

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, MAY 18, 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 24, 2010 at 6:30 p.m. and Friday, May 28, 2010 at 6:30 p.m.

**3.0 MINUTES –**

- 3.1 April 20, 2010 Planning Commission Minutes
- 3.2 May 4, 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 09-87 – Conditional Use Permit -- Applicants Pat and Susan Welch are proposing to construct a Mini Storage Facility (44,986 sq. ft.) consisting of six (6) buildings that contain a live-in manager/office suite, 284 storage rooms, eighty-two (82) vehicle storage parking spaces (covered and uncovered) and eight (8) recreational vehicle spaces. The project is located south of Callie Todd Lane, east of Adobe Road, north of Desert Dunes Drive and west of Desert Knoll Avenue in the City of Twentynine Palms; APN 0621-221-35.

**RECOMMENDATION:** Conduct the Public Hearing, consider public comment, adopt the Mitigated Negative Declaration and adopt Planning Commission Resolution No. 10-13 approving the project subject to the Conditions of Approval and the Mitigation Monitoring Plan.

- 7.2 PC 10-23 - Xia Hong Zhuang of "Top 100 Chinese Restaurant" is proposing a Conditional Use Permit and requesting a Letter of Public Convenience and Necessity to establish a restaurant with alcoholic beverage sales (Type 41 On-Sale Beer and Wine Eating Place) at 72115 Twentynine Palms Highway, Twentynine Palms, CA 92277; CG Zone; APN 0616-291-02.

**RECOMMENDATION:** Conduct the Public Hearing, consider public comment and adopt Planning Commission Resolution No. 10-12 recommending that the City Council determine that the project is exempt from further environmental review, issue the Letter of Public Convenience and Necessity and approve the Conditional Use Permit to establish the sale of alcohol within an existing restaurant, subject to the attached Conditions of Approval.

- 7.3 PC 10-07 – An amendment to the City of Twentynine Palms Municipal Code, creating a new Chapter 19.39 "Art in Public Places" to be added to Chapter 19 "Development Code" establishing the standards, criteria and procedures for the placement of community art within the City of Twentynine Palms.

**RECOMMENDATION:** Conduct the Public Hearing, consider public comment and adopt PC Resolution No. 10-08 forwarding a recommendation that the City Council determine that PC 10-07 is Exempt from further environmental review and adopt the proposed change to Title 19 "Development Code" by the addition of a new Chapter 19.39 "Art in Public Places".

- 7.4 PC 09-32 – A proposed Development Code Amendment to create a new Chapter 19.55 "Vacation Home Rental" establishing the standards and criteria applicable thereto within residential zoning districts.

**RECOMMENDATION**

Open and conduct the Public Hearing, consider public comment and adopt Planning Commission Resolution No. 10-11, forwarding a recommendation that the City Council amend Title 19 "Development Code" by the addition of a new Chapter 19.55 "Vacation Home Rental" establishing the standards and criteria applicable thereto Citywide.

**8.0 REPORTS, REQUESTS AND COMMUNICATIONS**

Discussion of the request from Mr./Mrs. Crow regarding allowed fence height within the front yard setback area for a single-family residence. Staff requests guidance from the Commission on the fencing provisions of the Code relative to allowed height within setback areas.

**9.0 FUTURE AGENDA ITEMS**

**10.0 COMMISSION COMMENTS/STAFF**

**11.0 STUDY SESSION**

- 11.1 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.

**12.0 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., May 13, 2010.

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Jacqueline Palmer, Deputy City Clerk

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Time/Date