

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, JANUARY 2, 2007  
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, January 3, 2007 at 7:00 p.m. and Sunday, January 7, 2007 at 1:00 p.m.

2.1 Summary of recent City Council action

**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 November 21, 2006 regular meeting

3.2 November 2006 Community Development Report

3.3 San Bernardino Associated Governments (SANBAG) Growth Forecast Workshop

3.4 Downtown Idea Exchange

3.5 Smart Growth Zoning Codes: A Resource Guide, Chapter 2 Traditional Neighborhood Development, Local Government Commission

3.6 Center Views: Environmental Protection or Smart Growth?

**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 HEARINGS -

- 6.1 PC 06-127 - Tim Cassel of GMID Architecture and Interiors is seeking a Variance for a block wall height exceeding 8 feet. The project is located at The Church of Jesus Christ of Latter Day Saints at 73002 El Paseo Drive, east of Mesquite Springs Road, RS-4 Zone, APN 0618-161-05, Section 29, T1N, R9E.

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

- 6.2 PC 06-132 Soon Hee Hong of Plaza Market is requesting approval of a Conditional Use Permit and letter of Public Convenience and Necessity for the sale of alcoholic beverages at 5668 Historic Plaza, CG Zone, APN 0621-131-01 and 02, Section 20, T1N, R9E.

**Recommendation:** That the Planning Commission conduct the Public Hearing, and recommend that the City Council adopt the CEQA Exemption, adopt the resolution, and approve the Conditional Use Permit and Letter of Public Convenience and Necessity, subject to the attached Conditions of Approval.

- 6.3 PC 06-137 – Zoning Ordinance Amendment to Section 19.48 of the Development Code to allow outdoor dining and drinking areas to be approved through Administrative Site Plan Review.

**Recommendation:** That the Planning Commission conduct the Public Hearing, and recommend that the City Council adopt the CEQA Exemption, and amend to the Ordinance.

- 6.4 PC 06-141 – Declaring the Property at 72649 Sullivan Road a Public Nuisance and Ordering Abatement of the Nuisance.

**Recommendation:** That the Planning Commission declare the property a public nuisance and order to the property owner to abate the nuisance within sixty (60) days; with the provision that should the property owner fail to abate the property within the specified time, that the City is directed to secure an abatement warrant to inspect the property and abate the nuisance by having the structure demolished, with all costs incurred associated with completing the abatement to be paid by the property owner.

## 7.0 NON-HEARING ITEMS

- 7.1 Update on Nuisance Abatement at 2650 Cholla Avenue
- 7.2 Revised Condition of Approval per City Attorney

## 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

**10.0 STUDY SESSION**

- 10.1 Findings of CBRE Downtown Economic Revitalization Study

**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., December 28, 2006.

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Jacqueline M. Lafond, Deputy City Clerk

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Time/Date