

# TOWN OF YUCCA VALLEY PLANNING COMMISSION 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.

**PLANNING COMMISSION: 6:00 PM**  
**TUESDAY, JANUARY 13, 2026**  
Yucca Valley Community Center - Yucca Room  
57090 Twentynine Palms Highway  
Yucca Valley, CA 92284

<https://zoom.us/j/91936361390?pwd=vEKaA9hWh97nD6w2QL8aDm6E4AVuc3.1>

**MEETING ID: 919 3636 1390**

**PASSCODE 818950**

Use the above link to virtually access the meeting. You will automatically be muted upon entry. During the meeting, participants will be prompted to “raise hand” or inform the meeting moderator when wishing to make a public comment. Comment time is limited to 3 minutes or as instructed by the Mayor/Chair. If any technical difficulties occur resulting in lack of connectivity or virtual streaming, the in-person meeting will continue to proceed.

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## **Planning Commission**

James Henderson  
Gerard Noonan  
J Clint Stoker  
Mathew Thomas  
Alejandro Vasconcelos

\* \* \* \*

## **TOWN ADMINISTRATIVE OFFICE:**

**760-369-7207**

Public Comments: [townclerk@yucca-valley.org](mailto:townclerk@yucca-valley.org)  
[www.yucca-valley.org](http://www.yucca-valley.org)

**AGENDA**  
**MEETING OF THE PLANNING COMMISSION**  
**TUESDAY, JANUARY 13, 2026, 6:00 PM**

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

The meeting agenda packet is available for public view in the Town Hall lobby and on the Town's website at [www.yucca-valley.org](http://www.yucca-valley.org) prior to the 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 agenda item or on any subject not on the agenda during public comments, please fill out a request to speak card and give to the Town Clerk/Commission Secretary. 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**

James Henderson, Gerard Noonan, J Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

### **Pledge of Allegiance**

### **Approval of Agenda**

### **Consent Agenda**

All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission 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 Planning Commission 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 Commission Secretary before the consent calendar is called.

1. Planning Commission Meeting Minutes - Tuesday, December 9, 2025.

### **Public Hearings**

2. Environmental Assessment, EA 09-25; Variance, V 02-25, 58238 Alta Mesa Drive. A request to retain a six foot (6') tall solid metal fence along the front and street-side of a single-family residence. The project site is located at 58238 Alta Mesa Drive and is also identified as APN: 0601-324-04.

#### **Recommendation:**

#### **Environmental Assessment 09-25:**

**That the Planning Commission finds the project is exempt from CEQA pursuant to Section 15303(e), Class 3 (New Construction of Small Structures), as the proposed project is a fence.**

**Variance 02-25:**

**That the Planning Commission denies Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.**

**Department Reports**

3. Status Review - Temporary Residential Special Event Permit (SPL) 03-25 @ 58689 Ocotillo Drive

**Recommendation:**

**That the Planning Commission receives and files the status review for Temporary Residential Special Event Permit (SPL) 03-25 located at 58689 Ocotillo Drive.**

4. Exterior Color Change (EC) 01-26 El Pollo Loco

**Recommendation:**

**That the Planning Commission approves EC 01-26, an application to change the exterior colors of the commercial structure located at 58012 Twentynine Palms Highway (APN 0601-402-17), based upon the information contained within the staff report.**

5. Amendment 2 to Site Plan Review 03-23 and Landscape Plan 03-24, Nice Dream Ices

**Recommendation:**

**That the Planning Commission approves Amendment 2 for SPR 03-23 and Landscape Plan 03-24, Nice Dream Ices, allowing for the removal of a portion of the landscape curb and landscape planting, based upon the information contained within the staff report and conditions of approval for the previously approved project.**

6. Temporary Short Term Vacation Rental Inventory 2026

**Recommendation:**

**That the Planning Commission adopts the Resolution, setting the annual maximum number of Temporary Short-Term Vacation Rental permits for the calendar year 2026 at 791.**

**Future Agenda Items**

**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 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 Planning Commission is prohibited by State law from taking action or discussing items not on the printed agenda.

## **Staff Reports and Comments**

7. Land Development Update.

## **Commissioner Reports and Comments**

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

## **Announcements**

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, January 27, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

## **Adjournment**