

# AGENDA

## CITY OF TWENTYNINE PALMS PLANNING COMMISSION

### **Regular Planning Commission Meeting**

Tuesday, January 20, 2004, 6:00 P.M.  
Twentynine Palms City Hall  
6136 Adobe Road  
Twentynine Palms, California

#### **1.0 CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

#### **2.0 SPECIAL ANNOUNCEMENTS**

#### **3.0 APPROVAL OF MINUTES**

3.1 Approval of Minutes of the January 6, 2004 regular meeting.

#### **4.0 PUBLIC COMMENTS** - There will be a time limitation of three minutes per person. Please fill out name and address slips and give to the Planning Commission Secretary.

4.1 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.

#### **5.0 PUBLIC HEARINGS**

##### **5.1 PC 02-15**

General Plan Amendment from applicant Judy Beltz, seeking a change in the Land Use designation from Rural Living (RL-1) to General Commercial (CG) for the 2.39-acre parcel at 73441 Indian Trail (APN 620-121-04).

**RECOMMENDATION:** Conduct the Public Hearing and formulate a recommendation to the City Council regarding the proposed General Plan Amendment.

5.2 **PC 03-61**

132 lot subdivision of existing 40-acre parcel (APN 615-211-09), and development of up to 132 single family residential units. Tentative Tract Map No. 16729.

**RECOMMENDATION:** Conduct the Public Hearing, consider all public comment, adopt the Negative Declaration and De Minimis Impact Finding and approve Tentative Tract Map No. 16729 subject to the attached Conditions of Approval.

**6.0 OTHER HEARINGS** - None

**7.0 STUDY SESSIONS** - None

**8.0 FUTURE AGENDA ITEMS** - This is the time for Planning Commissioners to place items on a future agenda.

**9.0 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) 367-4890 (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 8:00 a.m. and 5:00 p.m., Monday through Friday, 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 January 16, 2004.

\_\_\_\_\_  
City Clerk, Charlene L. Sherwood

Time/Date