

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
WEDNESDAY, NOVEMBER 2, 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, November 14, 2011 following the broadcast of the City Council meeting starting at 6:30 p.m. and Friday, November 18, 2011 following the broadcast of the City Council meeting starting at 6:30 p.m.

**3.0 MINUTES**

- 3.1 October 5, 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 11-64 - A Conditional Use Permit to establish a Certified Farmers' Market every Sunday from 9:00 a.m. to 4:00 p.m. at the north end of the Historic Plaza on Homestead Drive.

**RECOMMENDATION**

Conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA and adopt Planning Commission Resolution No. 11-13 approving the Conditional Use Permit, subject to the attached Conditions of Approval.

## **8.0 REPORTS, REQUESTS AND COMMUNICATIONS**

8.1 Presentation of Proposed Project Phoenix and Fire Station Improvements.

### **RECOMMENDATION**

(1) Receive staff's presentation; (2) provide feedback, comments and guidance on the development program, site plan options, floor plans and associated elevations for Project Phoenix and Fire Station improvements; (3) begin engaging the community including citizens, property owners, downtown businesses, Theater 29 and other interested parties in the project proposal to solicit comments, suggestions and feedback. This is an informational item only and not an action item on this agenda.

## **9.0 FUTURE AGENDA ITEMS**

## **10.0 COMMISSION COMMENTS/STAFF COMMENTS**

## **11.0 STUDY SESSION/COMMUNITY WORKSHOP**

11.1 PC 11-09 – Consideration of Council suggested modified language pertaining to a Development Code Amendment to Section 19.48.030 “Accessory Uses in Residential Districts” regarding accessory building standards and criteria.

### **RECOMMENDATION**

It is recommended that the Planning Commission consider the City Council's request with regard to the new language proposed for a portion of Section 19.48.030 “Accessory Uses in Residential Districts” of the Development Code regarding accessory structures.

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

### **RECOMMENDATION**

Staff recommends that the Planning Commission resume its Study Session, open to the public, of Solar Farms/Fields within all zoning districts, except the Multi-family Residential District.

## **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., October 27, 2011.

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Jacqueline Palmer, Deputy City Clerk

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Time/Date