

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, AUGUST 15, 2006  
6:00 P.M.**

**AGENDA**

**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 16, 2006 at 7:00 p.m. and Sunday, August 20, 2006 at 1:00 p.m.

**3.0 CONSENT CALENDAR** – All matters listed on 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 under item number 4.0 on the agenda. The public will be given an opportunity to comment on Consent Calendar items prior to Planning Commission action (roll call vote).

- 3.1 Approval of Minutes of the July 18, 2006 regular meeting
- 3.2 Press Clips

**4.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION**

**5.0 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.

5.1 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.

**6.0 PUBLIC HEARING -**

6.1 PC 06-15 – An application by Spectrum Engineering on behalf of Los Angeles, SMSA Limited Partnership, for approval of a Conditional Use Permit to allow a Verizon Wireless telecommunication facility in the RL 2.5 zone and a Variance to the maximum height of 35' in the RL 2.5 zone, to allow a 52.5' tall telecommunication tower at an existing electrical substation, on a fenced site with existing power poles at the northeast corner of Twentynine Palm Highway (SR 62) and Dorth Place, APN# 0613-121-25.

**Recommendation:** That the Planning Commission adopt the Mitigated Negative Declaration and De Minimis Impact finding pursuant to the California Environmental Quality Act (CEQA), adopt Resolution No. 06-07 and approve the project, subject to conditions of approval.

6.2 PC 06-88 - An Application by Kerry Keyes for a Variance to Section 19.48.030 of the RS-E Zone, to allow an accessory structure exceeding 50% the size of the primary structure, at 6636 Valley View Drive, Zone RS-E, APN 0614-263-23, Section 35, T1N, R8E.

**Recommendation:** That the Planning Commission adopt a Categorical Exemption finding pursuant to the California Environmental Quality Act (CEQA), adopt Resolution No. 06-09 and approve the project, subject to conditions of approval.

6.3 PC 06-96 – An application by William O. Talley for a Temporary Use Permit, to allow a new and used mobile home sales office in the existing structure at the 29 Palms RV and Golf Resort, 4949 Desert Knoll Avenue, Zone CT, APN 0621-241-81, Section 16, T1N, R8E.

**Recommendation:** That the Planning Commission adopt a Categorical Exemption finding pursuant to the California Environmental Quality Act (CEQA), adopt Resolution No. 06-10 and approve the project, subject to conditions of approval.

**7.0 OTHER HEARINGS** - None

**8.0 FUTURE AGENDA ITEMS** - This is the time for Planning Commissioners to place items on a future agenda.

**9.0 COMMISSION COMMENTS/ STAFF COMMENTS** – This is the time for comments from the Planning Commissioners on any subject.

9.1 Appeal of Approval of PC 06-01 to be heard by City Council on August 22, 2006.

**10.0 STUDY SESSION** –

10.1 PC 05-71 - Downtown Revitalization Specific Plan  
Review of draft Mixed Use Zone language and development standards.

10.2 PC 06-85 – An application by the City of Twentynine Palms for review of the Four Corners Redevelopment Project Area Five Year Implementation Plan, located in T1N, R8E, Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, and 33.

## 11.0 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 3 p.m., August 9, 2006.

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City Clerk, Charlene L. Sherwood

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Time/Date