

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBERS, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, NOVEMBER 1, 2005
6:00 P.M.**

AGENDA

**1.0 CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL**

2.0 SPECIAL ANNOUNCEMENTS

3.0 CONSENT CALENDAR

- 3.1 Approval of Minutes of the October 18, 2005 regular meeting.
- 3.2 America Planning Association website- Receive and file
- 3.3 Planetizen website - Receive and file
- 3.4 Impact Fees article - Receive and file

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 05-28

The City of Twentynine Palms proposes an amendment to the General Plan Circulation Element in order to develop a street system, which is capable of handling the traffic generated by the existing land use designations while also eliminating construction of unnecessary roadway capacity. The General Plan Circulation Element requires the construction of roadways by the private sector. This requirement is generally implemented as part of development projects as a condition of approval associated with the right to develop property in a manner consistent with the Land Use Element. Pursuant to Section 21064 of CEQA, the California Environmental Quality Act, a Negative Declaration has been prepared.

The General Plan Circulation Element Amendment includes changes to the City's planned roadway network.

RECOMMENDATION: Conduct the Public Hearing, approve the Negative Declaration of Environmental Impact pursuant to CEQA, and recommend that the City Council approve the Amendment to the General Plan Circulation Element.

5.2 04-52

Continued Public Hearing. The City of Twentynine Palms proposes an amendment to the Development Code to clarify Residential Land Use Criteria for Street Infrastructure. Pursuant to Section 15303 (Minor alterations in land use limitations), the California Environmental Quality Act Guidelines, a Notice of Exemption has been prepared.

RECOMMENDATION: Conduct the Public Hearing, and recommend that the City Council approve the Amendment to the Development Code.

6.0 OTHER HEARINGS - None

7.0 STUDY SESSIONS

7.1 Downtown Revitalization Specific Plan – Tour information

7.2 Citywide Traffic Study RFQ - Update

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

9.0 COMMISSION COMMENTS/ STAFF COMMENTS – This is the time for comments from the Planning Commissioners on any subject.

10.0 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 October 28, 2005.

City Clerk, Charlene L. Sherwood

Time/Date