

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, SEPTEMBER 18, 2007  
6:00 P.M.  
REVISED  
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 19, 2007 at 7:00 p.m. and Sunday, September 23, 2007 at 1:00 p.m.

**3.0 CONSENT CALENDAR –**

3.1 Approval of Minutes of the August 21, 2007 meeting

3.2 Approval of Minutes of the September 4, 2007 meeting

3.3 PC 05-81 – Resolution of the Planning Commission Denying an application by Judy Beltz for 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, and a Variance to the CG zone standards to eliminate the side yard setbacks, at 73441 Indian Trail, west of Bullion Avenue and east of Desert Queen Avenue, on APN #0620-121-04, T1N, R9E, Section 8

3.4 August, 2007 Community Development Report

3.5 Street Smart, AARP Bulletin, Sept. 2007

Motion by: \_\_\_\_\_ To \_\_\_\_\_ /Second \_\_\_\_\_

Ayes \_\_\_ / Noes \_\_\_ / Abstain \_\_\_

**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 07-58 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\_\_\_\_\_

- 6.2 PC 07-71 – Zoning Ordinance Amendment amending Chapter 19.10 of the Development Code (Commercial Districts) related to permitted and conditional uses in the CO, CG, CN and CT zones, and Chapter 19.96 of the Development Code (General Subdivision Standards) related to the requirement to provide two points of paved access for new subdivisions.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, and direct staff to draft changes to the code to amend Chapter 19.10 and 19.98.

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 - None**

**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) – Continued from the September 4, 2007 meeting.

**10.0 STUDY SESSION –**

- 10.1 Report from Planned Development District Subcommittee
- 10.2 Report from Big Box Zone Subcommittee
- 10.3 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., September 14, 2007.

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Jacqueline M. Lafond, Deputy City Clerk

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Time/Date