

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, NOVEMBER 7, 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, November 8, 2006 at 7:00 p.m. and Sunday, November 12, 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 17, 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 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 06-122 – 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.

6.2 PC 05-92 – An application by Greg Bolinger of JGD Development, for site plan review for the development of an 11.33 acre mini-storage and RV storage project which includes, an on-site manager’s residence, self-serve car wash area, propane fuel, and assorted self-serve vending machines. The remaining 62.30 acres are for future, unspecified development. The project is located on a vacant and unimproved site, along the east side of Adobe Road, south of MGAGCC and west of Condor Road, Zone CG, APN # 622-301-16, 662-301-04.

Recommendation: That the Planning Commission conduct the Public Hearing, adopt the Mitigated Negative Declaration, adopt the resolution, and approve the project, subject to the attached Conditions of Approval.

6.3 PC 06-83 - An application by Joe and Jeff Sporkin of Remus Investments for the approval of Tentative Tract Map 17648 to subdivide approximately 31 acres into 77 numbered lots and one lettered lot for the future development of 77 single-family residences. The project is located on a vacant and previously unimproved site, east of Aztec Avenue, west of Desert Knoll Avenue and north of Two Mile Road, Zone RS-3, Section 21, T1N, R9E, APN # 621-222-01.

Recommendation: That the Planning Commission conduct the Public Hearing, and continue the public hearing to November 21, 2006.

6.4 PC 06-119 – An application by Hamid Kerayechian of WD Partners for a Conditional Use Permit to construct a 17,631 square foot retail store and drive through pharmacy on 1.87 acres, located on the southeast corner of Twentynine Palms Highway and Eucalyptus Avenue, CG Zone, on APN# 0616-072-01, -02, -03, -04, -05 and -06, T1N, R9E, Section 31.

Recommendation: That the Planning Commission conduct the Public Hearing, and continue the public hearing to November 21, 2006.

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. Night sky ordinance compliance
 - e. Sign code amendments
 - f. Status update on Bucky Bucklin Park
 - g. Downtown Revitalization Specific Plan
 - h. Downtown Market Feasibility Study
 - i. Park Master Plan

10.0 STUDY SESSION

- 10.1** PC 06-85 – An application by the Twentynine Palms Redevelopment Agency 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.

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., November 2, 2006.

City Clerk, Charlene L. Sherwood

Time/Date