



CITY OF TWENTYNINE PALMS
STAFF REPORT
6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799 - Fax (760) 367-5400
commdev@ci.twentynine-palms.ca.us

To: Planning Commission
From: Interim Community Development Director
Date: October 7, 2008
RE: PC 07-82 – An application by Danny Boyer for a Conditional Use Permit Amendment to permit a 3,392 sq. ft. Nightclub (Club Vo) with a full bar in an existing billiard parlor, on 1.12± acres located at 5712 Adobe Road (southwest corner of Adobe Road and Two Mile Road), CG Zone, APNs 0618-343-23 and 0618-343-24, T1N, R9E, Section 29.

RECOMMENDATION:

Conduct the Public Hearing, consider public comment, find the project Categorically Exempt pursuant to CEQA, adopt Planning Commission Resolution 08-17, and approve the project, subject to the attached Conditions of Approval.

PROJECT DESCRIPTION:

Danny Boyer requests approval of a Conditional Use Permit Amendment for a nightclub/bar in an existing 4,412 sq. ft. building at 5712 Adobe Road (APNs 618-343-24 and 618-343-23), CG Zone, T1N, R9E, Section 29. The current use is a 1,020 sq. ft. barbershop and 3,392 sq. ft. billiard parlor. Present zoning for the facility is General Commercial (CG). The proposed use, a 3,392 sq. ft. nightclub/bar, is allowed in the CG land use district subject to approval of a Conditional Use Permit.

Attachments

1. Conditions of Approval
2. Resolution 08-17
3. Notice of Exemption
4. Site Plan
5. Elevations
6. Color Palette
7. Application
8. Project Materials

A billiard parlor, Combat Billiards, previously operated at this location (applicant Nancy Nguyen) with a Type 40 – On Sale Beer – license, approved December 16, 2003 (PC#02-49). This use terminated on 2/29/08 for non-payment of fees. With the establishment of Vo Club, a Type 48 – On Sale General – Public Premises liquor license is proposed.

BACKGROUND:

On May 6, 2008, the Planning Commission conducted a Public Hearing regarding this project; at that meeting, the Planning Commission directed staff to prepare a resolution of denial for the project and continued the public hearing to June 3, 2008. On June 3, 2008, the Planning Commission conducted a Public Hearing on the application and it recommended denial of the proposed project to the City Council.

On September 9, 2008, the City Council conducted a Public Hearing regarding the proposed project, at that hearing it was found that the Planning Commission had recommended denial of the project to the City Council based on inaccurate information; as such, staff asked that the project be sent back to the Planning Commission for processing. The City Council send the project back to the Planning Commission. The City Council made this determination based on the fact that the project did not required a Letter of Public Convenience and Necessity from the City as the liquor license being proposed will be a transfer in liquor licenses and therefore would not increase the existing over-saturation of liquor licenses in the city as previously believed (see Alcoholic Beverage Control Board Approval and Hours of Operation section below). As such, the approval authority of the CUP would be the Planning Commission. Furthermore, there were

several site design concerns that needed to be address and the City Council felt it would be appropriate for staff and the Planning Commission to work with the applicant to address these issues, all issues have since been addressed.

CEQA Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), the project was routed to the following agencies and departments for public review and comment:

- | | |
|------------------------------------|--------------------------------------|
| City Manager | Community Development Director |
| City Engineer | Twentynine Palms Water District |
| Twentynine Palms Fire Department | San Bernardino County Sheriff |
| San Bernardino Co. EHS | Morongo Unified School District |
| Southern California Edison Company | Southern California Gas Co. |
| Verizon | Time Warner Cable |
| Burrtec | Morongo Basin Transit Authority |
| Mojave Desert AQMD | Regional Water Quality Control Board |
| Joshua Tree National Park | I. & L. NREA, MCAGCC |
| I & L, FMD, MCAGCC | 29 Palms Band of Mission Indians |
| Morongo Basin Ambulance | San Bernardino, Env. Management Div. |

Section 21084 of the Public Resources Code established a list of classes of projects that have been determined by the State of California not to have a significant effect on the environment and which are, therefore, exempt from the provisions of CEQA.

Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. The project includes the leasing and minor alteration of an existing building and is Categorical Exempt from further environmental review under state law.

