

TWENTYNINE PALMS PLANNING COMMISSION WORKSHOP
Council Chambers
6136 Adobe Road
Twentynine Palms, California
www.29palmsgeneralplan.com
Tuesday, April 5, 2011
4:00 P.M.

Planning Commissioner Training – Representatives from Hogle-Ireland, Inc. shall provide training relative to the role, duties and function of the Planning Commission.

TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, APRIL 5, 2011
6:00 P.M.

AGENDA

Revised – Added Workshop

- 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, April 11, 2011 at 6:30 p.m. and Friday, April 15, 2011 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 10-73 - An application from Lan T. Nguyen for a Site Plan Review to convert the existing residential structure located at 3733 Adobe Road into a commercial use (barber shop).

RECOMMENDATION

Conduct the open, continued Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA and adopt Planning Commission Resolution No. 11-03 approving the Site Plan Review, subject to the attached modified Conditions of Approval.

- 7.2 PC 11-18 – Appeal of the Community Development Director’s interpretation of how to apply Development Code Section 19.48.030 “Accessory Uses in Residential Districts” regarding a proposed metal carport.

RECOMMENDATION

Open the discussion, consider public comment and determine whether the Community Development Director interpreted the requirements of Code Section 19.48.030 “Accessory Uses in Residential Districts” correctly as it would apply to the proposed RV carport.

- 7.3 08-06 – An amendment to the Conditions of Approval (specifically P10) regarding the provision of parking for an approved Conditional Use Permit by applicant Karen Provost of Bistro 29 for a restaurant and bar at 73527 Twentynine Palms Highway (APN 617-112-12).

RECOMMENDATION: Conduct the Public Hearing, consider public comment and move to recommend that the Council find the project Categorical Exempt pursuant to CEQA and that the Council amend Condition No. P10 of the approved Conditional Use Permit to allow the applicant eighteen (18) months from the date of Council action to provide the Code required off-site parking upon the property identified as APN 617-112-18 for the Bistro 29 Restaurant.

8.0 REPORTS, REQUESTS AND COMMUNICATIONS

- 8.1 PC 03-40 – Request for clarification of how to apply a Condition of Approval relative to the installation of required roadway improvements for the Southern California Vipassana Center; southwest corner of Twentynine Palms Highway and Mantonya Road (APNs 613-071-03, 10 and 11).

RECOMMENDATION

Receive and file report, giving direction to staff as appropriate.

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., March 31, 2011.

Jacqueline Palmer, Deputy City Clerk

Time/Date