

Town of Yucca Valley
Planning Commission Meeting Minutes
August 26, 2025

Call to Order

Chair Vasconcelos called the meeting to order at 6:00 PM.

Roll Call

Present: James Henderson, Gerard Noonan, Clint Stoker, and Alejandro Vasconcelos

Absent: Mathew Thomas

Pledge of Allegiance

Led by Chair Vasconcelos.

Approval of Agenda

Motion: Approve the meeting agenda as prepared.

Result: (Yes 4, No 0, Abstained 0)

Mover: Commissioner Gerard Noonan

Second: Commissioner Clint Stoker

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos

Consent Agenda

Motion:

All items listed on the consent agenda are routine matters or formal documents covering previous Planning Commission instruction. Items are enacted by one motion and a second without separate discussion unless a member of the Planning Commission or Town Staff requests dialog on a specific item at the beginning of the meeting. Requests for public comment on the consent agenda items should be filed with the Commission Secretary.

Items 1, 2, and 4 are approved.

Result: (Yes 4, No 0, Abstained 0)

Mover: Commissioner Gerard Noonan

Second: Commissioner James Henderson

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos

Item 3 is approved.

Result: (Yes 4, No 0, Abstained 1)

Mover: Commissioner Clint Stoker

Seconder: Commissioner Gerard Noonan
Ayes: Gerard Noonan, Clint Stoker, Alejandro Vasconcelos
Abstain: James Henderson

1. **Native Plant Permit (NPP) 068-25 @ 56255 Gold Nugget Road**
2. **Native Plant Permit (NPP) 100-25 @ 6178 Buena Suerte Road**
3. **Native Plant Permit (NPP) 101-25 @ 55578 Free Gold Drive**
4. **Native Plant Permit (NPP) 104-25 @ 57885 Sierra Vista Drive**

Public Hearings

Motion: That the Planning Commission directs staff to prepare a Public Hearing Notice for Environmental Assessment, EA 02-24, and Conditional Use Permit, CUP 01-24 Tumbleweed Sanctuary, for the Planning Commission meeting of September 23, 2025.

Result: (Yes 4, No 0, Abstained 0)
Mover: Clint Stoker
Seconder: James Henderson
Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos

5. **Environmental Assessment, EA 02-24; Conditional Use Permit, CUP 01-24, Tumbleweed Sanctuary. A request to establish a Class IV Residential Special Event Facility at a non-residential structure. The project site is located at 57889 Pueblo Trail and is also identified as APN: 0588-021-21, 0588-021-28, 0588-021-29.**

Assistant Planner Willoughby stated thank you, Chair and Commissioners. The recommendation is that the Planning Commission direct staff to prepare a public hearing notice for environmental assessment 02-24 and conditional use permit 01-24, Tumbleweed Sanctuary, for the Planning Commission meeting of September 23, 2025. Commission has had no prior review of this application. For some background, some additional time is required for the applicant to provide an updated product description and staff to provide an updated public hearing notice for the proposed project. Staff can answer any questions following the public hearing.

Chair Vasconcelos stated thank you and opened the public hearing. Is there anyone in

the public that wishes to speak on this matter?

Commissioner Stoker stated go ahead and state your name and your community of residence, please.

George Garcia, public speaker, stated hi, my name's George Garcia. I live in that area, actually. My neighbor was the one that was kind of concerned what was going on there. I just moved into the neighborhood, and I was just curious what is being proposed there? I mean, what are they going to build or what are they planning to do there? Is it going to affect the value of my house when I try to sell it in a few years, or? Just a few questions on my part anyway.

[inaudible] Yeah, I don't know how to address this issue.

Commissioner Stoker stated well, we're setting up right now for a public hearing, sir, so some of your questions maybe might be answered at the public hearing, which looks like we're going to make a recommendation for it to be on September 23rd. So I think a lot of those questions, as far as the scope of the project, will be answered then because we don't have any of that information either.

George Garcia, public speaker, stated well, I mean, I'm for the building, you know what I mean, to make the community bigger or whatever, being a licensed contractor myself, I mean.

Commissioner Stoker stated thank you. Yeah. We appreciate that. And I'm sure staff can talk to you a little bit more about the project since you just moved in, and you'll have a chance to speak some more at the public hearing.

George Garcia, public speaker, stated okay. Like I said, my biggest concern was just about the value if I want to sell my house. Is it going to affect down the road to sell my house? Am I going to have a problem with that, or? That's my biggest concern. I mean, other than that, I'm up for it.

Chair Vasconcelos stated all right. Thank you, sir.

George Garcia, public speaker, stated thank you.

Associate Planner Jerome stated one quick note for the public. On the Yucca Valley Land Development page, there is a project page for this project that has plans. They're updating the project description, but you could see all of their plans up to this date to see what they're planning to do.

George Garcia, public speaker, stated thank you.

Chair Vasconcelos asked is there anyone else in the public who wishes to make a comment on this? Is there anyone online? Okay, we'll close public comment and bring it back to commissioners' comments. Commissioner Noonan?

Commissioner Noonan stated yeah. I mean, I would say exactly what we need to do, which is to direct staff to prepare a public hearing notice for the environmental assessment.

Chair Vasconcelos asked Commissioner Henderson?

Commissioner Henderson stated yeah, I would agree with that. Also, on my Commission email, I received a video from a resident in the area. I just want to see, did staff receive that as well?

Associate Planner Jerome stated, I believe we were cc'd on the same email or similar email.

Commissioner Henderson stated okay. And I mean, for public comments at the public hearing, are the public members allowed to show videos as well?

