

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, SEPTEMBER 6, 2011**

6:00 P.M.

AGENDA

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

2.0 SPECIAL ANNOUNCEMENTS –

2.1 This meeting will be televised on Cable TV Channel 10 Monday, September 12, 2011 at 6:30 p.m. and Friday, September 16, 2011 at 6:30 p.m.

3.0 MINUTES

3.1 August 10, 2011 Planning Commission Meeting Minutes (Special Meeting Date)

3.2 August 16, 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

7.1 PC 11-52 - A request by Verizon Wireless for approval of a Conditional Use Permit to add six (6) additional panel antennas (two {2} per sector) to the existing eighty-two (82) feet high telecommunications tower located at 73195 Cactus Drive (APN 0617-031-10).

RECOMMENDATION

Conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA and adopt Planning Commission Resolution No. 11-10 approving the Conditional Use Permit, subject to the attached Conditions of Approval.

CKL _____ Date _____

- 7.2 PC 11-53 – A Site Plan Review to consider a change in use from retail to institutional to allow a satellite college classroom in an existing 5,000± square foot commercial retail building (formerly Hollywood Video) at 73680 Buena Vista Drive, Twentynine Palms, CA (APN 0618-251-13).

RECOMMENDATION

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

8.0 REPORTS, REQUESTS AND COMMUNICATIONS

- 8.1 A discussion of the possibility of establishing temporary alternative meeting dates for the Planning Commission’s regularly scheduled meetings.

9.0 FUTURE AGENDA ITEMS

10.0 COMMISSION COMMENTS/STAFF COMMENTS

11.0 STUDY SESSION/COMMUNITY WORKSHOP

- 11.1 PC 11-72 - Guidance on a new Development Code Section to address the standards and criteria applicable to development of Solar Farms/Fields.

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., September 1, 2011.

Jacqueline Palmer, Deputy City Clerk

Time/Date