

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, SEPTEMBER 19, 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, September 20, 2006 at 7:00 p.m. and Sunday, September 22, 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 September 5, 2006 regular meeting

3.2 General Information

- Neighborhood Housing Services
- Building Industry Association Housing Conference Program
- Homeownership Stakeholder Forum

**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 City Clerk.

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 06-107 – Determination of a public nuisance, Order to abate and proposed demolition of residential structure that constitutes a public nuisance, located at 2650 Cholla Avenue, Zone RL-1, T1N, R9E, Section 5, APN# 0620-301-10.

**Recommendation:** That the Planning Commission determine that, pursuant to Section 19.92 of the Development Code that a public nuisance exists, adopt an Order to Abatement, determine that the building and property be repaired, vacated, secured or demolished, and direct the property owner to immediately initiate the repair of the roof and un-reinforced masonry in accordance with an approved plan prepared by a licensed structural engineer and complete said repairs within 45 days or demolish the entire structure.

## **7.0 NON-HEARING ITEMS – 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 Future Study Sessions Items
- a. Equestrian Zone
  - b. Flood Control
  - c. Citywide Traffic Study
  - d. Big Box Zone
  - e. Park Master Plan – RFP process
  - g. Development Code
    - 1. Parking/ Driveways (19.82) - Easter
    - 2. Permits and applications (19.36) – Easter
  - h. Legal opinion on down-zoning for density reduction purposes.
  - i. PC 06-85 – An application by the City of Twentynine Palms for review of the Four Corners Redevelopment Project Area Five Year Implementation Plan, T1N, R9E, Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, and 33.

## **10.0 STUDY SESSION –**

- 10.1 PC 05-71 - Downtown Revitalization Specific Plan  
Review of draft language and development standards.
- a. Model Mixed Use Zone District
  - b. Model Town Center Zone District

## 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., September 14, 2006.

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City Clerk, Charlene L. Sherwood

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Time/Date