



**CITY OF TWENTYNINE PALMS  
STAFF REPORT**

6136 Adobe Road  
Twentynine Palms, CA 92277  
(760) 367-6799, Fax (760) 367-5400  
*plantech@ci.twentynine-palms.ca.us*

**To:** Planning Commission  
**From:** Community Development Technician  
**Date:** June 20, 2006  
**RE:** PC 06-81 - An application by Shannon Alton representing Turtle Rock in 29 Palms, LLC for a Temporary Use Permit in the RS-4 zone, to allow for the construction of a temporary model home/sales office for the proposed Turtle Rock subdivision, Tentative Tract Map #17172 (PC 04-38), RS-4 zone, APN 0621-061-01, T1N, R9E, Section 20.

**RECOMMENDATION:** Conduct the Public Hearing, adopt the Resolution, and approve the Temporary Use Permit, subject to compliance with City standards for new construction.

**BACKGROUND:** Construction of Single Family Residential dwelling units is the primary use allowed in the RS-4 land use district. The applicant seeks approval of a temporary model home/sales office, pursuant to Section 19.32.050 of the Development Code.

- | Attachments              |
|--------------------------|
| • Application            |
| • Site Plan              |
| • Conditions of Approval |
| • Resolution             |

**Surrounding Land Use, General Plan and Zoning Designations**

	Land Use	General Plan
Site	RS-4	RS-4
North	RS-4	RS-4
East	RS-4	RS-4
South /Southeast	RS-4 and RM	RS-4 and RM
West	RS-4	RS-4

The land use, a temporary model home and sales office, which following the sale of all the residences, will revert to a single family residence, is consistent with the General Plan and Zoning Ordinance. The project, construction of a new model home and sales complex can be constructed in a manner consistent with the Development Code.

**CEQA**

Pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration was previously adopted on September 6, 2005 for this project (PC 04-38), and therefore no further environmental review is required.

**Temporary Use Permit**

The Planning Commission is authorized to approve, conditionally approve, or deny applications for Temporary Use Permits for the following temporary uses or activities:

- A. Temporary model home/sales office for the sale or lease of residential property or vacant lots that meet the following minimum requirements:
  - 1. The model home/sales office shall be located in the subdivision or development

for which the property is being offered.

2. A minimum of four (4) paved parking spaces shall be provided.
3. A cash performance bond shall be provided, in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities.
4. Other conditions that the Planning Commission deems necessary to ensure that the sales office will not constitute a nuisance or be objectionable to the residential uses in the neighborhood.

### **Findings**

Prior to approving a Temporary Use Permit the Planning Commission shall make the following findings:

- A. The operation will not jeopardize, endanger, or otherwise constitute a risk to public health, safety, or welfare; and
- B. The proposed site will accommodate the temporary use without being materially detrimental to the use and enjoyment of other properties in the vicinity; and
- C. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the traffic that the temporary use will or could reasonably be expected to generate; and
- D. Adequate temporary parking will be available either on-site or at an acceptable alternate location.

### **Public Notification**

As required by law, owners of property within 300 feet of the subject site have been notified of this proposal. Staff has received no comment regarding the requested Temporary Use Permit.

### **Approval Authority**

The Planning Commission is the Approval Authority for this project. Therefore, the Planning Commission must determine if the required Findings can be made, and if so, approve the request.

CITY OF TWENTYNINE PALMS  
PLANNING COMMISSION  
RESOLUTION NO. 06-\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TWENTYNINE PALMS, CALIFORNIA, APPROVING PC 06-81 – AN APPLICATION BY SHANNON ALTON REPRESENTING TURTLE ROCK IN 29 PALMS LLC., FOR A TEMPORARY USE PERMIT IN THE RS-4 ZONE, TO ALLOW CONSTRUCTION OF A TEMPORARY MODEL HOME AND SALES OFFICE FOR TENTATIVE TRACT MAP# 17172 (PC04-38) APN 0621-061-01, T1N, R9E, SECTION 20.

WHEREAS, on June 7, 2006, an application was received from Shannon Alton for approval of a Temporary Use Permit; and

WHEREAS, Pursuant to Section 19.32.050 of the Development Code, the applicant seeks a Temporary Use Permit to operate temporary model home and sales complex in the RS-4 zone; and

WHEREAS, the land use, single-family residences, is consistent with the General Plan and Zoning Ordinance; and

WHEREAS, Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Negative Declaration was previously adopted for the project (Tentative Tract Map 17172) on September 6, 2005; and

WHEREAS, the project is therefore exempt from further environmental review under state law; and

WHEREAS, public hearing notice was published in a newspapers of record and notice was mailed to all property owners located within 300 feet of the project site; and

WHEREAS, a public hearing was held by the Planning Commission on June 20, 2006; and

WHEREAS, the Planning Commission finds that:

- A. The operation will not jeopardize, endanger, or otherwise constitute a risk to public health, safety, or welfare; and
- B. The proposed site will accommodate the temporary use without being materially detrimental to the use and enjoyment of other properties in the vicinity; and
- C. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the traffic that the temporary use will or could reasonably be expected to generate; and
- D. Adequate temporary parking will be available either on-site or at an acceptable alternate location.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Twentynine Palms hereby approves a Temporary Use Permit (PC #06-81) to operate a model home and sales complex, subject to conditions.

APPROVED AND ADOPTED THIS 20th DAY OF June, 2006

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

\_\_\_\_\_  
Irving Stone, Chairman

ATTEST:

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

I hereby certify that the foregoing is a true copy of Resolution No. \_\_\_\_ duly adopted by the Planning Commission of the City of Twentynine Palms in a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in Twentynine Palms, California.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

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