

# 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 27, 2026**  
Yucca Valley Community Center - Yucca Room  
57090 Twentynine Palms Highway  
Yucca Valley, CA 92284

<https://zoom.us/j/97055279449?pwd=nUDjm7pNbMvyoNNSXzAfEmxGiR80R0.1>  
Meeting ID 970 5527 9449 Passcode 980784

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.

\* \* \* \*

## **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 27, 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.

### **Public Hearings**

### **Department Reports**

1. Temporary Use Permit (TUP) 01-26 @ 58705 29 Palms Highway - JT Desert Drifters

#### **Recommendation:**

**That the Planning Commission approves, based on the information contained within the staff report, Temporary Use Permit (TUP) 01-26 at 58705 Twentynine Palms Highway for JT Desert Drifters a food truck located on private property pursuant to Section 9.55.050 Roadside Vending (B) of the Yucca Valley Development Code.**

2. Land Development Update

**Recommendation:**

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

**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**

**Commissioner Reports and Comments**

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

**Announcements**

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, February 10, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

**Adjournment**

**Town of Yucca Valley  
Planning Commission Staff Report**



**To:** Planning Commission

**From:** Evan Willoughby, Assistant Planner, Jared Jerome, Associate Planner

**Date:** January 16, 2026

**Meeting Date:** January 27, 2026

**Subject:** Temporary Use Permit (TUP) 01-26 @ 58705 29 Palms Highway - JT Desert Drifters

**Recommendation:**

That the Planning Commission approves, based on the information contained within the staff report, Temporary Use Permit (TUP) 01-26 at 58705 Twentynine Palms Highway for JT Desert Drifters a food truck located on private property pursuant to Section 9.55.050 Roadside Vending (B) of the Yucca Valley Development Code.

**Prior Review:**

There has been no prior review of this item by the Planning Commission.

**Discussion:**

On May 7, 2024, the Town Council directed staff and the Planning Commission to review and develop recommended regulations for mobile food vending. The Planning Commission discussed the proposed policy throughout four (4) meetings held during May, June, July, and August 2024. The regulations, recommended by the Planning Commission (Vote 4-0) were introduced to the Town Council on October 1, 2024, and adopted by the Town Council on November 5, 2024 (Vote 5-0).

On January 15, 2026, staff received a Temporary Use Permit Application for Mobile Vending Facility of Private Property. The application and operational details are attached to this staff report.

