

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, JULY 20, 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, July 26, 2010 at 6:30 p.m. and Friday, July 30, 2010 at 6:30 p.m.

**3.0 MINUTES**

3.1 July 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 09-25 – Conditional Use Permit request to establish a new auto repair facility at 5750 Adobe Road.

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

7.2 PC 10-47 - A request to have the Planning Commission establish the property described as 72731 Granite Avenue (APN 0618-361-03) as a "Public Nuisance" and ordering the correction of such Nuisance.

**RECOMMENDATION:** Open and conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA and adopt Planning Commission Resolution 10-18 making a determination of a Public Nuisance for the property described as 72731 Granite

Avenue and directing staff to cause the removal of junk, rubbish and dead weeds, as well as taking all steps necessary to gain access to the identified stagnant in-ground pool in the back yard, drain the pool, remove the liner or cut the bottom out of the liner and fill the pool with compacted fill.

- 7.3 PC 10-46 – 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 multiple properties generally bound by Highway 62 and either Cactus Drive or Juanita Drive, between Alpine Avenue and Mesquite Springs Road.

**RECOMMENDATION**

Conduct the Public Hearing, consider public comment and adopt PC Resolution 10-21 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 properties noted and include these properties within the Environmental Impact Report being prepared for the comprehensive Update to the City’s adopted General Plan.

**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 4 p.m., July 15, 2010.

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Jacqueline Palmer, Deputy City Clerk

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Time/Date