

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MAY 3, 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, May 9, 2011 at 6:30 p.m. and Friday, May 13, 2011 at 6:30 p.m.

3.0 MINUTES -

3.1 April 19, 2011 Planning Commission Meeting 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 - None

8.0 REPORTS, REQUESTS AND COMMUNICATIONS –

8.1 Task Forces to Study Priority List Items

9.0 FUTURE AGENDA ITEMS

10.0 COMMISSION COMMENTS/STAFF COMMENTS

11.0 STUDY SESSION/COMMUNITY WORKSHOP

11.1 PC 09-46 Condor Project – Introductory Presentation and Question & Answer Session by Jeff Goldsmith of JointVenture Concepts, Inc. and Penn Estes of Green Building America.

11.2 PC 09-76 – A Continued Study Session to consider a possible amendment to the Land Use Tables and Accessory Uses of the City's Development Code regarding

commercial and non-commercial shooting ranges and the discharge of firearms within all zoning districts, citywide.

RECOMMENDATION

Staff recommends that the Planning Commission review the enclosed language at a Study Session open to the public and then provide guidance regarding possible changes to portions of Tables 19.07-A “Permitted and Conditional Uses”, 19.08-A “Permitted and Conditional Uses” 19.09-A “Permitted and Conditional Uses”, 19.10-A “Permitted and Conditional Uses”, 19.12-A “Permitted and Conditional Uses” 19.14-A “Permitted and Conditional Uses” and 19.48 “Accessory Uses and Structures” pertaining to public and private commercial and non-commercial shooting ranges, or like and similar uses, and the discharge of firearms within the City of Twentynine Palms in all residential, commercial and industrial zoning districts, citywide.

- 11.3 PC 11-09 – Interpretation and guidance on Development Code Section 19.48.030 “Accessory Uses in Residential Districts” regarding the architectural requirements applicable to an accessory structure; citywide.

RECOMMENDATION

Staff recommends that the Planning Commission continue with its review at a Study Session, open to the public, and provide guidance regarding how to apply the Code provision that states “All accessory buildings shall be required to be architecturally compatible with the main structure(s)”. This provision, however, is unclear as to the nature, extent and character of that architectural compatibility.

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., April 28, 2011.

Charlene Sherwood, City Clerk

Time/Date