Applicant: JT Desert Drifters

Address: 58705 Twentynine Palms Highway

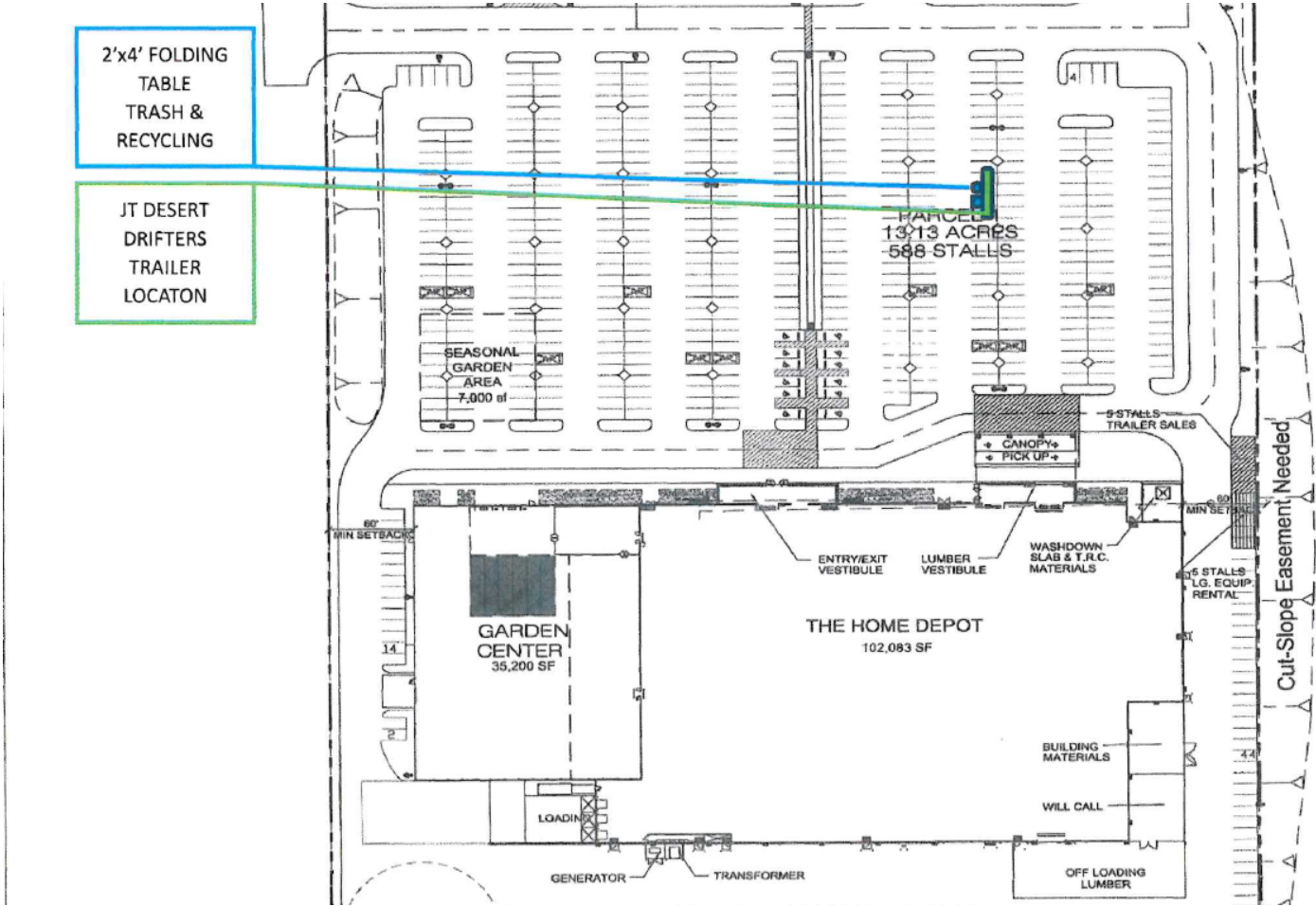
APN: 0601-201-49

Zoning: Home Depot Retail Specific Plan (S-01-05)

Parcel Size: 13.07 acres

The applicant proposes to locate a food trailer, pictured below, (26' in length by 8' in width), a folding table (2' in length by 4' in width), trash, and recycling facilities within five (5) parking stalls located approximately 175 feet north of the Home Depot pick-up canopy area. The proposed area identified in the site plan below, is

