

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JULY 7, 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, July 11, 2009 at 7:00 p.m. and Friday, July 17, 2009 at 5:00 p.m.

3.0 MINUTES

3.1 June 2, 2009 Planning Commission Meeting Minutes

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

3.2 June 16, 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 08-90 – (Continued from June 2, 2009) – 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 open-continued Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA, adopt Planning Commission Resolution 09-10 and approve the Conditional Use Permit, subject to the attached Conditions of Approval.

CKL _____ Date _____

- 6.2 PC 09-36 – An amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, Tables 19.10-A “Permitted and Conditional Uses and 19.12-A “Permitted and Conditional Uses” (Table typographical error correction only) regarding where and under what standards and criteria Adult Business are located.

Amending Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, adding a new Chapter 19.57 “Bingo Games”, placing previously established and adopted standards and criteria for Bingo Games within Title 19 “Development Code”.

An amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, Section 19.82.060 “Design and Construction of Facilities” subsection “M. Paving Standards” regarding driveway requirements and standards for Single-Family residential homes.

An amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, Chapter 19.84 “Signs”, adding a new Section 19.84.225 “Offsite Civic Event Directional Signs” regarding the standards and criteria applicable to the placement of both temporary and permanent offsite civic event directional signs.

An Amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, Section 19.96.040 “Street Layout” establishing within the Development Code a “Local Street” design standard.

RECOMMENDATION: Conduct the Public Hearing, consider public comment and adopt PC Resolution 09-13 forwarding a recommendation that the City Council determine that PC 09-36 is Exempt from further environmental review and adopt the proposed changes to Chapters 19.10, 19.12, 19.57 (new), 19.82, 19.84 and 19.96 of the Development Code.

- 6.3 Planning Commission to hear evidence and comments concerning whether the doublewide manufactured house at 6563 49 Palms Avenue (APN 0616-103-20) is unsightly, substandard and a Public Nuisance pursuant to Chapter 19.92 of the City’s Development Code, the Uniform Building Code and Chapter 6 of the San Bernardino County Code (adopted).

RECOMMENDATION: Conduct the Public Hearing, consider public comment, and declare the abandoned manufactured house at 6563 49 Palms Avenue to be unsafe, substandard and a Public Nuisance, and adopt Resolution No. 09-12 directing the property owner, Regatta Enterprises, INC to, 1) Obtain a new Building Permit and complete the installation of the manufactured home in compliance with current Building Codes; or 2) Remove the manufactured home, jacks and metal from the property and fill in the excavation; or 3) Demolish the manufactured home and remove the building remnants, jacks and scrap metal and fill in the excavation. The Resolution will include the provision that should the property owners fail to bring the property into

compliance, or remove the manufactured home, or demolish the building within a time specified by the Planning Commission, Code Enforcement is directed to obtain an Abatement Warrant and demolish the structures including removing the jacks and scrap metal, remove any septic tank that may exist and fill in the excavation.

7.0 REPORTS, REQUESTS AND COMMUNICATIONS - None

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., July 3, 2009.

Jacqueline Palmer, Deputy City Clerk

Time/Date