

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JANUARY 15, 2008
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 Friday, January 18, 2008 at 7:00 p.m. and Saturday, January 19, 2008 at 5:00 p.m.

3.0 PLANNING COMMISSION REORGANIZATION
The Planning Commission will nominate and elect a Chair and Vice Chair.

4.0 SPECIAL PRESENTATION – Twentynine Palms Band of Mission Indians presentation on the proposed NuWu Casino, located at south-east corner of the intersection of Adobe Road and Baseline Road, P Zone, APN 0590-081-07.

5.0 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).

- 5.1 Planning Commission Minutes December 4, 2007
- 5.2 Planning Commission Minutes December 18, 2007
- 5.3 December 2007 Community Development Report
- 5.4 Downtown Idea Exchange, December 15, 2007

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

6.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION

7.0 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.

7.1 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.

8.0 PUBLIC HEARINGS

8.1 PC 07-73 – Frank Thomas of Frank’s Pontiac Parts proposes a Conditional Use Permit for approval of a vehicle dismantling business and sale and storage of vehicles to be used as parts for an auto parts business, to include a proposed 500 sq. ft. office trailer, 2560 sq. ft. existing storage building, 576 sq. ft. existing storage building, 322 sq. ft. existing storage building which are currently on site. The applicant proposes addition of two 320 sq. ft. cargo containers, and two 160 sq. ft. cargo containers to supplement the existing storage. The project is located at 75992 Baseline Road, APN# 0624-221-05, IC Zone, Section 35, T1N, R9E.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt the Categorical Exemption pursuant to CEQA, adopt Resolution 07-19 and approve the Conditional Use Permit, subject to the Conditions of Approval.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

8.2 PC 07-13 – An application by Sam Yuan for approval of Tentative Tract Map 18415, subdividing 10± acres into a one lot subdivision with 73 detached single family residential condominium units with a proposed park and recreational facilities, located at the southeast corner of the intersection of Sun Valley Drive and Aztec Avenue, RM Zone, APN 623-131-09, T1N, R9E, Section 28.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt the Mitigated Negative Declaration pursuant to CEQA, adopt Resolution 07-20 and approve the Tentative Tract Map, subject to the Conditions of Approval.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

8.3 PC 07-109 – An application for a Temporary Use Permit by Lori Parker for a grading and stockpile permit to allow the stockpiling of 50,000 cubic yards of earth at 75850 Baseline Road, IC Zone, APN #0624-221-13, T1N, R9E, Section 35.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt the Categorical Exemption pursuant to CEQA, adopt Resolution 07-21 and approve the Temporary Use Permit, subject to the Conditions of Approval.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

9.0 NON-HEARING ITEMS – None

10.0 FUTURE AGENDA ITEMS - This is the time for Planning Commissioners to place items on a future agenda.

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

12.0 STUDY SESSION – None

13.0 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., January 9, 2008.

Jacqueline Palmer, Deputy City Clerk

Time/Date