

# AGENDA

## CITY OF TWENTYNINE PALMS PLANNING COMMISSION

### Regular Planning Commission Meeting

Tuesday, January 18, 2005, 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 December 7, 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 03-40**

Amendment of Conditional Use Permit (CUP) for phased development of Sayaji U Ba Khin Vipassana Foundation meditation center, increasing scope of development with addition of five modular buildings in phase one, increasing floor area by 8,448 square feet, southwest corner of Twentynine Palms Highway and Mantonya Road. (APN 613-071-03)

**RECOMMENDATION:** Conduct the Public Hearing, adopt the Mitigated Negative Declaration and Mitigation Monitoring Program, and approve the CUP subject to the Conditions of Approval.

5.2 **PC 04-54**

General Plan Amendment for change of zoning from General Commercial (CG) to Multi-family Residential (RM) and Conditional Use Permit (CUP) for development of 36 multi-family units on 4.6± acre parcel located at the northeast corner of El Paseo Drive and Bagley Avenue (APN 618-292-09).

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

5.3 **PC 04-60**

Conditional Use Permit for proposed 50-person child daycare center in the existing building located at 73486 Twentynine Palms Highway (APN 618-231-20), with offsite parking on parcel APN 618-232-05. Applicants Marshall and Giselle Day.

**RECOMMENDATION:** Conduct the Public Hearing and approve the Conditional Use Permit subject to the Conditions of Approval.

**6.0 OTHER HEARINGS - None**

**7.0 STUDY SESSIONS**

7.1 **PC 04-52**

Chapter 19.66 Commercial Vehicle Parking.

**RECOMMENDATION:** Review draft text developed by Planning Commission at December 7, 2004 meeting.

7.2 Review of requirements for undergrounding of utility service per standards established in Development Code Chapters 19.07, 19.08, 19.09, and 19.14.

**RECOMMENDATION:** Review existing requirements 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  
January 14, 2005.

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

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