Surrounding Land Use, General Plan, and Zoning Designations

	Land Use	General Plan	Zone
Site	Commercial	CG	CG
North	Commercial	CG	CG
East	Commercial	CG	CG
South	Commercial/SFR	CG/RM	CG/RM
West	Commercial	CG	CG

General Plan

The CG land use district allows barbershops as permitted uses and allows bars and establishments featuring live entertainment with approval of a Conditional Use Permit. As designed, the project is consistent with the General Plan Land Use Element.

Zoning

The CG zone allows barbershops as permitted uses and allows bars and establishments featuring live entertainment with approval of a Conditional Use Permit. With the proposed conditions, this project will be consistent with the Development Code.

Site Characteristics and Seismic Safety

The subject site consists of an existing 4,412 sq. ft. building on a 48,890 sq. ft. (1.12 acres) flat site, APNs 0618-343-24 and 0618-343-23. The structure currently on site was built in 1952. Willdan and Associates previously identified the building as a Potentially Hazardous Building (un-reinforced masonry building) in 1990. On July 19, 1991, a Notification of Building Which

May Be Damaged Or Unsafe In The Event Of An Earthquake was recorded with the County of San Bernardino (Document #91-286001). On June 18, 2008, the building was evaluated and was found to be structurally sound to meet seismic standards for Seismic Zone 4. As a Condition of Approval, a Release of Lien will be required to be recorded with the County Recorder.

Parking

Chapter 19.82 of the Development Code (Off-Street Parking and Loading) requires one (1) space for every 80 sq. ft. of open customer area, plus one (1) space for each 200 sq. ft. of remaining floor area, plus one (1) space for every 150 sq. ft. of outdoor customer area. The site plan depicts two (2) handicap accessible parking spaces and 39 regular parking spaces for a total of 41 spaces. The required parking space count is 42 spaces (thirty-one (31) parking spaces for open customer area in the bar, six (5) spaces for remaining bar floor area, and six (6) spaces for the barbershop). As such, the project has been conditioned to provide one (1) additional parking space along with other minor modifications that will require the ADA spaces to be relocated to the northerly side of the building's entryway to ensure compliance with ADA requirements. Furthermore, Parking Stall No. 12 will be relocated, as its current design does not provide the required drive aisle width of 25 feet in front of the parking stall; therefore, the project will be conditioned to replace this parking stall on site. Currently, two (2) separate parcels make up the project site, to ensure that parking will be provided for the proposed project, as a Condition of Approval, the applicant will be required to record a parcel merger for APNs 0618-343-23 and 24. With the inclusion of these conditions of approval, the project will comply with the city's parking code requirements.

Lot Coverage

The County of San Bernardino Assessor's records indicate that the building was constructed in 1952. The lot coverage (impervious surface) on APN 0618-343-24 is approximately 95%. The applicant has proposed the combination of APNs 0618-343-23 and 24 to meet the maximum lot coverage standard of 80%. Impervious surface on the project site plan is shown as 54.8% when considering lot coverage with a total combined lot area of 48,890 sq. ft., of which 2,295 sq. ft. is proposed as landscaped area. As a Condition of Approval, the applicant will be required to record a parcel merger for APNs 0618-343-23 and 24 to meet the lot coverage maximum allowance.

Traffic and Circulation

Because the project will not result in the development of any new structures, a traffic impact analysis was not prepared for this project. Street improvements for APN 0618-343-24 were installed as a requirement for a previous CUP approval at this location (Combat Billiards); however, as part of this approval the applicant will be required to provide street improvements along Two Mile Road as shown on the project's Site Plan. The project has been conditioned for street improvements.

Alcoholic Beverage Control Board Approval and Hours of Operation

The City of Twentynine Palms is located in Census Tract No. 0104.14. In this census tract, the State of California Alcoholic Beverage Control Board (ABC) allows six (6) liquor licenses without special permission from the City. Currently there are 19 existing liquor licenses and one (1) pending license in the census tract. This number of licenses is considered an over-saturation by the State of California. The proposed application represents a transfer of a liquor license from another location to the project site; both project sites are located within the same census tract and therefore will not increase the current over-saturation of liquor licenses.

