

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MAY 4, 2010
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 Monday, May 10, 2010 at 6:30 p.m. and Friday, May 14, 2010 at 6:30 p.m.

3.0 MINUTES –

- 3.1 March 17, 2010 Planning Commission Special Meeting Minutes
- 3.2 April 6, 2010 Planning Commission Minutes

4.0 CONSENT CALENDAR - None

5.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION - None

6.0 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.

- 6.1 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.

7.0 PUBLIC HEARINGS

- 7.1 PC 10-03 - Mr. Shiv Talwar of Design Concepts is requesting a Conditional Use Permit for the construction of a fast food restaurant with drive-thru lane on a currently vacant building pad in the Himalaya Plaza, an existing commercially developed site, at the northwest corner of Adobe Road and Indian Trail; 3668 Adobe Road; APN 0620-133-02.

RECOMMENDATION: Conduct the Public Hearing, consider public comment and adopt Planning Commission Resolution 10-06 recommending that the City Council determine that the project is exempt from further environmental review approve the project subject to the attached Conditions of Approval.

- 7.2 PC 10-06 - Mr. Edward E. Brooke, Pastor of the Potter's House is requesting a Conditional Use Permit to allow a church in the Stater Bros Center at 71757 Twentynine Palms Highway, Suite "J" (formerly Superstar Video); APN 0615-051-22.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, adopt Planning Commission Resolution 10-07 determining that the project is categorically exempt from further environmental review and approve the project subject to the attached Conditions of Approval.

- 7.3 PC 10-29 – An amendment to the Official Zoning Map of Title 19 "Development Code" of the City of Twentynine Palms Municipal Code and an Amendment to the Land Use Element of the General Plan regarding the land use designations for nineteen (19) properties within the City of Twentynine Palms. The Planning Commission, acting as the Review Authority, shall forward a recommendation regarding each property to be considered by the City Council in its consideration of adopting a comprehensive Update to the General Plan now being processed. A final action on the changes to the Official Zoning Map and General Plan Land Use Element will be taken by the Council in its consideration of the General Plan Update, anticipated in late 2010.

RECOMMENDATION - Conduct the Public Hearing, consider public comment and adopt PC Resolution 10-10 forwarding a recommendation that the City Council amend the land use designations illustrated upon the Official Zoning Map of the "Development Code" and the Land Use Element of the adopted General Plan for the nineteen (19) properties identified within PC 09-53 and include these properties within the Environmental Impact Report being prepared for the comprehensive Update to the City's adopted General Plan.

- 7.4 PC 09-75 - An amendment to Tables 19.07-A, 19.08-A and 19.09-A "Permitted and Conditional Uses" of Title 19 "Development Code" of the City of Twentynine Palms Municipal Code, pertaining to the placement of telecommunications facilities (cell towers and similar facilities) within residentially zoned areas and an amendment to the City's Development Code, Chapter 19.48 "Accessory Structures", regarding the current standards and criteria for the placement of "sea-going cargo containers and similar storage devices" within various zoning districts, citywide.

RECOMMENDATION - Conduct the Hearing, consider public comment and adopt PC Resolution 10-09 forwarding a recommendation that the City Council determine that PC 09-75 is Exempt from further environmental review and adopt the proposed change to Title 19 "Development Code" pertaining to Chapter 19.58 "Telecommunications Facilities", regarding antenna placement and Chapter 19.48 "Accessory Structures", regarding sea-going cargo containers.

REPORTS, REQUESTS AND COMMUNICATIONS –

Memo regarding combining the R-3 and R-4 land use designations within the Update to the City's General Plan.

8.0 FUTURE AGENDA ITEMS

9.0 COMMISSION COMMENTS/STAFF

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) 367-5400 (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 7:00 a.m. and 6:00 p.m., Monday through Thursday, 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 29, 2010.

Jacqueline Palmer, Deputy City Clerk

Time/Date