

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, JUNE 23, 2026

Yucca Valley Community Center - Yucca Room
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

<https://zoom.us/j/97087685631?pwd=JGCMxMrbbUFVoiDVy7abKDaxCkTtg.1>
Meeting ID: 970 8768 5631 Passcode: 60820

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

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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, JUNE 23, 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, Mathew Thomas, Alejandro Vasconcelos

Pledge of Allegiance

Approval of Agenda

1. Approve the meeting agenda for June 23, 2026, as prepared.

Recommendation:

Approve the meeting agenda for June 23, 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 May 26, 2026, as prepared.

Recommendation:

That the Planning Commission approves the minutes for May 26, 2026, as prepared.

3. Approve the meeting minutes for June 9, 2026, as prepared.

Recommendation:

That the Planning Commission approves the minutes for June 9, 2026, as prepared.

Public Hearings

4. Tentative Tract Map 20848 & Environmental Assessment 01-25, Yucca Trail Reversion to Acreage

Recommendation:

That the Planning Commission finds that the project is exempt from CEQA under Section 15305(C), Minor Alterations in Land Use Limitations, as the proposed project consists of a reversion to acreage in accordance with the Subdivision Map Act;

And that the Planning Commission approves Tentative Tract Map 20848, a reversion to acreage from 18 existing lots, located at the south-west corner of Yucca Trail and Emerson Avenue, bounded by Yucca Trail to the north and Arcadia Trail to the south, created by Tract Map 17328, to a single parcel, approximately 9.21 acres in gross lot area, while retaining the existing offers of dedication and easements identified on Tract Map 17328.

Department Reports

5. Wall Mural Permit (M) 01-26, 55635 Twentynine Palms Highway

Recommendation:

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 a proposed mural, Wall Mural Permit (M) 01-26, an application to install a mural on the façade of the commercial structure located at 55635 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.

6. 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

Announcements

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, July 14, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment