

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JUNE 1, 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, June 7, 2010 at 6:30 p.m. and Friday, June 11, 2010 at 6:30 p.m.

- 3.0 MINUTES – None**

- 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 10-32 – Consideration of amendments to the Land Use Element of the adopted General Plan and to the Official Zoning Map of the City's "Development Code" regarding the land use designations for four (4) specific properties within the City of Twentynine Palms, and potentially several properties within the vicinity of the north side of Highway 62 and Midway Road within the City of Twentynine Palms.

RECOMMENDATION

Conduct the Public Hearing, consider public comment and adopt PC Resolution 10-15 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 four (4) specific properties within the City of Twentynine Palms, and potentially several properties within the vicinity of the north side of Highway 62 and Midway Road identified within PC 10-32 and include these properties within the Environmental Impact Report being prepared for the comprehensive Update to the City's adopted General Plan.

- 7.2 PC 09-25 – Conditional Use Permit - Applicant Tony Vo of Vo Auto Service is requesting approval of a Conditional Use Permit to convert an existing building

(an old gas station) to an auto repair facility. The project site is located at 5750 Adobe Road, CG Zone, APN 0618-343-22.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA, adopt Planning Commission Resolution 10-14 approving the Conditional Use Permit, subject to the attached Conditions of Approval.

8.0 REPORTS, REQUESTS AND COMMUNICATIONS - None

9.0 FUTURE AGENDA ITEMS

10.0 COMMISSION COMMENTS/STAFF

11.0 STUDY SESSION - None

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 27, 2010.

Jacqueline Palmer, Deputy City Clerk

Time/Date