The ABC Board allows for consideration of residential uses within 100 feet of the site of liquor sales. Staff recommends that the bar's hours of operation be restricted from 7:00 a.m. to 12:00 a.m. Sunday through Thursday and from 7:00 a.m. to 1:00 a.m. Friday and Saturday, to protect

the health, safety, and welfare of adjacent residential property owners.

Transit Service

The Morongo Basin Transit Authority has benches and signs in the vicinity of this site and has placed no requirement on this project.

Conditional Use Permit

Pursuant to Section 19.30.060 of the Development Code, the Planning Commission is required to make the following findings prior to approving the CUP. The required findings are:

- A. That the proposed design and location of the conditional use and the conditions under which it will be operated are in accordance with the purpose of this Development Code, the zoning regulations applicable to the site, the City of Twentynine Palms General Plan, and other applicable development policies and standards of the City; and,
- B. That the proposed design and location of the conditional use and the conditions under which it will be operated will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity; and,
- C. That the proposed site is adequate in size and shape to accommodate the use and integrate it with the existing and planned uses in the vicinity.

If the required findings cannot be made, the application should be denied. Staff has prepared the following findings of approval for consideration:

- A. The proposed project, as conditioned, does not conflict with and is consistent with the goals and objectives of the Twentynine Palms General Plan.
- B. With the recommended conditions, the proposed project will meet the objectives of the General Plan and CG land use designation.
- C. The proposed project, as conditioned, meets all the requirements of the City's Development Code and General Commercial (CG) zoning classification.
- D. The site is located on Adobe Road and will therefore not be detrimental to the public health, safety, or welfare, and with restricted hours of operation not be materially injurious to properties or improvements in the vicinity.
- E. The project as designed and conditioned will not be detrimental to the public's health, safety, and welfare.
- F. The shape of the parcel is typical, and allows for orderly development such as the proposed use.
- G. The subject site is approximately 1.12± acres and is therefore adequate in size to accommodate the proposed use.

Approval Process

The Planning Commission is the Approval Authority for the Conditional Use Permit. If the Planning Commission takes action to approve the project, the Commission must find the project consistent with the General Plan and Development Code, find the project Categorically Exempt pursuant to CEQA, adopt Resolution 08-17, and approve the project, subject to the Conditions of Approval.

CITY OF TWENTYNINE PALMS
DRAFT CONDITIONS OF APPROVAL
PC 07-82

Applicant: Danny Boyer
Vo Club
Project: 3,392 sq. ft. Nightclub/Bar and 1,020 sq. ft. Barber Shop (existing)
Location: 5712 Adobe Road
APNs: 0618-343-24 and 0618-343-23
Approved: October 7, 2008
Expire: October 6, 2009

The following Standard Conditions of Approval shall be applicable to all Conditional Use Permits in the City. Additionally, site-specific conditions will be applicable as necessary to protect the public's health, safety and welfare.

Planning Division

Per Section 19.30.090 (A) of the Development Code, Conditional Use Permits shall expire one (1) year from the date the approval was granted, unless prior to the expiration date:

1. A Building Permit is issued and remains active for any approved phase of the project; or
2. A Certificate of Occupancy is issued for the use or structure; or
3. The site is occupied in accordance with the approved use. (A use permit for a public utility installation may be valid for a longer period if specified by the Approval Authority or City Council.)
4. The site is occupied in accordance with an approved phase as part of a phased development.

Per Section 19.30.090 (B), an approved Conditional Use Permit shall expire if the use has been commenced and then is discontinued for a period of one (1) year or more.

Planning Conditions

- P1. Conditional approval is granted by the Planning Commission acting as Approval Authority on October 7, 2008, to permit a nightclub/bar with alcoholic beverage sales at the above referenced location. All development of the site shall be in substantial conformance with the Approved Site Plan dated September 17, 2008 and shall comply with all Conditions of Approval.
- P2. Prior to Occupancy, the applicant shall obtain the required license from the State of California Alcoholic Beverage Control Board (ABC). In addition, the applicant shall ascertain and comply with requirements of all State, County, and Local agencies as are applicable to the project proposal.
- P3. The property owner shall keep the property neat, clean, and in good physical condition including open spaces, sidewalks, lighting, driveways, parking areas, and landscaping.
- P4. Parking lot lighting shall be installed in accordance with Chapter 19.70, Lighting Standards, to protect the health, safety, and welfare of the nightclub/bar patrons. Building permits are required.