Deputy Town Manager Stueckle stated that's a question that recently came up at a Town Council meeting where there was a citizen's request to use the Town's audio-visual system for their own presentation, and the response that came-- the legal response that came back was no, that is not allowed. If they have their own equipment and they can stand up here and they want to show something, that's their choice, but not through the use of the Town's equipment.

Commissioner Henderson stated, thank you. Nothing further.

Chair Vasconcelos asked Commissioner Stoker?

Commissioner Stoker stated, I think this is fairly straightforward that we're setting up our next meeting, so I don't have any other comments.

Chair Vasconcelos stated all right. I'm the same. I think this is perfect to move forward with scheduling a public hearing for this particular application. So can we get a motion for that?

Department Reports

6. Land Development Update Report

Motion:

That the Planning Commission receives and files the report.

Result: (Yes 4, No 0, Abstained 0)

Mover: Commissioner James Henderson

Second: Commissioner Clint Stoker

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos

Associate Planner Jerome stated good evening. Most of the land development projects are substantially similar to the last time we talked, so I don't have any updated photos for this one. But some minor updates. Circle K gas station has submitted their street vacation and subdivision application to go with their Conditional Use Permit. That's for the northwest corner of Avalon and the highway, Highway 62. Walmart continues to make their way through the CEQA process. Sun Mesa Mini Storage also continues to make their way through the CEQA process, as well as several town projects. So, we're very busy with CEQA lately, but no major updates other than that.

Assistant Planner Willoughby stated just one thing to add on top of what Jared said. Recently, within the past week, we got a new application for a site plan review for C&S Cafe for an addition to their restaurant, so that will be up on the website shortly to review any details. Whether you're in the public or on the commission, you can see those details on the project, and staff will be reviewing that.

Chair Vasconcelos stated, thank you. Is there anyone in the public that would like to make a comment on this item? Anyone online? Close public comment? Do we have anyone on staff? Does anyone here have any comments regarding the land of development update report.

Commissioner Noonan stated no.

Chair Vasconcelos asked no? Can we get a motion to receive and file?

Future Agenda Items

Associate Planner Jerome stated, we expect Joshua Springs, the [inaudible] special event request, and Tumbleweed to all be coming, I would say, within the next month or so, for future agenda

Assistant Planner Willoughby stated one additional item. We do have one mural application, which is making its way through the process. Staff anticipates that will either come back to you at the first or second meeting of September.

Chair Vasconcelos stated anyone have any comments? No?

Public Comments

Chair Vasconcelos stated let's move on to 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 three 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 actions or discussing items not on the printed agenda. With that, is there anyone in the public that wishes to make any public comment? Anyone online? Close public comments? Moving on to staff reports and comments.

Staff Reports and Comments

Associate Planner Jerome stated no additional comments from us.

Chair Vasconcelos stated thank you.

Commissioner Reports and Comments

Chair Vasconcelos stated let's go with Commissioner Stoker.

Commissioner Stoker stated nothing more to report. Thank you for a tidy meeting.

Chair Vasconcelos asked Commissioner Henderson?

Commissioner Henderson stated, just a question for Alex. I think I drove by the parking lot/park in Old Town, across from the Old Las Palmas. It's looking absolutely fantastic. Is that project completely done now?

Public Works Director Qishta stated yes. It's completely done. The only thing that we are doing to it is the striping. When they did stripe that parking lot, it should be double-striped, but it's one, so we're going to be redoing it. It's going to be happening maybe the end of this month--the end of September. I'm sorry.

Commissioner Henderson stated okay. And then I recall that there was going to be a phase two as well, potentially?

Public Works Director Qishta stated there is a phase two to the project, but it's concept, not designed yet.

Commissioner Henderson stated okay. But it's future planned out, potentially?

Public Works Director Qishta stated potentially.

Commissioner Henderson stated all right.

Public Works Director Qishta stated pending funding, of course.

Commissioner Henderson stated it looks fantastic.

Public Works Director Qishta stated thank you. Appreciate it.

Commissioner Henderson stated thank you. That's a great meeting, fast meeting. Thank you.

Chair Vasconcelos asked Commissioner Noonan?

Commissioner Noonan stated yeah. Thank you, staff, for an efficient and knowledgeable meeting. See you in the next one. The only comment I had is just a follow-up on regarding the outdoor displays being enforced by the different businesses in town. I think there was supposed to be some sort of update. I was just wondering if you guys had figured that out yet.

Chair Vasconcelos stated The only comment I had is just a follow-up on regarding the outdoor displays being enforced by the different businesses in town. I think there was supposed to be some sort of update. I was just wondering if you guys had figured that out yet.

Assistant Planner Willoughby stated so, staff did a survey along Highway 62 and 247 with code enforcement to identify displays. We followed up to those property owners a couple of weeks back with letters, both informing them on the policy and providing them with the application, and giving them a timeframe to bring that in. We've received some responses from at least one business that

Chair Vasconcelos stated great. Thank you. Yeah. I just wanted to reiterate what my other fellow Commissioner said, thank you for this meeting. Thank you for keeping it nice and tidy. And look forward to those future agenda items coming in.

Announcements

Chair Vasconcelos stated upcoming meeting scheduled for next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, September 9th, 2025, at 6:00 PM in the Yucca Valley Community Center Room.

Adjournment

Chair Vasconcelos adjourned the regular meeting to closed session at 06:15 PM.

Respectfully submitted,

Janet Yochmowitz
Commission Secretary