

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, OCTOBER 17, 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, October 18, 2006 at 7:00 p.m. and Sunday, October 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 October 3, 2006 regular meeting

3.2 PC 03-48 - Application by Donald Yerkes for a third, one-year time extension for a Conditional Use Permit to construct a 16 unit apartment complex, located at 5266 Adobe Road, Zone RM, Section 20, APN # 621-061-06.

3.3 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 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 06-97 – An application by Truc Le for a Minor Use Permit for a mixed use 6,791 sq. ft. building, including barber shop, nail salon and an attached single family residence on 2.35 acres, located on the Adobe Road between Indian Trail and Didsbury Road, Zone CG, APN 0620-121-11, Section 8, T1N, R9E.

Recommendation: That the Planning Commission conduct the Public Hearing, consider public comment, adopt the Exemption, adopt the resolution and approve the project, subject to the attached Conditions of Approval.

6.2 PC 06-117 - An application by Paolo Ficara of Ficara Enterprises LLC for a Temporary Use Permit for a period of one year, in the Public zone, to allow for the placement of a temporary office trailer for Roadrunner Dunes Golf Course located at 4733 Desert Knoll Avenue, APN 0621-241-47, T1N, R9E, Section 16.

Recommendation: That the Planning Commission conduct the Public Hearing, adopt the Resolution, and approve the Temporary Use Permit for a period of one year, subject to compliance with City standards and codes.

6.3 PC 06-122 – An application by Jerry Murdock of Ultrasigns, on behalf of Navy Federal Credit Union, for a Variance to Section 19.84.100 (Sign Ordinance) of the Development Code, to allow a monument sign to exceed the maximum height of eight feet (8'0) and the maximum sign area of 75 square feet, for a 12' tall, 126 square foot sign. The project is located at the southwest corner of Adobe Road and Amboy Road, 4920 Adobe Road, Zone CG, Section 20, APN # 0621-051-08.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, adopt the resolution, and deny the Variance.

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. Citywide Traffic Study
 - c. Big Box Zone
 - d. 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.
 - e. Night sky ordinance compliance
 - f. Sign code amendments

10.0 STUDY SESSION – None

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., October 12, 2006.

City Clerk, Charlene L. Sherwood

Time/Date