- P5. All outdoor lighting shall conform to Development Code Chapter 19.70, *Lighting Standards*, and shall be designed as to not glare or reflect onto neighboring properties or public rights-of-way. Outdoor lighting shall be shielded and limited to that required for security and safety purposes.
- P6. Prior to any construction or rehabilitation, the applicant shall submit three (3) sets of plans to the City's Building Official and secure a Building Permit in conformance with the Uniform Building Code.
- P7. All construction and improvements shall comply with *Encroachments into Yards or Setbacks* standards established in the Development Code for the underlying land use district.
- P8. The applicant shall defend, at its sole expense (with attorneys approved by the City), and indemnify the City against any claim, action, or proceeding brought by any third party against the City, its agents, officers or employees resulting from or relating to this approval. The applicant shall reimburse the City, its agents, officers, or employees for any judgment, court costs, and attorney's fees which the City, its agents, officers or employees may be required to pay as a result of such claim, action, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of its obligations under this condition.
- P9. Prior to Occupancy, the Applicant shall provide paved parking for forty (40) regular parking spaces and two (2) disabled accessible parking spaces in accordance with the Americans With Disabilities Act and Title 24 of the California Code of Regulations and City of Twentynine Palms Development Code 19.82 *Off-Street Parking and Loading* regulations.
- P10. The parking lot area shall be revised as follow:
- a) Relocate the two (2) ADA accessible parking spaces from their current location to the northerly side of the building's entryway.
 - b) Eliminate Parking Stall No. 12.
 - c) Add an additional two (2) parking spaces on APN 0618-343-23.
 - d) The landscape planter along Adobe Road shall be a minimum of six (6') feet in total width.
 - e) Relocate the Steel Pipe Filled Barriers proposed on the westerly side of the building 15 feet to the west in a diagonal manner as to eliminate the potential for individuals to park in front of this area.
- P11. The applicant shall record a Release Of Lien Of Building Which May Be Damaged Or Unsafe In The Event Of An Earthquake (San Bernardino County) approved by the City Building Official prior to occupancy of the building under this Conditional Use Permit approval.
- P12. Business hours of operation shall be restricted from 7:00 a.m. to 12:00 a.m. Sunday through Thursday and 7:00 a.m. to 1:00 a.m. Friday and Saturday, to protect the health, safety, and welfare of adjacent residential property owners.
- P13. Prior to Occupancy, the applicant shall merge APNs 0618-343-23 and 0618-343-24 to create one parcel, to meet the maximum impervious surface and off street parking requirements per the city's development code.

- P14. Trash enclosure(s) shall comply with standards established in Section 19.80.020 of the Development Code and placed as shown on the approved site plan. The exterior elevations of the trash enclosure shall be stucco similar in color and design as what is proposed for the main structure and a black solid metal door shall screen the trash bins.
- P15. A Sign Permit shall be obtained prior to constructing/placing of any signs on site; all signage shall be in compliance with Development Code Chapter 19.84 Signs.
- P16. The exterior elevations of the existing building shall be rehabilitated as shown on the Approved Building Elevations and Color Palette dated September 17, 2008.

General Conditions

- G1. All Conditions are continuing Conditions. Failure of the Applicant and/or operator to comply with any of the said Conditions at any time may result in the revocation of the Conditional Use Permit and/or citation for code violation.
- G2. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees, including reimbursement for all City expense in ensuring compliance with the Conditions of Approval.
- G3. If the applicant cannot obtain approval of an ABC liquor license or if at anytime during the life of the project, the liquor license is revoke by ABC, then this approval shall be deem null and void and in no effect whatsoever.
- G4. An off duty peace officer shall be hired to patrol the parking lot area along with surrounding properties (particularly the residential area south of the project site) during the club's operation if it is deem necessary by the Community Development Director.

