

**TWENTYNINE PALMS CITY COUNCIL/REDEVELOPMENT AGENCY  
CITY COUNCIL CHAMBERS, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
www.ci.twentynine-palms.ca.us  
TUESDAY, JUNE 12, 2007  
6:00 P.M.**

**AGENDA**

- 1.0 CALL TO ORDER -  
PLEDGE OF ALLEGIANCE – Reverend Doctor Lou Gerhardt  
INVOCATION -  
ROLL CALL -**
  
- 2.0 SPECIAL RECOGNITION AND PRESENTATIONS**
  - 2.1 Miss 29 Palms and her Court for 2006 and 2007 will be introduced.
  - 2.2 The Mayor will Present a Proclamation to Jane Smith recognizing her for 30 Years as Innkeeper at the Twentynine Palms Inn.
  
- 3.0 ANNOUNCEMENTS**
  - 3.1 These proceedings will be televised on Cable T.V., Channel 6, as follows Wednesday, June 13, 2007 at 7:00 p.m. and Saturday, June 16, 2007, at 3:00 p.m.
  
- 4.0 PUBLIC COMMENTS – This is the time for the public to address the City Council.**
  - 4.1 This is the time for the public to address the City Council on issues within the jurisdiction of the City Council that are not on this agenda. All comments are to be directed to the City Council and shall not consist of any personal attacks. Members of the public are expected to maintain a professional, courteous decorum during their comments. There is a time limitation of three minutes per person. If you haven't already done so, please fill out name and address slips and give them to the City Clerk. The Brown Act prohibits the City Council from responding at length to questions on matters not on the agenda. Matters may, however, be referred to staff for scheduling on a future agenda.
  - 4.2 Public comments on specific agenda items will be deferred until consideration of the item on the agenda.
  
- 5.0 CITY COUNCIL COMMENTS -This is the time for comments from the City Councilmembers on any subject.**

## 6.0 CITY COUNCIL/REDEVELOPMENT AGENCY CONSENT CALENDAR

All matters listed under the Consent Calendar are to be considered routine by the City Council/Redevelopment Agency and will be enacted by one motion in the form listed. Any item may be removed from the Consent Calendar and considered separately by the City Council under item number 7.0 on the agenda. The public will be given an opportunity to comment on Consent Calendar items prior to the City Council action (roll call vote).

At this time, the City Clerk will read the title(s) of the ordinance(s) listed herein except those that are removed for separate action.

- 6.1 Waive the Reading of Ordinance and Approve the Reading by Title Only  
RECOMMENDATION: The City Council approve the reading by title only of all ordinances and that further reading of such ordinances be waived.
- 6.2 Warrant Register  
RECOMMENDATION: Receive and file register totaling \$521,780.16.
- 6.3 Approval of Minutes  
RECOMMENDATION: The City Council/Redevelopment Agency approve the minutes of the May 22, 2007 meeting.
- 6.4 Renewal of Service Agreement for Chamber of Commerce Contract  
RECOMMENDATION: Receive updated and revised service agreement with the Chamber of Commerce; adopt as submitted.
- 6.5 Adoption of Ordinance No. 205 Implementing AB 2987 Authorizing the California Public Utilities Commission (CPUC) to Issue Statewide Franchises to, Among others, Telephone Companies Wishing to Enter the Video Business.  
RECOMMENDATION: The City Council adopt Ordinance No. 205
- 6.6 Chamber of Commerce Report – May 2007  
RECOMMENDATION: Receive and file.
- 6.7 Update of Management Action Plans  
RECOMMENDATION: Review and provide direction to staff as appropriate.

## 7.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND/OR ADDED AGENDA ITEMS

## 8.0 PUBLIC HEARINGS

- 8.1 PC 07-31- An Application by William O. Talley of 29 Palms RV Resort for a Conditional Use Permit to allow six (6) 36' tall WiFi (telecommunication facilities) Towers and a Letter of Convenience and Necessity to allow for the sale of beer and wine at the clubhouse to resort guests. The site is located at 4949 Desert Knoll Avenue, Section 16, APN 0621-241-81, TIN,

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Exempt pursuant to CEQA, approve the Conditional Use Permit and issue a Letter of Public Convenience and Necessity, subject to the attached conditions of Approval.

8.2 Adoption of Ordinance No. 206, to Comply with Requirements of SB 53 by Describing that the Twentynine Palms Redevelopment Agency Does Not Currently Have Authority to Acquire Real Property by Eminent Domain.

RECOMMENDATION: The City Council conduct the Public Hearing, Introduce Ordinance No. 206 and direct staff to bring the item back to the City Council for adoption.

8.3 A General Plan Amendment and Changes of Zones to the Land Use Map

A. PC 05-81- An Application by Judy Beltz for approval of a General Plan Amendment and Change of Zone from RL-1 (Rural Living) to CG (General Commercial) and approval of a Conditional Use Permit to construct a 26,576 square foot mini-storage facility, with 1,320 square foot office and manager's residence, on approximately 2.39 acres at 73441 Indian Trail, on APN #0620 - 121-04.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt a Mitigated Negative Declaration pursuant to CEQA, adopt Resolution No. 07-12 and recommend that the City Council approve the General Plan Amendment, Change of Zone and Conditional Use Permit, subject to the attached Conditions of Approval.

B. PC 06-95 – An application by Dennis Peterson, American Self Storage, representing adjacent land owners Robert W. Applegate and Samuel and Harriet Kodish, for a General Plan Amendment and Change of Zone from Single Family Residential (RS-4) to Service Commercial (CS) for APN# 0621-061-03, and 0621-061-11 located south of Calle Todd Lane, east of Desert Queen Avenue, west of Adobe Road and north of Samarkand Drive, T1N, R9E, Section 20.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt a Negative Declaration pursuant to CEQA, adopt Resolution No. 07-13 and recommend that the City Council approve the General Plan Amendment and Change of Zone.

C. PC 07-02 – An application by Greg Bollinger of JGD Development, for a General Plan Amendment and Change of Zone from RL-2.5 (Rural Living) to CG (General Commercial), for a 2.89 acre parcel, APN #-0622-301-13, which is located on the north-east corner of the intersection of Adobe Road and Valle Vista, T1N, R9E, Section 4 SBBM.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt a Mitigated Negative declaration pursuant to CEQA, adopt Resolution No. 07-14 and recommend that the City Council approve the General Plan Amendment and Change of Zone.

**9.0 REPORTS, REQUESTS AND COMMUNICATIONS**

**10.0 LEGISLATIVE/COUNCIL/REDEVELOPMENT - None**

**11.0 FUTURE COUNCIL INITIATED ITEMS**

**12.0 CLOSED SESSION**

12.1 Conference with Legal Counsel – Anticipated Litigation (3 cases) pursuant to Government Code Section 54956.9

12.2 Closed Session Pursuant to Government Code Section 54957 Public Employees Performance Evaluation – City Manager

12.3 City Manager – 2007 Employment Agreement RECOMMENDATION – Amend as Appropriate

**13.0 ADJOURN –**

This notice of Agenda is hereby certified to have been posted on or before 3 p.m., June 7,

\_\_\_\_\_  
Charlene L. Sherwood CMC, City Clerk

\_\_\_\_\_  
Time/Date

It is the intention of the City of Twentynine Palms to comply with the Americans with Disabilities Act in all respects. If you are a person with a disability who requires a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, please request such modification or accommodation from the City Clerk at (760) 367-4890 (facsimile). Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Please advise us at the time whether you will require accommodations to participate in meetings on a regular basis. Any person affected by any application on this agenda may submit their concerns in writing prior to the meeting or appear in person and be heard in support or opposition to the proposal at the time the matter is considered on the agenda. The staff reports, applications and environmental documents may be viewed at either the office of Community Development or the office of the City Clerk, 6136 Adobe Road, from 8:00 a.m. until 5:00 p.m. Monday through Friday, except legal holidays. Telephone inquiries may be made at (760) 367-6799. If you challenge any agenda issue in court, you may be limited to raising only those issues that you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the City of Twentynine Palms at, or prior to, the public meeting.