

NOTICE IS HEREBY GIVEN that the Twentynine Planning Commission will conduct a walking tour of Downtown Twentynine Palms on Tuesday May 15, 2007 at 5pm, meeting at City Hall 6136 Adobe Road, Twentynine Palms, California.

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MAY 15, 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, May 16, 2007 at 7:00 p.m. and Sunday, May 20, 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 April 17, 2007 and May 1, 2007 meetings
 - 3.2 Sherry Wang correspondence on Neighborhood Commercial "Shopkeepers Quarters"
 - 3.3 Housing Related Acronyms – Institute for Local Government
 - 3.4 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 HEARINGS

- 6.1 PC 07-31 - An application by William O. Talley of 29 Palms RV and Golf Resort for a Conditional Use Permit to allow five (5) 36' tall WiFi (telecommunication facilities) towers. In addition the applicant is also requesting a Letter of Public Convenience to allow the sale of beer and wine at the clubhouse to RV Resort guests. The site is located at 4949 Desert Knoll Avenue, Section 16, APN 0621-241-81, T1N, R9E.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Exempt pursuant to CEQA, adopt Resolution No. 07-11 and recommend that the City Council approve the project and issue a Letter of Public Convenience and Necessity, subject to the attached Conditions of Approval.

- 6.2 PC 06-108 – An application by Liem Huyhn for a Conditional Use Permit to convert an existing building to a used car dealership (592 sq. ft.), barber shop (624 sq. ft.) and retail store (576 sq. ft.) on 2.78 acres, located at 3787 Adobe Road, CG Zone, on APN# 0621-261-15, T1N, R9E, Section 9.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Exempt pursuant to CEQA, adopt Resolution No. 07-10 and approve the Conditional Use Permit, subject to the attached Conditions of Approval.

- 6.3 PC 05-81 - An application by Judy Beltz for approval of a General Plan Amendment and Change of Zone from RL-1 (Rural Living) to CG (General Commercial) and approval of Site Plan Review to construct a 26,576 square foot mini-storage facility, including 1,320 square foot office and managers residence, on approximately 2.39 acres at 73441 Indian Trail, west of Bullion Avenue and east of Desert Queen Avenue, on APN #0620-121-04, T1N, R9E, Section 8.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt a Mitigated Negative Declaration pursuant to CEQA, adopt Resolution No. 07-12 and recommend that the City Council approve the General Plan Amendment, Change of Zone and Conditional Use Permit, subject to the attached Conditions of Approval.

7.0 NON-HEARING ITEMS

- 7.1 Park Master Plan update
- 7.2 Bucky Bucklin Park
- 7.3 Formation of a Circulation Task Force

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.

10.0 STUDY SESSION –

10.1 Equestrian Areas

10.2 Planned Development Districts

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., May 10, 2007.

Jacqueline M. Lafond, Deputy City Clerk

Time/Date