commission recommends that the Parks, Recreation, and Cultural Commission review the proposed mural content, design, and artist qualifications.**

**Result:** (Yes 5, No 0, Abstained 0)

**Mover:** Commissioner Clint Stoker

**Second:** Commissioner Gerard Noonan

**Ayes:** James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Chair Vasconcelos stated moving on to item eight, the second mural, which is the subject Wall Mural Permit (M) 03-25 at 55386 Twentynine Palms Highway. Staff report, please.

Assistant Planner Willoughby stated thank you, chair and commissioners. Similar to your last application, this is also a wall mural permit within our Old Town Specific Plan area. The recommendation is that the Planning Commission finds that the project is exempt from CEQA under Section 15301, Class 1, Existing Facilities, since the proposed project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structure. And that the Planning Commission approves the placement and application for proposed murals Wall Mural Permit 03-25, an application to install a mural on the facade of the commercial structure located at 55386 Twentynine Palms Highway, based upon the information contained within the staff report. And that the Planning Commission recommends that the Parks, Recreation, and Cultural Commission review proposed mural content, design, and artist qualifications. This is the existing building. It's kind of at a midpoint. It doesn't have a very close cross street, but it's at the midpoint between Kickapoo and Inca along the north side of Highway 62. It's a relatively small building, currently used as an art gallery. It's my understanding. This is the mural that is proposed from that side of that building. And then this is looking a little bit closer. This mural depicts the musician from the 1970s, Gram Parsons, seated on top of a motorcycle. Just for some historical context, this building was originally a fire station. Later in the '70s, it was utilized as a motorcycle repair and sales shop, a rental shop. And it was across the street from a former Harley-Davidson store. So there is some context for motorcycles and obviously Gram Parsons in our local history.

So the findings, I'll read again. Proposed mural integrates and forms a cohesive theme of emphasizing local history, exhibiting exceptional design quality and high-quality paint materials to showcase proposed theme, and will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic. Proposed mural is well integrated with the building and other elements of the property. The proposed mural will not have a substantial adverse effect on abutting property or permitted use thereof and will contribute to the town's unique character and quality of life. The proposed mural is consistent with the town's adopted mural policy to encourage murals emphasizing local history, geography, flora, fauna, culture, and heritage of the town, and with creativity and art encouraged in the Old Town Specific Plan. And the granting of this wall mural permit is based on its distinct quality and does not constitute a granting of special privileges beyond those provided for by the criteria in the town mural policy. Recommendation, once again, is that the Planning Commission finds project exempt as a Class 1 project under CEQA, and that the Planning Commission approves the placement application for proposed murals under Wall Mural Permit 03-25, and that the Planning Commission recommends that the PRCC review the proposed mural content, design, and artist qualifications. And staff is available to answer questions following public comment.

Chair Vasconcelos stated, thank you. Do we have anyone in the public that wishes to make a comment on this issue? Anyone online? All right. Close public comment and



bring it back to commissioner comments. We'll go to Commissioner Stoker.

Commissioner Stoker stated, yeah. Overall, I appreciate this mural as well. This mural exists currently? It's not a proposed mural?

Assistant Planner Willoughby stated the mural does exist. So this was addressed as a matter of code enforcement originally.

Commissioner Stoker stated yeah. So I mean, I don't know if for future agenda items, as opposed to calling it a proposed mural, we can call it something that already exists, that's existing non-conforming, just so everyone understands that we would prefer things to come in while they're still a proposal rather than something existing just as a matter of rule. But other than that, I do appreciate the mural as it is, and I don't see much wrong with it. I do appreciate our history involving Gram Parsons and our continued history with motorcycle rallies and things coming through town. So I think it's a nice addition.

Chair Vasconcelos stated Vice Chair Thomas.

Commissioner Thomas stated I agree with Commissioner Stoker. I like the mural. You said this is an art gallery now? That's what the business is?

Assistant Planner Willoughby stated currently.

Commissioner Thomas stated okay. All right. Yeah. I don't have really any other comments regarding that, so.

Chair Vasconcelos stated, all right thank you. Commissioner Henderson.

Commissioner Henderson stated no, I think it looks really nice. Since it was caught as a code enforcement action, did they plan on doing more? As opposed to just a single motorcycle, it would seem like they would want to do that same theme across the wall. Was there plans to do more? Do you know, Evan?

Assistant Planner Willoughby stated, staff has not had that conversation with the applicant. So I don't have any indication on that.

Commissioner Henderson stated okay. Yeah. Otherwise, I think it's fine, but it just seems like you'd want to continue that across the whole wall, but I'm good with it.

Chair Vasconcelos stated, all right thank you. Commissioner Noonan.

Commissioner Stoker stated, I agree with my fellow commissioners. And first, yeah,

are you under the impression that if they do want to do more work, they'll come to you first before they do this and ask for us to approve it after the fact?

Assistant Planner Willoughby stated, with any policy that's new, there may be a number of people who don't realize that we have a rule requiring a wall mural permit. Given that they went through this process, I expect any future murals would go back through this policy prior to being installed.

Commissioner Noonan stated cool. Thank you. All right. That's all I got.

