

# 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, MARCH 24, 2026**  
Yucca Valley Community Center - Yucca Room  
57090 Twentynine Palms Highway  
Yucca Valley, CA 92284

<https://zoom.us/j/99128448702?pwd=N8t662sCHQdRHhQNY0MhjtGxBtbqJl.1>

Meeting ID: 991 2844 8702

Password: 033231

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, MARCH 24, 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**

1. Approve the meeting agenda as prepared.

**Recommendation:**

**Approve the meeting agenda as prepared.**

### **Commission Reorganization**

2. Selection of Planning Commission Chairperson and Vice Chairperson — Nominate and Elect Chairperson and Vice Chairperson

**Recommendation:**

**That the Planning Commission move to appoint the selected Commissioners to serve as the Chairperson and Vice Chairperson of the Planning Commission for the next twelve months.**

### **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.

3. Approve the meeting minutes for January 13, 2026, as prepared.

**Recommendation:**

**That the Planning Commission approves the minutes for January 13, 2026, as prepared.**

4. Approve the meeting minutes for February 24, 2026, as prepared.

**Recommendation:**

**That the Planning Commission approves the minutes for February 24, 2026, as prepared.**

5. Native Plant Permit (NPP) 011-26 @ 59815 Security Drive

**Recommendation:**

**That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 011-26, to remove nine (9) Mojave Yuccas based upon Section 9.07.130(C)(2), that the regulated desert native plants being removed are located within the identified project area for residential construction of a recreational pickleball court; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.**

6. Native Plant Permit (NPP) 017-26 @ 8946 Fortuna Avenue

**Recommendation:**

**That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 017-26, to remove nine (9) Mojave Yuccas based upon Section 9.07.130(C)(2), that the regulated desert native plants being removed are located within the identified project area for residential construction of an attached garage; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.**

7. General Plan Annual Report 2025

**Recommendation:**

**That the Planning Commission receives and files the General Plan Annual Housing Element Progress Report.**

## **Public Hearings**

8. Environmental Assessment, EA 13-25; Variance, V 03-25, 8140 La Contenta Road. A requested variance from Town of Yucca Valley Development Code, Chapter 9.07.050, Table 2-4, to reduce the required side yard setback from 15' to 5' for an existing accessory structure located within the required 15' side yard setback at 8140 La Contenta Road (APN 0588-051-26), an approximately 1.82 acre parcel, located 225' south of the intersection of Joshua Drive and La Contenta Road.

**Recommendation:**

**Environmental Assessment 13-25:**

**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 an accessory structure within a setback and Section 15305(a) Minor Alterations in Land Use Limitations as the proposed project consists of a setback variance in an area with an average slope less than 20% that does not result in the creation of any new parcel.**

**Variance 03-25:**

**That the Planning Commission denies Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07.050, Table 2-4, to reduce the required side yard setback from 15' to 5' for an existing accessory structure located within the required 15' side yard setback at 8140 La Contenta Road (APN 0588-051-26), based upon the information contained in the staff report and required findings.**

9. Environmental Assessment, EA 18-23; Site Plan Review, SPR 07-23, Sun Mesa Mini Storage. A request to construct and operate an 89,700 square foot self-storage facility with manager's unit, landscaping, and off-site street improvements. The project site is located at 4815 Newton Lane and is also identified as APN: 0597-111-67.

**Recommendation:**

**Environmental Assessment 18-23:**

**That the Planning Commission adopts the Resolution, the Mitigated Negative Declaration and Mitigation Monitoring Report for Environmental Assessment 18-23.**

**Site Plan Review 07-23**

**That the Planning Commission approves SPR 07-23, a request to construct and operate an 89,700 square foot self-storage facility with manager's unit, landscaping, and off-site street improvements.**

**Department Reports**

10. Design Review (EC) 02-26 @ 7021 Airway Avenue

**Recommendation:**

**That the Planning Commission approves the proposed fence material, Split Rail Wood Post Fence - Illustration #49 of the Commercial Design Guidelines and proposed corral gate, for Design Review (EC) 02-26 at 7021 Airway Avenue, based upon the Commercial Design Guidelines and the information contained within the staff report and recommended conditions of approval.**

11. Development Code Interpretation (DCI) 01-26 — Architectural Compatibility of Cargo/Shipping Containers in Residential Zoning Districts

**Recommendation:**

**That the Planning Commission reviews Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.060(C) and adopts Resolution No. PC 26-03, attached to this staff report.**

12. Policy Discussion on Minimum Single-Family Residential Dwelling Unit Size

**Recommendation:**

**That the Planning Commission retains the current minimum standard of 725 square-feet for single-family residential dwelling units and discusses the policy information provided in the Staff Report.**

13. Land Development Update

**Recommendation:**

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

**Future Agenda Items**

Planning Commission Meeting, Tuesday, April 14, 2026, items: Dutch Bros. and Walmart Fuel Station

**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, 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, April 14, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

**Adjournment**