

# AGENDA

## CITY OF TWENTYNINE PALMS PLANNING COMMISSION

### Regular Planning Commission Meeting

Tuesday, March 15, 2005, 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**– This meeting will be televised on Cable TV channel 6 on March 16<sup>th</sup> at 7:00 p.m. and again on Sunday March 20<sup>th</sup> at 1:00 p.m.

**3.0 APPROVAL OF MINUTES**

3.1 Approval of Minutes of the March 1, 2005 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 04-32**

General Plan Amendment from applicant Sunwest Development, Inc., to change zoning, increasing density from one unit per acre to four units per acre, 60 ± acres north of Two Mile Road, west of Encelia Avenue, APNs 612-221-02, 09, 10 and 612-231-02 and 03.

**RECOMMENDATION:** Conduct the public hearing and formulate a recommendation to the City Council.

**5.2 PC 05-01**

General Plan Amendment from applicant Tom Egerer to change zoning, increasing density from one unit per five acres to three units per acre, 20 ± acres southwest corner of Sullivan Road and Copper Mt. Road, APN 613-051-03.

**RECOMMENDATION:** Conduct the public hearing and formulate a recommendation to the City Council.

**5.3 PC 04-53**

Amendment of General Plan Land Use and Circulation Plans.

**RECOMMENDATION:** Conduct the Public Hearing and formulate a recommendation to the City Council for adoption.

**6.0 OTHER HEARINGS**

**6.1 PC 04-62**

Review of Chapter 19.36, Home Occupation Permits

**RECOMMENDATION:** Receive and file.

**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 March 11, 2005.

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City Clerk, Charlene L. Sherwood

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Time/Date