

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, SEPTEMBER 4, 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 10 Wednesday, September 5, 2007 at 7:00 p.m. and Sunday, September 9, 2007 at 1:00 p.m.

3.0 CONSENT CALENDAR – None

4.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION - None

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 07-52 – Continued Public Hearing of an application by Laura Bishop of Corinthian Design Group on behalf of Janice A. Picket of A. & J. Ranch for a Conditional Use Permit for a horse boarding facility to allow boarding for up to 30 horses in the RS-2 zone. The proposed project will be located at 4671 Mesquite Springs Road. A single-family residence, mobile home, twenty-one (21) horse stalls, two rectangular riding arenas, one round pen, one rectangular riding arena and a hay barn are currently located on the parcel. APN 0620-032 23, T1N, R9E, Section 17, Zone RS-2.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Categorically Exemption pursuant to CEQA, adopt Resolution 07-15 and approve the project, subject to Conditions of Approval.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

- 6.2 PC 07-28 – Continued Public Hearing of an application by Laura Bishop of Hannah Consulting for approval of a Conditional Use permit for a 52.5’ tall wireless telecommunication facility located at 4671 Mesquite Springs Road, Zone RS 2, APN 0620-032-23, T1N, R9R, Section 17.

Recommendation: Conduct the Public Hearing, consider public comment find the project Categorical Exempt from CEQA, adopt Resolution 07-16 and approve the project subject to Conditions of Approval.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

- 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 a Conditional Use Permit to construct a 26,576 square foot mini-storage facility, including 1,320 square foot office and managers residence, and a Variance to the CG zone standards to eliminate the side yard setbacks, 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 and make a recommendation to the City Council.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

- 6.4 PC 07-58 – General Plan Amendment/Zone Change from Multi-family Residential Specific Plan #1 (RM SP#1) to Tourist Commercial (CT) and a Conditional Use Permit to convert the existing multi-family use into a 21 unit hotel. The project is located on a 1.36 acre parcel at 73843 Sunnyvale Drive, APN 0623-093-07, 08, 09, and 10, T1N, R9E, Section 28, Zone RM SP#1.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt a Negative Declaration pursuant to CEQA, adopt the Resolution and approve the project, subject to Conditions of Approval.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

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.

8.1 Equestrian Area Designation and CEQA review process

9.0 **COMMISSION COMMENTS/ STAFF COMMENTS** – This is the time for comments from the Planning Commissioners on any subject.

9.1 Discussion on Lighting Ordinance (Masterson)

10.0 STUDY SESSION –

10.1 Clarification of Section 19.10 of the Development Code (Commercial Districts) regarding Permitted Uses, Conditional Uses and Prohibited Uses in the General Commercial (CG), Office Commercial (CO), Tourist Commercial (CT) and Neighborhood Commercial (CN) districts. (Continued from August 7, 2007)

10.2 Report from Planned Development District Subcommittee

10.3 Report from Big Box Zone Subcommittee

10.4 Report from Circulation Subcommittee

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., August 30, 2007.

Jacqueline M. Lafond, Deputy City Clerk

Time/Date