

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MARCH 1, 2011
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, March 7, 2011 at 6:30 p.m. and Friday, March 11, 2011 at 6:30 p.m.

3.0 MINUTES

- 3.1 February 1, 2011
- 3.2 February 15, 2011

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 10-62 – Site Plan Review and Public Easement Vacation (with determination of General Plan Consistency) to convert an existing vacant building at 72003 Twentynine Palms Highway into a coffee shop.

RECOMMENDATION

Conduct the Public Hearing, consider public comment, determine that the request to Vacate the Public Easement (alley) is not in conflict with the Goals and Policies of the City's adopted General Plan and then adopt PC Resolution 11-02 recommending that the City Council determine the project is Exempt from further Environmental review, approve the Vacation of the Public Easement (alley) and approve the conversion of an existing vacant building at 72003 Twentynine Palms Highway into a coffee shop (with 204 square foot of outdoor customer dining to be located in the rear of the proposed restaurant), subject to the attached Conditions of Approval.

8.0 REPORTS, REQUESTS AND COMMUNICATIONS

- 8.1 PC 11-19 – Interpretation and guidance on Development Code Section 19.64 “Hillside Grading, Clearing and Plant Removal”, Subsection 19.64.030 “Clearing and Plant Removal” regarding whether parcels smaller than one (1) acre in size are subject to the restrictions of this Subsection.
- 8.2 Planning Commission discussion of the approach the Commission shall use to review and comment upon the draft General Plan Update.

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., February 24, 2011.

Jacqueline Palmer, Deputy City Clerk

Time/Date