

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, OCTOBER 6, 2009
6:00 P.M.**

AGENDA

- 1.0 CALL TO ORDER**
PLEDGE OF ALLEGIANCE
ROLL CALL
SWEARING IN AND SEATING OF NEW PLANNING COMMISSIONER
SELECTION OF VICE CHAIRMAN

- 2.0 SPECIAL ANNOUNCEMENTS** – This meeting will be televised on Cable TV Channel 10 Monday, October 12, 2009 at 6:30 p.m. and Friday, October 16, 2009 at 6:30 p.m.

- 3.0 MINUTES**
 - 3.1 September 16, 2009 Planning Commission Meeting Minutes

- 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 09-58 - An Appeal of the Community Development Director’s determination of the “Non-Conforming” status of a land use activity on a roughly 2.4 acre property with a General Plan designation of “Residential - Rural Living” and a Zoning designation of Rural Living One Dwelling Per Acre. The property in question is located approximately 1,675 feet west of the centerline of Adobe Road along the south side of Indian Trail, further described as 73441 Indian Trail (APN 0620-121-04).

RECOMMENDATION: Conduct the Hearing, consider public comment, determine that the request is Exempt from further Environmental review and adopt PC Resolution 09-18 supporting the Director’s determination of the non-conforming status of the property located at 73441 Indian Trail (APN 0620-121-04).
 - 6.2 PC 09-03 – Applicant Philip M. Berger of Innovative Engineering Design, Inc. is proposing Tentative Tract Map 19746 for a sixty-five (65) lot subdivision of a seventeen and one half (17.50) acre property to include sixty-four (64) residential lots, one (1) lot dedicated to recreation area, a wastewater treatment area and storm water retention basin(s). The project

CKL_____ Date_____

is located east of Araby Avenue, north of Old Dale Drive, west of Maude Adams and South of Twentynine Palms Highway in the City of Twentynine. APNs 0624-131-01, 02, 03 and 05; Section 34, T1N, R9E; RS-4 Zone.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt Resolution 09-19, adopt the Mitigated Negative Declaration, and approve Tentative Tract Map No. 18746, subject to the attached Conditions of Approval.

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 –

- 10.1 PC 09-32, an amendment to the “Development Code” of the City of Twentynine Palms by the addition of Chapter 19.55 regarding Vacation Home Rentals.

RECOMMENDATION

Open and conduct the community Study Session, consider public comment and provide guidance to staff to hold a further Study Session, advertise and bring forth a code amendment addressing Vacation Home Rentals or terminate these proceedings.

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., October 1, 2009.

Jacqueline Palmer, Deputy City Clerk

Time/Date