

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, DECEMBER 20, 2005  
6:00 P.M.**

**AGENDA**

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

**2.0 SPECIAL ANNOUNCEMENTS** - This meeting will be televised on Cable TV Channel 6 Wednesday, December 21, 2005 at 7:00 p.m. and Sunday, December 25, 2005 at 1:00 p.m.

**3.0 CONSENT CALENDAR**

- 3.1 Approval of Minutes of the December 6, 2005 regular meeting
- 3.2 Community Development Department Monthly report - Receive and file
- 3.3 Other items - 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 HEARING**

5.1 PC 04-44 – An application by Thomas Hart, dba Twentynine Palms 2005, LLC for approval of Tentative Tract Map 17528, the subdivision of 16.4 gross acres (15.2 net acres) into 61 lots for future development of single-family residences. The project is located on a vacant and previously unimproved site, between La Buena Tierra Avenue and Datura Avenue, south of Two Mile Road, Zone RS-4, Section 30, APN # 618-081-13.

**RECOMMENDATION:** Conduct the Public Hearing, adopt the Mitigated Negative Declaration and approve the project, subject to conditions.

5.2 PC 04-58 – An application by Geraldine Hagman, on behalf of Sky's the Limit, a non-profit organization, for approval of a General Plan Amendment and a Change of Zone from RS-E to P (Public), and site plan approval to construct an observatory, amphitheater, classroom facility, meditation center, nature trails, desert observation area, caretakers unit, public restrooms and related parking facilities on 10 acres, located on a vacant and previously unimproved site, at 9701 Adobe Road, east of Adobe Road, north of the Joshua Tree National Park, Zone RS-E, Section 15, APN # 591-081-13 and –14.

**RECOMMENDATION:** Conduct the Public Hearing, adopt the Mitigated Negative Declaration and recommend that the City Council amend the General Plan and change the Zone from RS-E to P, and approve the project, subject to 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 COMMISSION COMMENTS/ STAFF COMMENTS** – This is the time for comments from the Planning Commissioners on any subject. Staff will brief the Commission and requests a quick discussion of the following:

- 9.1** Planning Commission Tour report
- 9.2** Downtown Revitalization Specific Plan update
- 9.3** Citywide Traffic Study update
- 9.4** Downtown Economic Feasibility Study RFP

**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 December 14, 2005.

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Charlene Sherwood CMC, City Clerk

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Time/Date