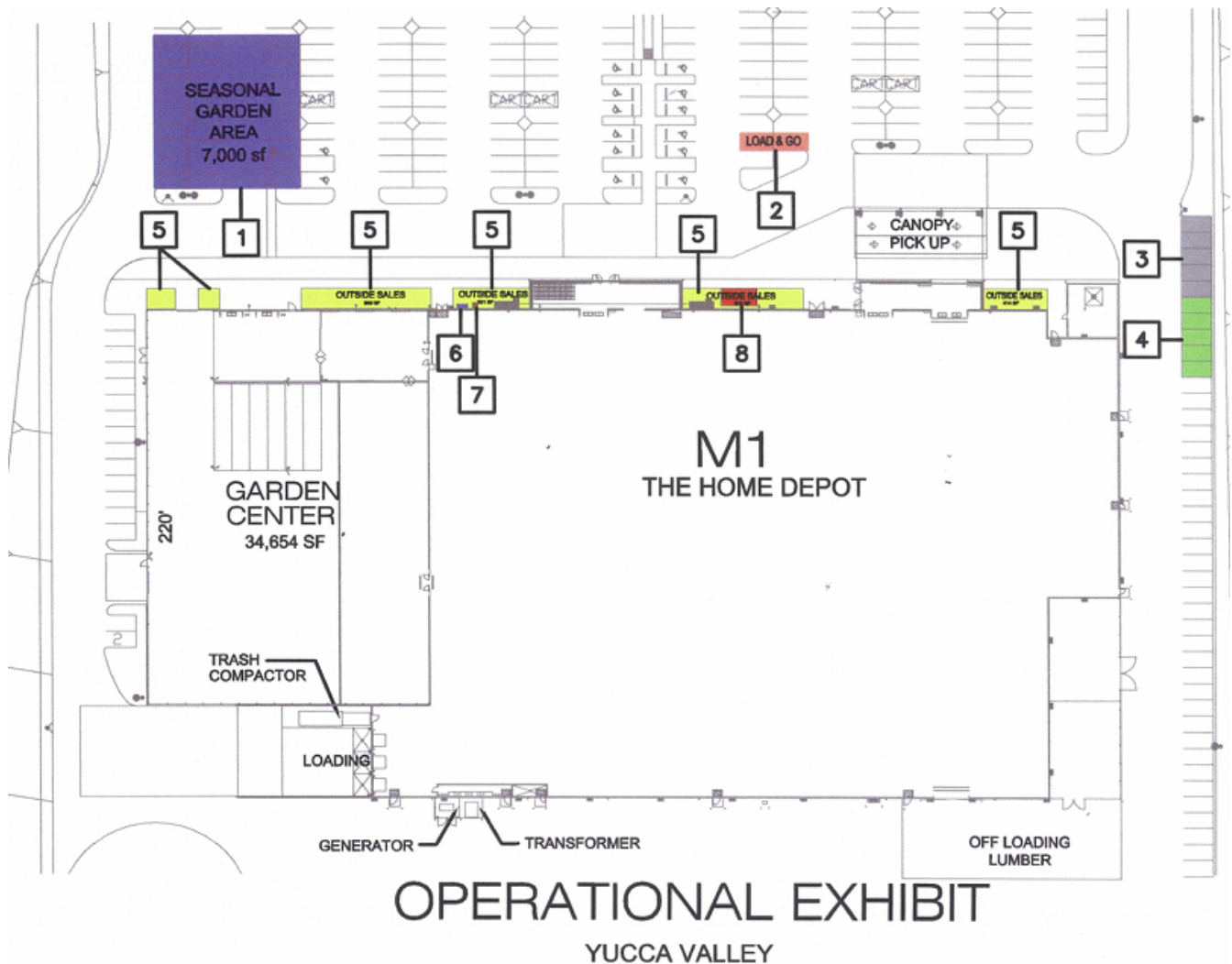
entirely contained within the parking stalls, and does not encroach into or impede drive aisle access and circulation.





The business is proposed to operate Monday through Friday from 5:30 am to 2:00 PM, serving a variety of handcrafted food, including but not limited to hot dogs and burgers.

The Home Depot Retail Specific Plan *allows food service, for example, a Hot Dog Food Cart, (Cart with 3 foldable and moveable chairs and a table), in a designated area (about 200 sq. ft.)* as shown in the Operational Exhibit below (Item 8) in red. Home Depot primarily uses that area for outdoor storage display and the applicant proposes to locate within the five (5) space parking area identified above outside the originally approved designated food service area.



Town of Yucca Valley Development Code, Section 9.55.050 Roadside Vending (B) Regulations For Vending From Mobile Vending Facility On Private Property are as follows:

All vendors operating or conducting any business from a mobile vending facility on private property in accordance with the provisions of this Chapter shall:

1. Comply with the zoning ordinances applicable to the private property and all land use entitlements for the private property;
2. Unless vending from a mobile vending facility is otherwise authorized by the land use entitlements for the private property, obtain from the Town a Temporary Use Permit. The Planning Commission shall review the Temporary Use Permit. The Temporary Use Permit may be issued for a term not to exceed twelve (12) months and shall expire twelve (12) months from the date of approval. The application for any such permit shall require the consent of the property owner for such a use and the Community Development Director shall verify such consent. Such permits shall include such conditions as are necessary to ensure compliance with this Chapter and compatibility with the surrounding uses;
  - a. Not vend within ten feet (10') of any other vendor on the property.
  - b. Not vend upon any private property within three hundred feet (300') of the nearest property line of any property on which a school building is located between the hours of seven o'clock