Chair Vasconcelos stated all right. Thank you. And yeah, I too am fine with this application. I think it brings some aesthetics to this facade. It's quite a bit off the highway. So when driving by, it's a shame it's not maybe closer so that more people could enjoy it. But yeah, I have no issues with this. So can we get a motion for this?

## **9. Land Development Update**

### **Motion:**

**That the Planning Commission receives and files the report.**

**Result:** (Yes 5, No 0, Abstained 0)

**Mover:** Commissioner James Henderson

**Second:** Commissioner Clint Stoker

**Ayes:** James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Chair Vasconcelos stated moving on to land development updates. Item nine.

Associate Planner Jerome stated the recommendation for land development update is to receive and file. We don't have a lot of major updates for this meeting, but there are a couple. Nice Dream Ices tells us that they anticipate to be operating the first week of October, so coming up pretty quick in the next couple of weeks. We've been checking in with Starbucks. They had told us that they anticipated to begin construction in September. They still have another week or so to meet that goal, but we're hoping to hear back from them shortly. And I'm not sure if we've already updated you on this at the last meeting, but we did receive tenant improvement plans for El Pollo Loco in the former Pizza Hut. So everything else is kind of business as usual, but we can answer questions following public comment. And that concludes the staff report.

Chair Vasconcelos stated, thank you. Is there anybody in the public who wishes to make a comment on this? Is there anyone online? Close public comment. Bring it back to commissioner comments.

Commissioner Thomas stated, yeah, thank you. No real comments. Last time we met, I think one of the commissioners asked about the Jersey Mike's and Domino's, and thought there wasn't any action going on down there. And so it still doesn't look like anything's happening. So I was just wondering what the update is on that.

Associate Planner Jerome stated no update. Slow progress. I haven't seen much of a difference.

Deputy Town Manager Stueckle stated, it's contractor schedule. So we've seen them come in primarily on weekends. Then we've seen them disappear for two or three weeks at a time, then come in on a weekend, get some work done, so.

Commissioner Thomas stated, interesting.

Deputy Town Manager Stueckle stated my guess is there's a business relationship between the contractor and the owner. They don't have a set schedule for the project. The contractor is fitting it in as they have time available. That would be my best guess as to what's occurring.

Commissioner Thomas stated all right. Thank you, Shane. I have nothing else. Yeah, that was it. Yeah.

Chair Vasconcelos asked, do you have anything, Commissioner Stoker?

Commissioner Stoker stated, nope. Thank you. And I'm sure we'll have more updates as projects keep moving along.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated, yeah. Quick question. I remember that Commissioner Stoker talked about the native plant permits and about, at some point, maybe getting them removed from the consent agenda. Am I correct in that assumption? Is there a timetable on that, or is that something that's just--?

Chair Vasconcelos stated it wouldn't be discussed in land development update.

Commissioner Noonan stated no, no. Oh, oh, so we weren't in that. Okay. I thought we were on general comments. My apologies. I'll wait for the end of that then. So nothing on land development update.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated nothing. Thank you.

Chair Vasconcelos stated I have nothing also. So can we get a motion to receive and file?

### **Future Agenda Items**

Chair Vasconcelos stated moving on to future agenda items.

Associate Planner Jerome stated so, future agenda items, hopefully, between now and the new year. We have the updates to the native plant ordinance, which we are aware of. We are going to be working on that in the coming weeks. Sun Mesa Mini Storage will also hopefully be concluding their CEQA in the next couple months, same with Dutch Bros. And also we have a general plan update that we're working on that's also on a similar timeline. So for all of those, they expect them sometime December, January. That concludes the staff report.

Chair Vasconcelos stated, thank you. Does anyone here on-- Commissioner Noonan, do you have any comments?

Commissioner Noonan stated no. Sorry for getting ahead of us on that. But you answered everything. Thank you.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated nothing. Thank you.

[inaudible] Nothing for me. No.

Chair Vasconcelos stated all right. We're good. Thank you.

### **Public Comments**

Chair Vasconcelos stated all right. So let's move on to public comments. The Planning Commission takes this time to consider your comments on items of concern which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of this meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by state law from taking action or discussing items not on the printed agenda. With that, is there anyone in the public that wishes to make a comment? Is there anyone online? All right. We'll close public comment.

### **Staff Reports and Comments**

Chair Vasconcelos stated moving to staff reports and comments.

Associate Planner Jerome stated no additional staff reports or comments.

Chair Vasconcelos stated thank you.

### **Commissioner Reports and Comments**

Chair Vasconcelos stated moving on to commissioner reports and comments. Commissioner Vice Chair Thomas?

Commissioner Thomas stated yeah. I really don't have any comments tonight.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated same. No comments for me either. Thank you.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated nothing. Just nice to see some murals come up in front of us to go over to the other commissions. So that was nice, but nothing for me.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated no other comments, and thank you, staff, for an efficiently well-run meeting. Thank you, my fellow commissioners. See you next time.

Chair Vasconcelos stated so thank you, staff [inaudible] for this fast and expediated meeting that was very informative and got a few things accomplished.

### **Announcements**

Chair Vasconcelos stated the next regular meeting of the town of Yucca Valley Planning Commission will be held on Tuesday, October 14, 2025, at 6:00 PM in the Yucca Valley Commissioner Community Center room.

### **Adjournment**

Chair Vasconcelos stated with that, at 6:23, meeting adjourned.