

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, APRIL 14, 2026

Yucca Valley Community Center - Yucca Room

57090 Twentynine Palms Highway

Yucca Valley, CA 92284

and

JW Marriott Washington, DC - Main Lobby Lounge Area

1331 Pennsylvania Avenue NW,

Washington, DC, USA 20004

<https://zoom.us/j/92089627579?pwd=qaQkUOe5oWXK1qNtm0HTjoBbBJEe2.1>

Meeting ID: 920 8962 7579

Passcode: 479987

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

Alejandro Vasconcelos

Mathew Thomas

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TOWN ADMINISTRATIVE OFFICE:

760-369-7207

Public Comments: townclerk@yucca-valley.org

www.yucca-valley.org

AGENDA
MEETING OF THE PLANNING COMMISSION
TUESDAY, APRIL 14, 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 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, Alejandro Vasconcelos, Mathew Thomas

Pledge of Allegiance

Approval of Agenda

1. Approve the meeting agenda for April 14, 2026, as prepared.

Recommendation:

Approve the meeting agenda for April 14, 2026, as prepared.

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.

2. Approve the meeting minutes for March 24, 2026, as prepared.

Recommendation:

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

Public Hearings

3. Environmental Assessment, EA 18-23; Site Plan Review, SPR 07-23, Resolution PC 26-

02, Sun Mesa Mini Storage. A request to construct and operate an 79,600 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 79,600 square foot self-storage facility with manager's unit, landscaping, and off-site street improvements.

4. Environmental Assessment, EA 03-25; Conditional Use Permit, CUP 02-25, Resolution PC 26-03, Dutch Bros Coffee, the proposed construction of a 1,025 square-foot Dutch Bros Coffee with a drive through service window and a covered walk-up service window and incidental site improvements. The approximately 1.01-acre vacant Project Site is located at 58121 Twentynine Palms Highway (APN: 0601-416-05), approximately 275' southwest of the intersection of Twentynine Palms Highway and Balsa Avenue.

Recommendation:

Environmental Assessment 03-25:

That the Planning Commission adopts the Resolution, the Mitigated Negative Declaration and Mitigation Monitoring Report for Environmental Assessment 03-25.

Conditional Use Permit 02-25:

That the Planning Commission approves CUP 02-25, the proposed construction of a 1,025 square-foot Dutch Bros Coffee with a drive through service window and a covered walk-up service window and incidental site improvements.

5. Environmental Assessment, EA 02-25; Specific Plan 01-04 Amendment #2, Conditional Use Permit, CUP 01-25, Resolution No. 26-XX, Ordinance No. XX, Walmart Fuel Station. A request to amend the existing Specific Plan to allow for the construction and operation of a fuel station with six (6) fueling pumps, twelve (12) fuel dispensers, a 4,950 square foot fuel station canopy, and a 1,556 square foot convenience store. The project site is located at 58501 Twentynine Palms Highway and is also identified as APN: 0601-201-54.

Recommendation:

Environmental Assessment 02-25:

That the Planning Commission recommends approval of EA 02-25, and adoption of the resolution, to the Town Council, for Addendum #1 to the previously adopted Environmental Impact Report.

Conditional Use Permit 01-25:

That the Planning Commission recommends approval of CUP 01-25, a request to construct and operate a six (6) pump gasoline station, twelve (12) fuel dispensers, 4,950 square foot fuel station canopy, and a 1,556 square foot convenience store.

Ordinance No. XX, Specific Plan 01-04, Amendment #2:

That the Planning Commission recommends approval of Ordinance No. XX, Specific Plan 01-04 Amendment #2 to the Town Council, a request to amend the adopted Specific Plan by Ordinance, to allow a gasoline station as an approved land use and to allow for additional signage for the gasoline station and convenience store.

Department Reports

6. Development Code Interpretation (DCI 02-26) — A request to waive Official Zoning Map requirement for Specific Plan at an 37.58 acre property located at the SW Corner of Joshua Lane and Warren Vista, also identified as APN: 0585-062-33

Recommendation:

That the Planning Commission finds that the request is consistent with the objectives and policies of the Town of Yucca Valley General Plan and Development Code, and interprets that the Specific Plan requirement for APN: 0585-062-33 does not apply until such time that a project requiring discretionary entitlement is filed for the property, allowing by-right development to proceed as allowed by the underlying zoning district.

7. 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, Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

Announcements

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, April 28, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment