

AGENDA

CITY OF TWENTYNINE PALMS PLANNING COMMISSION

Regular Planning Commission Meeting

Tuesday, October 4, 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 October 5, 2005 at 7:00 p.m. and Sunday October 9, 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 Planning Commission Minutes of September 20, 2005.

5.0 PUBLIC HEARINGS

- 5.1 PC 05-38/ TTM 17735 - An application by Frank Curtin for a tentative tract map to subdivide ±35.42 acres into 135 lots for future development as single family residences, located at the south east corner of Amboy Road and Bullion Avenue, Zone RS-4, Section 20, APN 621-041-02, -03 & -05.

RECOMMENDATION: Conduct the Public Hearing and Adopt the Negative Declaration and Approve Tentative Tract Map 17735, subject to the Conditions of Approval.

- 5.2 PC 05-39, Conditional Use Permit (CUP) - An application by Eugene McMenamin for a Conditional Use Permit to operate a used car dealership in the General Commercial (CG) zone, at 4082 Adobe Road, at the northwest corner of Adobe Road and Mesa Drive, Zone CG, Section 17, APN# 620-111-22.

RECOMMENDATION: Conduct the Public Hearing and Approve Conditional Use Permit #05-39, subject to the Conditions of Approval.

6.0 OTHER HEARINGS None

7.0 MISCELLANEOUS REPORTS

- 7.1 International Council of Shopping Centers
7.2 Downtown Revitalization Specific Plan, Field Trip scheduling

8.0 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., September 30, 2005.

Charlene L. Sherwood, City Clerk

Time/Date