



Appeal Application

City of Twentynine Palms
Community Development Department
6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799 • Fax (760) 367-5400
ci.twentynine-palms.ca.us

Date Submitted _____

Appellant _____ Telephone(s) _____

Address _____

Action Appealed

The action was taken by: Community Development Director Date _____

Planning Commission Date _____

Specific condition or standard(s) being appealed. _____

The Development Code or other standard applicable to matter(s) being appealed _____

State the manner and extent that the action is not in accord with the purposes of the City's Municipal Code or other policy or regulation, and/or the manner and extent where was an error in or abuse of discretion by the Approval Authority with regard to the action(s) being appealed (attach additional sheets if necessary) _____

Property Information

The address of the property affected by the Action/Appeal _____

Parcel Number(s) _____

Present General Plan Land Use Designation (Zoning) _____

Present Use _____

Additional information (Optional) _____

Appellant Signature _____ Date _____

General Information

Appeals may be filed and are processed in accordance with the requirements of Chapter 19.46 of the City's Development Code. Chapter 19.46 provides a regulatory framework for appealing actions to the City Council or Planning Commission in matters of interpreting the Municipal Code and actions involving discretion, when such action is taken by the Community Development Director or Planning Commission as the Approval Authority for a land use permit.

Who May File

Any aggrieved person may Appeal an action of the Community Development Director to the Planning Commission where the action of the Director would otherwise be final.

Any aggrieved person may Appeal an action of the Planning Commission to the City Council where the action of the Planning Commission would otherwise be final.

An aggrieved person is any person who, in person or through a representative, appeared at a public hearing of the City of Twentynine Palms in connection with the decision or action appealed, or who by other appropriate means prior to the hearing, informed the City of the nature of his/her concern(s) or who for good cause was unable to do either. There is an Appeal fee of \$300, it must be paid when the Appeal is submitted.

When May Appeals be Filed

Appeals shall only be considered if filed within ten (10) consecutive calendar days following the date of action for which the Appeal is made. If the last day to act falls on a non-business day, the following business day shall be deemed to be the last day to act.

Appeal Authority

The Planning Commission is the Appeal Authority for any action appealed to them in accordance with Chapter 19.46. The Planning Commission is authorized to approve or deny an Appeal of an action taken by the Community Development Director that would otherwise be final. The City Council is the Appeal Authority for any action appealed to them in accordance with Chapter 19.46 and is authorized to approve, or deny an Appeal of a Planning Commission action.

Appeal Review

Appeals shall be set for hearing before the Appeal Authority within 30 days of the application being received and deemed complete. If the Appeal Authority finds that the Approval Authority did not misinterpret any policy or ordinance or did not err in exercising its discretion, the Appeal shall be denied. If the Appeal Authority finds that the Approval Authority did misinterpret a policy or ordinance and/or err in exercising its discretion, the Appeal Authority shall provide written findings for their decision prior to taking action to approve the Appeal. Any such action of the Planning Commission shall be final if not appealed in accordance with this Chapter. City Council action on an Appeal shall be final.

Effective Date of Appealed Actions

Any action by an Approval Authority shall become final upon the expiration of the allowed Appeal period unless, during that time, an Appeal is filed pursuant to Chapter 19.46 of the Development Code.