

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, JANUARY 4, 2011  
6:00 P.M.**

**AGENDA**

**1.0 CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL**

1.1 Selection of Vice-chairman for the Planning Commission

**2.0 SPECIAL ANNOUNCEMENTS** – This meeting will be televised on Cable TV Channel 10 Monday, January 10, 2011 at 6:30 p.m. and Friday, January 14, 2011 at 6:30 p.m.

**3.0 MINUTES**

3.1 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 10-92 - Commission determination of General Plan Consistency for the City's purchase of a five (5) acre property within the Rural Living 2.5 Acres per Parcel zoning district within the City of Twentynine Palms; APN 0591-321-26.

**RECOMMENDATION:** Conduct the Hearing, consider public comment, determine that the request is Exempt from further Environmental review and adopt PC Resolution 10-26 finding that the purchase of the specified property by the City of Twentynine Palms is not in conflict with the adopted Goals and Policies of the City's General Plan.

7.2 PC 10-05 - Applicant Eugene McMenamin proposes a Conditional Use Permit (CUP) for Adobe Auto Center, a five (5) phased vehicle sales and leasing facility to be located on an approximately 4.6± acre parcel at the northwest corner of Adobe Road and Didsbury Road (APN 0620-121-12) with a General Commercial (CG) zoning designation.

**RECOMMENDATION:** Conduct the open, continued Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA and adopt Planning Commission Resolution 10-24 approving the Conditional Use Permit, subject to the attached Conditions of Approval.

- 7.3 PC 10-84 - 5025 Adobe Road (APN 0621-221-09). Possible determination that a commercial property is a public nuisance due to junk, rubbish and dead brush, an un-permitted manufactured home behind the commercial building and building board up lumber that was not painted as is required by the Development Code.

**RECOMMENDATION:** Conduct the open, continued Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA and adopt Planning Commission Resolution 10-25 determining that the property at 5025 Adobe Road is a Public Nuisance and directing staff to abate that Nuisance.

**8.0 REPORTS, REQUESTS AND COMMUNICATIONS**

- 8.1 None.

**9.0 FUTURE AGENDA ITEMS**

**10.0 COMMISSION COMMENTS/STAFF COMMENTS**

**11.0 STUDY SESSION/COMMUNITY WORKSHOP - 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., December 29, 2010.

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Jacqueline Palmer, Deputy City Clerk

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Time/Date