- (7:00) A.M. and five thirty o'clock (5:30) P.M. on any school day.
- c. If the applicant is a mobile food vending facility, possess at all times while vending an unexpired and unrevoked annual mobile food facility permit issued by the San Bernardino County Department of Environmental Health and an unexpired and unrevoked food manager and food handler certification issued by the San Bernardino County Department of Environmental Health;
  - d. Possess at all times while vending an unexpired and unrevoked permit issued pursuant to this Chapter;
  - e. Possess at all times while vending any other permit as required by any other appropriate governmental agency;
  - f. Comply with all applicable state and local laws, ordinances and regulations including, without limitation, state food labeling and preparation requirements, fire codes and regulations, and Americans with Disabilities Act and regulation (State and Federal); and
  - g. Maintain a clearly designated waste receptacle in the immediate vicinity of the motor vehicle and vending that is marked with a sign requesting use by customers. Prior to leaving the vending location, the vendor shall pick up, remove and dispose of all trash generated by the vendor's operation located within a twenty-five foot (25') radius of the vending location.
  - h. Sales from a mobile food truck/vending vehicle shall occur only within the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. of the same day.
  - i. No vendor shall locate within two hundred feet (200') of any other existing business, measured from the vending area to the nearest building wall of said business, that sells similar products or any other licensed vendor operating during the applicable vending hours specified in this chapter

The applicant has provided required San Bernardino County Health Permits, Food Handling Certificate/Training documentation, Seller's Permit, Business Registration, Insurance, and has identified a location that does not conflict with location standards (a), (b), and (i).

The proposed operating hours (5:30 AM - 2:00 PM) provided in the application and specified in the applicant's confidential master independent operator food services agreement provided to staff do not comply with standard (h). The attached draft conditions of approval will require the applicant to comply with the approved operating hours (7:00 AM - 10:00 PM) specified in Section 9.55.050 Roadside Vending and other adopted standards.

Per Section 9.55.050 (B) the proposed use is subject to a Temporary Use Permit reviewed by the Planning Commission for a term not to exceed twelve (12) months. Per Chapter 9.72 Temporary Use Permits, Section 9.72.050, the following required findings are required to approve a Temporary Use Permit.

- A. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger or otherwise constitute a risk to the public health, safety or welfare;
- B. The proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site;
- C. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could

reasonably be expected to generate; and

- D. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on site or at alternate locations acceptable to the director.

Staff finds that the application complies with all required findings addressed above, subject to compliance with all required conditions of approval.

**Alternatives**

N/A

**Fiscal Impact:**

N/A

**Attachments**

1. TUP 01-26 - Application
2. TUP 01-26 - JT Desert Drifters - Who We Are - Reviews
3. TUP 01-26 - Operating Hours and Plans



# Temporary Use Permit Application - Mobile Vending Facility on Private Property

Date Received 1/15/2026  
By Even  
Fee 469.00  
Case # TOP 01-26

## General Information

APPLICANT JT Desert Drifters Phone 760-910-2503  
 Mailing Address 2661 Oasis St Email Sue@JTDesertDrifters.com  
 City Joshua Tree State CA Zip 92252  
 REPRESENTATIVE Sue Watson Phone 760-910-2503  
 Mailing Address same as above Email \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 PROPERTY OWNER Home Depot Phone 760-365-9202  
 Mailing Address 58705 29 Palms Hwy Email \_\_\_\_\_  
 City Yucca Valley State CA Zip 92284

## Project Information

Address/Location of Property 58705 29 Palms Hwy Yucca Valley  
 Assessor Parcel Number \_\_\_\_\_  
 Description of Vehicle \_\_\_\_\_  
 Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Sq Footage \_\_\_\_\_  
 Serial or Housing Seal Number \_\_\_\_\_ Dimensions \_\_\_\_\_  
 Applicant Signature [Signature]  
 Property Owner Signature John Chescavage, as Asst. General Counsel of The Home Depot

Town of Yucca Valley  
 Community Development Department  
 Planning Division  
 58928 Business Center Drive  
 Yucca Valley, CA 92284  
 760 369-6575 Fax 760 228-0084  
[www.yucca-valley.org](http://www.yucca-valley.org)

## Who We Are

Mike & Sue Watson, owners of JT Desert Drifters, bring deep roots in both construction and food service to the High Desert.

- Mike is a second-generation licensed electrician with decades of hands-on experience.
- Sue has spent her career in the premium seafood industry, working directly with many of the nation's top chefs.

