

AGENDA

CITY OF TWENTYNINE PALMS PLANNING COMMISSION

Regular Planning Commission Meeting

Tuesday, August 3, 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 July 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 04-29

Change of zoning from Service Commercial (CS) to General Commercial, and Site Plan Review for proposed 5,219 square-foot general commercial/office facility, southwest corner of Amboy Road and Adobe Road (APN 621-051-08). Applicant John Peruzzi Architects representing Navy Federal Credit Union.

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

5.2 Review of draft Hazard Mitigation Plan

RECOMMENDATION: Conduct the public hearing and accept comment on the draft plan.

6.0 OTHER HEARINGS

6.1 PC 03-61
Construction of additional model homes, prior to final approval, for Tentative Tract Map No. 16729. (APN 615-211-09)

RECOMMENDATION: Conduct the hearing and provide staff direction.

7.0 STUDY SESSIONS

7.1 Study Session to review City requirements for modular homes.

RECOMMENDATION: Conduct the Study Session and provide staff direction.

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 July 30, 2004.

City Clerk, Charlene L. Sherwood

Time/Date