

AGENDA

CITY OF TWENTYNINE PALMS PLANNING COMMISSION

Regular Planning Commission Meeting

Tuesday, May 4, 2004, 6:00 P.M.
Twentynine Palms City Hall
6136 Adobe Road
Twentynine Palms, California

1.0 CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

2.0 SPECIAL ANNOUNCEMENTS

3.0 APPROVAL OF MINUTES

3.1 Approval of Minutes of the April 20, 2004 regular meeting.

4.0 PUBLIC COMMENTS - There will be a time limitation of three minutes per person. Please fill out name and address slips and give to the Planning Commission Secretary.

4.1 This is the time for comments from the public on any subject within the Planning Commission's jurisdiction not on the agenda. Comments on agenda items will be taken when the item is considered. The Brown Act prohibits the Planning Commission 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.

5.0 PUBLIC HEARINGS

5.1 PC 02-17

Development Code Update, proposed revision to Chapter 19.54 Bed and Breakfast Uses.

RECOMMENDATION: Conduct the Public Hearing and formulate a recommendation to the City Council for adoption.

5.2 PC 04-07

Minor Use Permit (MUP) application from Gospel Fellowship Outreach Worship Center for placement of 8' x20' cargo container on property located at 5898 Adobe Road (APNs 618-333-08 and 09).

RECOMMENDATION: Conduct the Public Hearing and approve the Minor Use Permit.

5.3 PC 04-09

Conditional Use Permit amendment for 73501 Twentynine Palms Highway (APN 617-111-15), amending parking requirement, and Site Plan Review application to establish a fitness center at 73487 Twentynine Palms Highway (APN 617-105-10) with parking proposed offsite (APNs 617-111-03 and 04).

RECOMMENDATION: Conduct the hearing and approve the request subject to the requirements of Chapters 19.10 and 19.82 of the Development Code.

5.4 PC 04-11

Completion of Development Code update, revising Circulation Plan, Land Use Plan, and Land Use Map of the General Plan to ensure consistency, and adoption of the General Plan Land Use Map as the City’s Zoning Map.

RECOMMENDATION: Conduct the Public Hearing and formulate a recommendation to the City Council for adoption.

6.0 OTHER HEARINGS - None

7.0 STUDY SESSIONS - None

8.0 FUTURE AGENDA ITEMS - This is the time for Planning Commissioners to place items on a future agenda.

9.0 ADJOURNMENT

It is the intention of the City of Twentynine Palms to comply with the American with Disabilities Act (ADA) 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) 367-6799 (telephone) or (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 that 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 of or opposition to the proposal at the time the matter is considered. Staff reports, applications, and environmental documents may be reviewed at the office of Community Development, 6136 Adobe Road, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. Telephone inquiries may be made to (760) 367-6799.

If you challenge any item on this agenda 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.

This notice of Agenda is hereby certified to have been posted on or before April 30, 2004.

City Clerk, Charlene L. Sherwood

Time/Date