

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JULY 1, 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 Saturday, July 5, 2008 at 7:00 p.m. and Friday, July 11, 2008 at 5:00 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 June 17, 2008 Planning Commission Meeting Minutes

3.2 Desert Report: Sierra Club

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

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 08-03 – An application by Global Premier Development for a Conditional Use Permit for Mountain Vista Apartments, an 81 unit family apartment complex located on the east side of Mesquite Springs Road between El Paseo Drive and Sunnyslope Drive, RM Zone, APN 0618-161-08, Section 29, TIN, R9E.

Recommendation: Conduct the Public Hearing, consider public comment, adopt the Mitigated Negative Declaration pursuant to CEQA, approve the Conditional Use Permit and adopt Planning Commission Resolution 08-___ , subject to the attached Conditions of Approval.

Motion by: _____ To _____ /Second _____
Ayes ___ / Noes ___ / Abstain _____

6.2 PC 08-34 - An application by Access Auto Sales for a Conditional Use Permit to allow a used car lot at 5719 Adobe Road, CG Zone, APN 0623-121-12, T1N, R9E, Section 28.

Recommendation: Conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA, approve the Conditional Use Permit, and adopt Planning Commission Resolution 08-___, subject to the attached Conditions of Approval.

Motion by: _____ To _____ /Second _____
Ayes ___ / Noes ___ / Abstain _____

6.3 PC 08-22 – An application by Cherokee Chainlink and Construction for a Variance to the Sign Ordinance to allow five signs at the Vista Del Sol Marine Corps (801) housing, 73939 Two Mile Road and 74455 Joe Davis Drive, Zone RM, APNs 0623-131-10, 0623-163-01, 0623-163-02 and 0623-163-05, T1N, R9E, Section 28.

Recommendation: Conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA, adopt Planning Commission Resolution 08-___ and deny the request for a Variance to the sign ordinance.

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.

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 Discussion of Land Use Definitions from Development Code.

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., June 26, 2008.

Jacqueline Palmer, Deputy City Clerk

Time/Date