

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, JULY 14, 2026

Yucca Valley Community Center - Yucca Room
57090 Twentynine Palms Hwy
Yucca Valley, Ca 92284

<https://zoom.us/j/91711293342?pwd=CkgJ8RHcTD9la09aQA5ExaForvtj pz.1>
Meeting ID 917 1129 3342 Passcode 387929

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, JULY 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, Mathew Thomas, Alejandro Vasconcelos

Pledge of Allegiance

Approval of Agenda

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

Recommendation:

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

Recommendation:

That the Planning Commission approves the minutes for June 23, 2026, as prepared.

3. Native Plant Permit (NPP) 038-26 @ 7316 Lucerne Vista Ave

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant

Specialist Report and approves the application for NPP 038-26, to remove one (1) California Junipers located within the footprint of the proposed residential patio improvement based upon Section 9.07.130(C)(2), that the regulated desert native plants being removed are located within the identified area(s); and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

Public Hearings

4. Environmental Assessment (EA) 03-26, Development Code Amendment (DCA) 02-26: Permit Timelines and Extensions for Site Plan and Design Review (SPR) and Conditional Use Permits (CUP), Establishing that the Planning Commission may grant a maximum of two (2) time extensions not to exceed two (2) years per extension for Conditional Use Permit (CUP) and Site Plan and Design Review (SPR) Applications

Recommendation:

Environmental Assessment (EA) 03-26

That the Planning Commission finds the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) which states that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA;

Development Code Amendment (DCA) 02-26

And recommends to the Town Council to adopt the Ordinance, amending Chapter 9.63 Conditional Use Permit, Section 9.63.110 Extension of Time, and Chapter 9.68 Site Plan and Design Review, Section 9.68.110 Extension of Time of Title 9 (Development Code) of the Town of Yucca Valley Municipal Code, establishing that the Planning Commission may grant a maximum of two (2) time extensions not to exceed two (2) years per extension for Conditional Use Permit (CUP) and Site Plan and Design Review (SPR) applications, for a total approval time period of seven (7) years.

Department Reports

5. Development Code Interpretation (DCI) 03-26 — Determination of Similar and Compatible Use - Water and Ice Dispensing Station

Recommendation:

That the Planning Commission reviews Development Code Interpretation (DCI) 03-26 for determination of similar and compatible use and finds that the proposed water and ice dispensing station is not similar and compatible to an ATM or EV Charging Station based upon the information contained in the staff report, and adopts Resolution No. PC 26-05.

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

Commissioner James Henderson, Commissioner Gerard Noonan, Commissioner Clint Stoker, Commissioner Vasconcelos, Chair Thomas

Announcements

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

Adjournment