Longtime visitors to Joshua Tree since 1995 and full-time residents today, the Watsons created JT Desert Drifters from a simple, joyful memory: grabbing a hot dog at Home Depot and feeling part of the community.

That memory inspired a food truck built around **real, honest food** — made the way you'd make it at home:

- 100% beef hot dogs & burgers
- Antibiotic- and hormone-free chicken
- Fresh eggs, real cheddar cheese
- Beef tallow & butter
- No shortcuts, no fillers — just good ingredients cooked with care and love

We proudly serve:

- Home Depot and Walmart team members
- Contractors and tradespeople
- Joshua Tree locals
- Joshua Tree National Park visitors

You'll also find us at many High Desert community events, including:

- 4th of July celebrations
- Concerts at the Park
- Murder Mystery Dinner (Town of Yucca Valley)
- Joshua Tree Retreat Center concerts
- Friends of Joshua Tree National Park – Climb Smart events

- High Desert Pregnancy Clinic Car Show
- King of the Hammers at The Forty
- Joshua Tree No Kill Shelter Woof Walk
- Orchid Fest
- Grubstake Days
- ...and private catering (including one for 3rd District Supervisor Dawn Rowe)

Sue serves as Board Secretary for the Joshua Tree No Kill Shelter, and both Mike and Sue are active volunteers deeply committed to the people and animals of the High Desert.

JT Desert Drifters is more than a food truck — it's our way of giving back to the community we love, one real, delicious meal at a time.

Top match



1. JT Desert Drifters

★★★★★ 5.0 (4 reviews)

📍 Yucca Valley • Open until 2:00 PM

💬 "I was pleasantly surprised with the friendly, prompt service that I received. The prices are good, and the burger I had was GREAT!" [more](#)

Food Trucks · Breakfast & Brunch · Burgers



JT Desert Drifters

Food Trucks, Breakfast & Brunch, Burgers  
Yucca Valley, CA

★★★★★ Aug 1, 2025

📷 1 photo

Delicious! My husband stopped here on his way out of Home Depot. He came home with a breakfast burrito, breakfast sandwich and chili cheese fries! All sooo good, especially the chili fries, we ate them so fast I couldn't get a picture of it. Definitely coming back for those! The breakfast burrito was huge and the breakfast sandwich with a latke was genius. I do wish the breakfast sandwich had a sauce like an aioli or bacon jam, but definitely not needed, still really good! Also, my husband said they had exceptional customer service, we'll be back!



Breakfast burrito, breakfast sandwich



JT Desert Drifters

Food Trucks, Breakfast & Brunch, Burgers  
Yucca Valley, CA

★★★★★ Aug 1, 2025

📷 3 photos

Came across this gem leaving out from Joshua Tree. Food was amazing & the service was just as good. Family owned & you can taste the love in the food. I got the breakfast bowl (the red sauce was incredible), wifey got the breakfast sandwich (bread buttered & toasted to perfection), my nephew got the chicken fingers which were really good too & my dog got a corn dog!



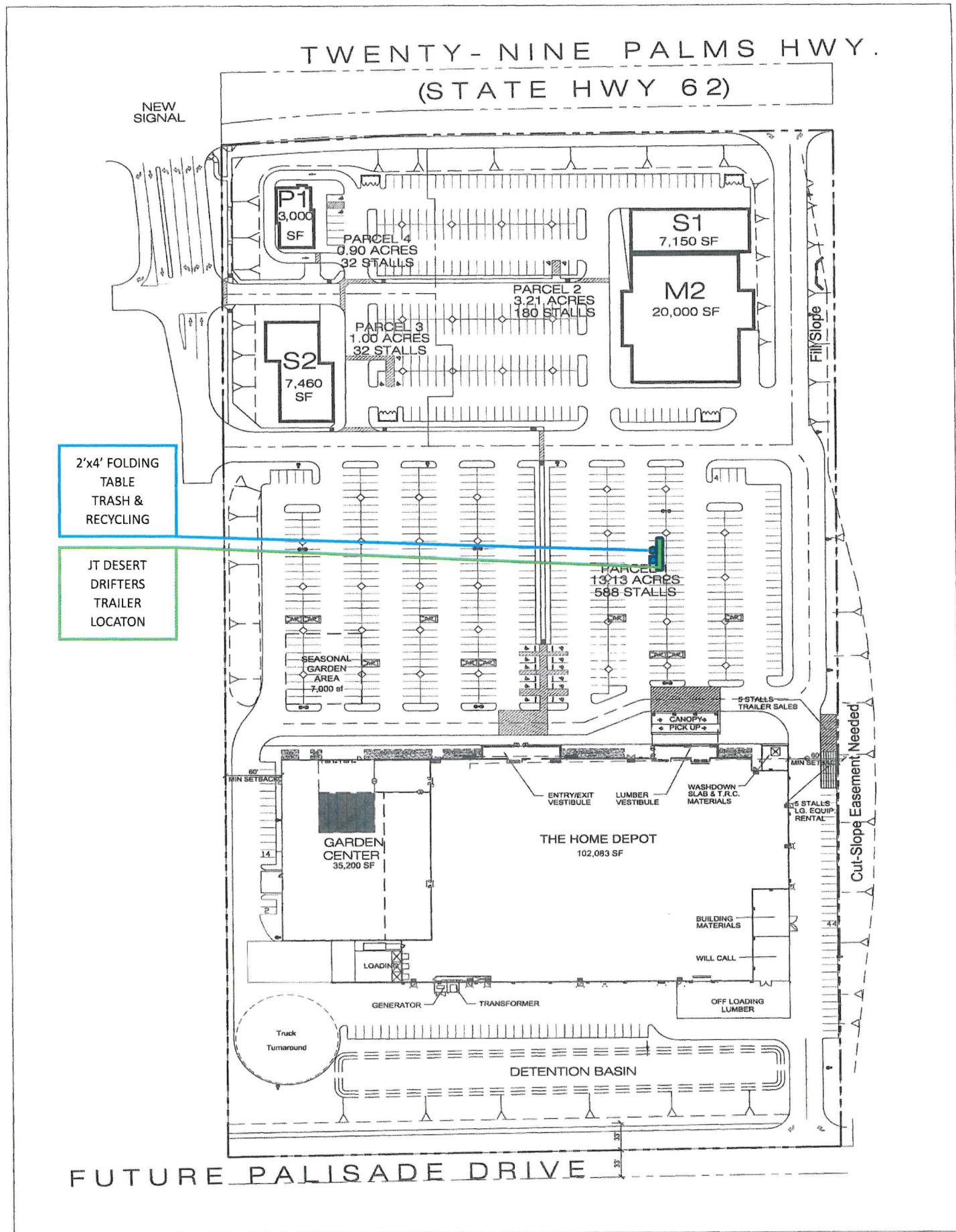


Mike & Sue Watson

JT Desert Drifters LLC

Hours of Operation Mon – Fri 5:30am – 2pm

24X36



Home Depot plot plan APN 0593-181-01-0000

JT Desert Drifters LLC (Mobile food kitchen) is located 173.89 feet away from the east property line.

