

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
WEDNESDAY, DECEMBER 7, 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, December 19, 2011 following the broadcast of the City Council meeting starting at 6:30 p.m. and Friday, December 23, 2011 following the broadcast of the City Council meeting starting at 6:30 p.m.

3.0 MINUTES

- 3.1 November 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 - None

8.0 REPORTS, REQUESTS AND COMMUNICATIONS

- 8.1 Draft memo to the City Council regarding PC 11-72 Solar Fields Develop Code Amendment.
- 8.2 A memo to the Planning Commission regarding future Study Session(s) and Public Hearings pertaining to the Commission's review of the General Plan Update and Environmental Impact Report (EIR).

9.0 FUTURE AGENDA ITEMS

10.0 COMMISSION COMMENTS/STAFF COMMENTS

11.0 STUDY SESSION/COMMUNITY WORKSHOP

- 11.1 PC 11-93 - Discussion and possible guidance on an Amendment to Development Code Section 19.33.060 "Limitations on Hawking" regarding the limitations applicable to persons hawking or peddling within the City.
- 11.2 PC 11-94 – Discussion and possible guidance on an Amendment to Development Code Section 19.57.040 "Operating Conditions", Subsection "C" regarding the Code's current requirement for a "Performance Deposit" for Farmers' Markets.
- 11.3 PC 11-81 – A Study Session to receive guidance on an Amendment to Table 19.10-A "Permitted and Conditional Uses" regarding residential densities and locations within the Office Commercial (CO) zoning district.
- 11.4 PC 11-89 – A Study Session to discuss the General Plan designation and pre-zoning of a 150 acre site located at the northeast corner of Utah Trail and Valle Vista Road (Assessor Parcel Nos. 0622-291-21, -22, -23 and -24) adjacent to the City of Twentynine Palms' current City limits.

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., December 1, 2011.

Jacqueline Palmer, Deputy City Clerk

Time/Date