

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, AUGUST 16, 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, August 22, 2011 at 6:30 p.m. and Friday, August 26, 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 11-09 – Consideration of an amendment to Development Code Section 19.48.030 "Accessory Uses in Residential Districts" regarding architectural compatibility.

RECOMMENDATION

Open and conduct the Public Hearing, consider public comment and approve PC Resolution 11-10 forwarding a recommendation that the City Council determine that PC 11-09 is Exempt from further environmental review and approve the proposed amendment to the Development Code amending Section 19.48.030 "Accessory Uses in Residential Districts" regarding architectural compatibility.

CKL _____ Date _____

- 7.2 PC 10-69 – A proposal to subdivide, as Tentative Tract Map No. 16754, an approximately 11.82 acre property into twenty-six (26) lots (APNs 0616-041-02 and -03).

RECOMMENDATION

That the Planning Commission conduct the Public Hearing, receive public comment, adopt the Negative Declaration and adopt Planning Commission Resolution No. 11-08 approving Tentative Tract Map 16754, subject to the attached Conditions of Approval

8.0 REPORTS, REQUESTS AND COMMUNICATIONS - None

9.0 FUTURE AGENDA ITEMS

10.0 COMMISSION COMMENTS/STAFF COMMENTS

11.0 STUDY SESSION/COMMUNITY WORKSHOP - None

12.0 CLOSED SESSION - None

13.0 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., August 11, 2011.

Jacqueline Palmer, Deputy City Clerk

Time/Date