

AGENDA

CITY OF TWENTYNINE PALMS PLANNING COMMISSION

Regular Planning Commission Meeting

Tuesday, August 16, 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** This meeting will be televised on Cable TV channel 6 Wednesday August 17, 2005 at 7:00 p.m. and Sunday August 21, 2005 at 1:00 p.m.

- 3.0 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.
 - 3.1** 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.

- 4.0 PLANNING COMMISSION CONSENT CALENDAR** – All matters listed under the Consent Calendar are to be considered routine by the Planning Commission 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 Planning Commission under item 5.0 Public Hearings on the agenda. The public will be given an opportunity to comment on Consent Calendar items prior to the Planning Commission action (roll call vote).

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

 - 4.1** Approval of Minutes of the regular July 19, 2005 meeting.

5.0 PUBLIC HEARINGS

5.1 PC 04-38

Tentative Tract Map application from Penca Capital, LLC for a 136 lot subdivision (Turtle Rock) on a forty acre site, resulting in an average density of 4 units per acre. The project is located west of Adobe Road, north of Samarkand Dr., south of Calle Todd Ln. (APN 0621-061-01)

RECOMMENDATION: Conduct the Public Hearing and approve the Negative Declaration and Tentative Tract Map 17172 subject to the Conditions of Approval.

5.2 PC 05-25

Temporary Use Permit applicant Paolo Ficara, Ficara Enterprises, 4733 Desert Knoll Ave., proposes a temporary office trailer to be located next to the pro shop at the Road Runner Dunes Golf Course. (APN 0621-241-47)

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

5.3 PC 05-31

Conditional Use Permit for Perry Ford, Spirit and Truth Worship Center, proposes to establish a church at 4751 Adobe Road.

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

Environmental Clearance

The California Environmental Quality Act (CEQA), provides for several areas of exemptions. Class 1 includes, "Operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses." Staff believes that this class of exemption can be applied to the proposed project. If the Planning Commission concurs, a motion to approve the Site Plan Review and CUP amendment should include a finding that the project is exempt from CEQA. If the Commission does not concur, the matter should be referred back to staff for completion of an environmental analysis.

6.0 OTHER HEARINGS None

7.0 MISCELLANEOUS REPORTS

7.1 Informational items for discussion not requiring action.

7.1.1 City Manager/Community Development Director

7.1.2 Planning Commission

7.1.3 Items for a future agenda

8.0 STUDY SESSION – Adjourn to workshop

8.1 Review of General Plan Circulation Element – continued from July 19, 2005 Planning Commission meeting.

9.0 ADJOURNMENT

It is the intention of the City of Twentynine Palms to comply with the Americans 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 3:00 p.m., August 12, 2005.

Charlene L. Sherwood, City Clerk

Time/Date