

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, APRIL 21, 2009
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, April 25, 2009 at 7:00 p.m. and Friday, May 1, 2009 at 5:00 p.m.

3.0 MINUTES

3.1 April 7, 2009 Planning Commission Meeting Minutes

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 09-14 Applicant Eugene F. McMnamin is requesting approval of a Conditional Use Permit to convert an existing self-serve car wash to an auto sales lot with minor auto repair and vehicle detailing. The project site is located at 4034 Adobe Road, CG Zone, APN 0620-111-30, Section 8, T1N, and R9E (Previous Site Development Plan PC 88-39 - Car Wash).

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Categorically Exempt pursuant to CEQA, adopt Planning Commission Resolution 09-05 and approve the Conditional Use Permit, subject to the attached Conditions of Approval.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

CKL _____ Date _____

- 6.2 PC 09-27 (An amendment to Section 19.150.10 “Specific Plan #1” of the Development Code of the City of Twentynine Palms)

RECOMMENDATION

Conduct the Public Hearing, consider public comment and adopt PC Resolution 09-06 forwarding a recommendation that the City Council determine that PC 09-27 will not have an impact upon the environment and adopt a Negative Declaration and adopt the proposed changes to Section 19.150.10 “Specific Plan #1” of the Development Code.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

- 6.3 PC 09-33 (A request to amend a Condition of Approval applied with the City's approval of Conditional Use Permit PC 07-82. The Conditional Use Permit approved the establishment of “Club Vo”, a night club with full bar in an existing building, on an 0.6± acre site located at 5712 Adobe Road; CG Zone; APN 0618-343-24; T1N, R9E, Section 29.)

RECOMMENDATION

Conduct the Public Hearing, consider public comment and adopt PC Resolution 09-07 making a determination that PC 09-33 will not have an impact upon the environment and is Exempt from further environmental review and deny the proposed changes to the Conditions of Approval for PC 07-82 regarding the exterior appearance of the building on site.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

- 6.4 PC 09-05 – Land acquisition (within the Circulation Element identified future roadway) and physical improvement of Adobe Road between Amboy Road and the “Main Gate” to the Marine Corp Air Ground Combat Center (MCAGCC). The project involves widening and improving Adobe Road, including the instillation (on the west side of the roadway) of a public sidewalk, curb and gutter, and the construction of a public bike path within the adopted Circulation Element's identified roadway for Adobe Road. The Commission shall review a proposed Negative Declaration of the possible impacts of the widening and improvement project.

RECOMMENDATION

Conduct the Public Hearing, consider public comment and adopt the Negative Declaration.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

7.0 REPORTS, REQUESTS AND COMMUNICATIONS

- 7.1 Development Code Status Report
- 7.2 Revisions to Land Use Entitlement Application

8.0 FUTURE AGENDA ITEMS – None

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

10.0 STUDY SESSION – None

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., April 17, 2009.

Jaqueline Palmer, Deputy City Clerk

Time/Date