Building and Safety

- B1. Prior to issuance of building permits, the County of San Bernardino Environmental Health Services and the California Regional Water Quality Control Board shall approve the sewage disposal system.
- B2. The applicant/developer shall submit plans and obtain city building permits for all sewage disposal, structures, walls, and rehabilitation work. No work is to be done prior to approvals and permit issuance.
- B3. Prior to any construction, the applicant shall submit three sets of plans to the City's Building Official and secure a Building Permit in conformance with the Uniform Building Code.

Engineering

General

- E1. The project shall comply with all applicable City ordinances and resolutions.

Grading

- E2. Prior to the issuance of a grading permit, the developer's engineer shall submit a comprehensive grading plan in conformance with the California Building Code and the requirements of the City.
- E3. A grading permit shall be obtained from the City Engineer prior to any grading or other

work done on the site.

- E4. A preliminary soils report and a current preliminary title report shall be submitted to the Engineering Department concurrently with the grading plan. The soils report shall include a geologists report and address the geology, stability of the site as well as the grading requirements. The Soil Engineer shall state the "R" value (soils resistance) for the site, based upon a "TI" value set by the City Engineer.

Improvements

- E5. Two Mile Road shall be constructed as shown on the Approved Site Plan or as deemed appropriate by the City Engineer.
- E6. Improvement plans shall be based upon a centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries.
- E7. The minimum structural section of all public streets shall be four (4) inches of asphalt concrete over compacted native soil. A soils report containing a design structural section based on a traffic index assigned by the City Engineer shall be submitted prior to the approval of street improvement plans.
- E8. Sidewalks shall be constructed adjacent to all city streets per City Standards.
- E9. An encroachment permit separate from the grading onsite permit shall be obtained from the City of Twentynine Palms (760-367-6799) prior to any construction occurring within the public right-of-way.
- E10. Right-of-way and improvements (including offsite) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
- E11. Existing utilities shall be shown on the improvement plans and protected or relocated as necessary without cost to the City.
- E12. Any developer fees, including but not limited to traffic impact fees shall be paid by the developer as per City enactment.

Fire Department

- F1. Prior to any construction or rehabilitation, the owner shall contact the Twentynine Palms Fire Department for verification of current fire protection requirements.
- F2. All construction and activities shall comply with applicable sections of the 1988 edition of the Uniform Fire Code and all other state, county, and city ordinances, rules and regulations regarding fire protection.
- F3. All flammable vegetation shall be cleared a minimum distance of 30 feet, or to the property line, from any flammable building materials or finished structures.
- F4. Street addresses shall be posted with numbers a minimum height of four (4) inches. Posted numbers shall contrast with their background and be visible and legible from the street. Developer shall furnish the fire department with a list and map of all of the street names and addresses within the project.
- F5. Prior to commencement of construction or rehabilitation, an approved water supply

capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed. The following are the minimum requirements for the proposed development:

A: SYSTEM STANDARDS

Fire Flow: 1500 GPM @ 20 PSI Residual Pressure
Duration: 2 Hours
Hydrant Spacing: 660 Feet

B: DISTRIBUTION SYSTEM

Mains: 6-Inch Minimum
Laterals: 6-Inch Minimum
Riser: 6-Inch Minimum

C: FIRE HYDRANTS

Number: To be determined
Type: 6-Inch, with one (1) two and one half (2 ½) inch outlet and one (1) four (4) inch outlet with National Standard Threads.
Street Valve: 6-Inch Gate

- F6. The developer shall furnish the fire department with a copy of the water system improvement plans. A letter from the water purveyor stating what fire flow can be met shall be required.
- F7. The applicant shall install a Knox Box.

The undersigned applicant verifies that he/she has read the Conditions of Approval, understands each Condition, and agrees to adhere to the Conditions of Approval.

Applicant/Developer

Date

CITY OF TWENTYNINE PALMS
PLANNING COMMISSION
RESOLUTION NO. 08-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TWENTYNINE PALMS, CALIFORNIA, APPROVING PC 07-82 – AN APPLICATION BY DANNY BOYER FOR A CONDITIONAL USE PERMIT AMENDMENT FOR A 3,392 SQ. FT. NIGHTCLUB (CLUB VO) IN AN EXISTING 4,412 SQ. FT. BUILDING AT 5712 ADOBE ROAD (APN 0618-343-23 AND 0618-343-24), LOCATED ON THE WEST SIDE OF ADOBE ROAD AND SOUTH OF TWO MILE ROAD, CG Zone, T1N, R9E, Section 29.

