

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, FEBRUARY 6, 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, February 7, 2007 at 7:00 p.m. and Sunday, February 11, 2007 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 January 2, 2007 regular meetings.
 - 3.2 December 2006 Community Development Report
 - 3.3 San Bernardino Associated Governments (SANBAG) Growth Forecast Workshop, Revisions
 - 3.4 Downtown Idea Exchange, January 1, 2007 and January 15, 2007
- 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 06-17 - An application by Steve Enochs of Sunwest Development, LLC, for approval of Tentative Tract Map 17912, to subdivide approximately 37 acres into 60 single-family lots for the future development of single-family residences. The project is located on a vacant and unimproved site located west of Amboy Road, along the north side of Amboy Road, along the east side of Bullion Avenue and along the south side of Nehring Place, Zone RS-2, APN # 620-071-03 & 620-071-02.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, adopt the Mitigated Negative Declaration and De Minimis Impact Finding pursuant to CEQA, and approve Tentative Tract Map 17912 subject to the Conditions of Approval.

- 6.2 PC 06-42 – An application by Ken Lambert, for approval of Tentative Tract Map 17672, to subdivide 10.7 acres for the future development of single-family residences. The project is located on a vacant and unimproved site, south of Sullivan Road, west of Morongo Road and east of the San Bernardino Flood Control facility, RS-1 T1N, R8E, Section 36 on APN 615-051-012.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, adopt the Mitigated Negative Declaration and De Minimis Impact Finding pursuant to CEQA, and approve Tentative Tract Map 17672 subject to the Conditions of Approval.

- 6.3 PC 06-119 – An application by WD Partners, on behalf of Rite Aid, for approval of a Conditional Use Permit and a letter of Public Convenience and Necessity for the sale of alcoholic beverages, located south of Twentynine Palms Highway, east of Eucalyptus Avenue and west of Estrella 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 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.

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

Recommendations:

1. Find that on January 2, 2007 the Planning Commission declared the property a public nuisance and ordered to the property owner to abate the nuisance within twenty-one days (21) 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;

2. Find that since January 2, 2007, the property owner has made no effort to abate said nuisance; and
3. Direct staff 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 PC 06-107 – Status of Abatement of the Nuisance at 2650 Cholla Avenue.

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. Summary of recent City Council actions

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., February 2, 2007.

Jacqueline M. Lafond, Deputy City Clerk

Time/Date