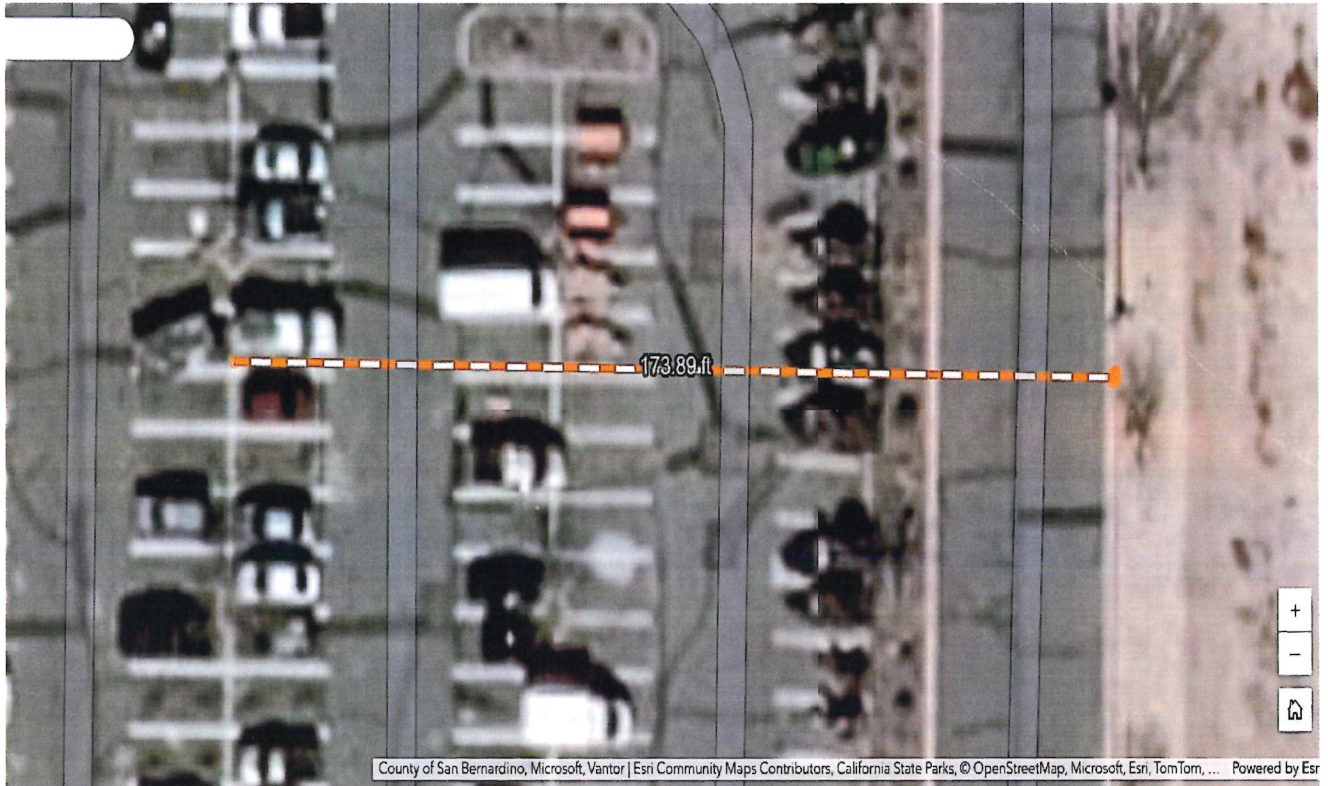
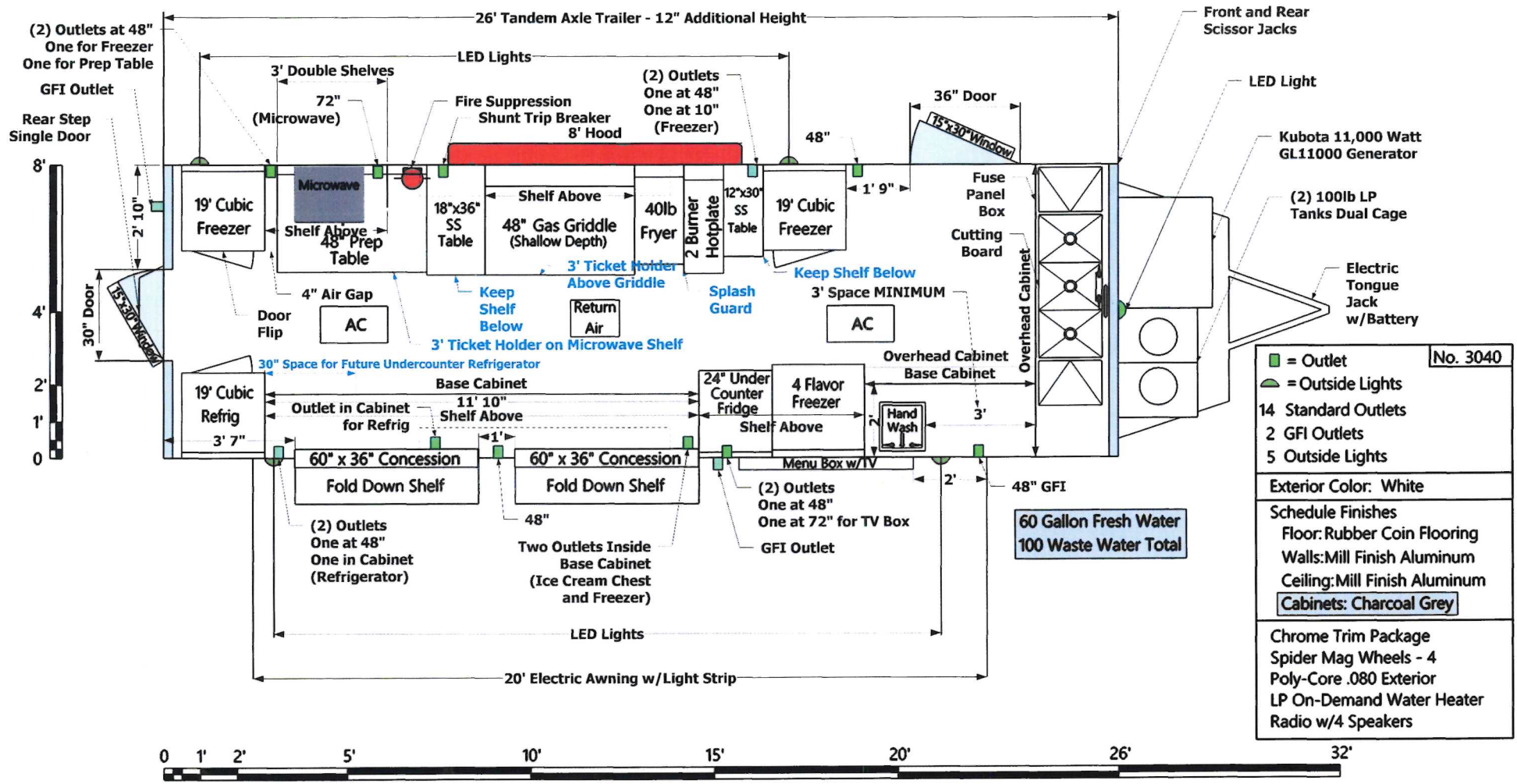


Exhibit "A"

**Disclaimer:** **IN OTHER WORDS, READ THIS** - This is a **CONCEPT DRAWING**. All equipment and appliances are for **VISUAL REPRESENTATION ONLY**. To add to your trailer construction anything, **including what appears in this drawing**, that is not included on the Final Invoice, will require a **Change Order Fee** and all associated costs to be added to the Final Balance. Please contact Southern Dimensions Group Inc. if that is your wish.



<ul style="list-style-type: none"> <li>■ = Outlet</li> <li>▲ = Outside Lights</li> </ul>	<b>No. 3040</b>
<ul style="list-style-type: none"> <li>14 Standard Outlets</li> <li>2 GFI Outlets</li> <li>5 Outside Lights</li> </ul>	
<b>Exterior Color: White</b>	
<b>Schedule Finishes</b> Floor: Rubber Coin Flooring Walls: Mill Finish Aluminum Ceiling: Mill Finish Aluminum <b>Cabinets: Charcoal Grey</b>	
<b>Chrome Trim Package</b> Spider Mag Wheels - 4 Poly-Core .080 Exterior LP On-Demand Water Heater Radio w/4 Speakers	

**Customer Name: Danny Meeler**  
**Drawing Date: Aug. 11, 2022**

**PROPRIETARY AND CONFIDENTIAL**

THE INFORMATION CONTAINED IN THE DRAWING IS THE SOLE PROPERTY OF SOUTHERN DIMENSIONS GROUP INC. UNAUTHORIZED REPRODUCTION, DISTRIBUTION, ALTERATION, OR USE OF THIS PLAN, WHOLE OR IN PART, IS STRICTLY PROHIBITED

**Note to Client: Approval Must Be Received Within 3 Business Days Unless Specified Otherwise**

SDGTrailers.com  
 1-800-380-9743





**Town of Yucca Valley  
Planning Commission Staff Report**



**To:** Planning Commission

**From:** Jared Jerome, Associate Planner, Evan Willoughby, Assistant Planner

**Date:** January 22, 2026

**Meeting Date:** January 27, 2026

**Subject:** Land Development Update

**Recommendation:**

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

**Prior Review:**

There has been no prior review of this item. The purpose of this report is to update the Planning Commission on private land development and capital project activity.

**Discussion:**

Town staff will provide the Planning Commission with an update on current private land development and capital projects and anticipated schedules.

**Alternatives**

None.

**Fiscal Impact:**

None.

**Attachments**

None