WHEREAS, on September 10, 2007, an application was received from Danny Boyer for a Conditional Use Permit to allow a nightclub (Club Vo) with a full bar on APN 0618-343-24, in the CG zone; and

WHEREAS, the land use designation (zoning) for the subject property is General Commercial (CG); and

WHEREAS, the existing use is a billiard parlor with beer sales and barber shop; and

WHEREAS, the proposed use is a nightclub with a full bar and a barbershop; and

WHEREAS, with the proposed Conditions of Approval, the proposed project design is consistent with the General Plan and Development Code; and

WHEREAS, Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, therefore the project is Categorically Exempt from further environmental review under state law; and

WHEREAS, the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning classification and regulations; and

WHEREAS, the project site has no value as habitat for endangered, rare or threatened species; and

WHEREAS, with restrictions of the hours of operation, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and

WHEREAS, the site can be adequately served by all required utilities and public services; and

WHEREAS, public hearing notice was published in a newspaper of record and notice was mailed to all property owners located within 300 feet of the project site; and

WHEREAS, a public hearing was held by the Planning Commission on May 6, 2008; and

WHEREAS, a public hearing was held by the Planning Commission on June 3, 2008; and

WHEREAS, a public hearing was held by the City Council on September 9, 2008; and

WHEREAS, a public hearing was held by the Planning Commission on October 7, 2008; and

WHEREAS, with respect to the Conditional Use Permit application the Planning Commission finds the following:

- A. The proposed project, as conditioned, does not conflict with and is consistent with the goals and objectives of the Twentynine Palms General Plan
- B. With the recommended conditions, the proposed project will meet the objectives of the General Plan and CG land use designation.
- C. The proposed project, as conditioned, meets all the requirements of the City's Development Code and General Commercial (CG) zoning classification.
- D. The proposed site is located adjacent to Adobe Road and Two Mile Road, Arterial roadways, and will therefore not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
- E. The project as designed and conditioned will not be detrimental to the public's health, safety, and welfare.
- F. The shape of the parcel is typical, and allows for orderly development such as the proposed use.
- G. The subject site is approximately 1.12± acres and is therefore adequate in size to accommodate the proposed use.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Twentynine Palms recommends adoption of the Categorical Exemption, adopts Planning Commission Resolution 08-17, and recommends approval of the Conditional Use Permit, subject to the attached Conditions of Approval.

APPROVED AND ADOPTED THIS 7th DAY OF October, 2008

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Rebecca Rinkes, Chair

ATTEST:
Jacqueline Palmer, Deputy City Clerk

I hereby certify that the foregoing is a true copy of Resolution No. _____ duly adopted by the Planning Commission of the City of Twentynine Palms in a meeting held on the _____ day of _____, _____, in Twentynine Palms, California.
Dated this _____ day of _____, _____.

Jacqueline Palmer, Deputy City Clerk



Notice of Exemption
City of Twentynine Palms
Community Development Department
6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799 - Fax (760) 367-5400

To: ! County of San Bernardino Clerk of the Board of Supervisors
385 North Arrowhead Avenue 2nd Floor
San Bernardino, CA 92415-0130

! Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title: PC 07-82 (Vo Club)

Project Location: 5712 Adobe Road, Twentynine Palms, San Bernardino County

Description of nature, purpose and beneficiaries of Project: A Conditional Use Permit for a nightclub with a full bar and barbershop in an existing 4,412 sq. ft. building at 5712 Adobe Road (APN 618-343-23 & 24), located on the west side of Adobe Road, south of Two Mile Road.

Public Agency approving Project: Twentynine Palms Planning Commission

Name of Person Carrying Out Project: Danny Boyer

Exempt Status: Categorical Type/Sec. 15301

Reason(s) Project is Exempt: Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, the project, the rehabilitation of an existing facility, is categorically exempt from further environmental review under state law.

For information, contact Bulmaro Canseco, Interim Community Development Director, City of Twentynine Palms. (760) 367-6799

Signature

Date

Interim Community Development Director
Title