

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JANUARY 17, 2006
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, January 18, 2006 at 7:00 p.m. and Sunday, January 22, 2006 at 1:00 p.m.

- 3.0 CONSENT CALENDAR** – All matters listed on the Consent Calendar are to be considered routine by the Planning Commission and will be enacted by one motion in the form listed. Any item may be removed from the Consent Calendar and considered separately under item number 4.0 on the agenda. The public will be given an opportunity to comment on Consent Calendar items prior to Planning Commission action (roll call vote).

- 3.1 Approval of Minutes of the December 20, 2005 regular meeting
 - 3.2 Community Development 2005 Annual Summary - Receive and file
 - 3.3 January 2006 Development Status Report - Receive and file

- 4.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION**

- 5.0 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.

- 5.1 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.

- 6.0 PUBLIC HEARING**

- 6.1 PC 05-07 – An application by Frank LaChapelle dba Desert Legacy for approval of Tentative Tract Map 17416, the subdivision of 28.83 acres into 104 lots for future development of single-family residences. The project is located on a vacant and previously unimproved site, at the northwest corner of Nicholson Drive and Datura Avenue, Zone RS-4, Section 30, APN # 618-131-05.

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

- 7.0 OTHER HEARINGS** - None

8.0 STUDY SESSION –

- 8.1 PC 05-71 - Downtown Economic Revitalization Specific Plan – Visioning Session
 - 8.1.1 Existing policies and programs
 - 8.1.2 Opportunities and challenges
 - 8.1.3 Land use and economic development
 - 8.1.4 Parking and circulation
 - 8.1.5 Pedestrian enhancements
 - 8.1.6 Infrastructure requirements
 - 8.1.7 Community standards and design
 - 8.1.8 Other issues
 - 8.1.9 Next steps

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

10.0 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:

- 10.1 California League of Cities Planners Institute, Monterey -
This annual institute held March 22-24, 2006 offers Planning Commissioners an opportunity to learn the latest about major planning and land use issues.
- 10.2 Downtown Economic Feasibility Study RFP

11.0 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 3pm, January 13, 2006.

City Clerk, Charlene L. Sherwood

Time/Date