

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JUNE 2, 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, June 6, 2009 at 7:00 p.m. and Friday, June 12, 2009 at 5:00 p.m.

3.0 MINUTES

3.1 May 5, 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 Deputy 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 07-114 – Applicant Marshall Wright, Pastor of the Evangelist Mission Church of All Nations is requesting approval of a Conditional Use Permit to allow a church and conversion of the existing residential structure to be used for church purposes in the General Commercial (CG) land use district; and an offsite parking lot in the Multi-family Residential (RM) land use district. The church site is located at 6595 Adobe Road, APN 0617-292-04, CG zone and the parking lot is located on APN 0617-293-07, RM Zone, Section 33, T1N, and R9E (Expired Conditional Use Permit PC 00-46 - Church).

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

CKL _____ Date _____

- 6.2 PC 08-90 – Applicant Sandra Merlan is requesting approval of a Minor Use Permit to allow three accessory structures (sea going containers or similar storage devices) on a vacant lot.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Categorically Exempt pursuant to CEQA, adopt Planning Commission Resolution 09-10 and approve the Conditional Use Permit, subject to the attached Conditions of Approval.

- 6.3 PC 09-14 – Applicant Mr. Eugene F. McMEnamin is requesting a review for possible modification to the “Conditions of Approval” for an approved Conditional Use Permit to convert an existing self-serve car wash to a car 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 09-11 and approve the modification to one Condition of Approval for the approved Conditional Use Permit.

7.0 REPORTS, REQUESTS AND COMMUNICATIONS

- 7.1 Review of revised Land Use Entitlement Application

8.0 FUTURE AGENDA ITEMS

- 8.1 Vacation Home Rentals – Set date for future Study Session

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 the submission requirements needed when the Commission will be considering a General Plan Amendment and Zone Change. Will a specific project lay-out and development plan be required or will a conceptual plan be acceptable for processing?

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., May 28, 2009.

Jacqueline Palmer, Deputy City Clerk

Time/Date