

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, FEBRUARY 7, 2006
6:00 P.M.**

AGENDA

- 1.0 CALL TO ORDER**
PLEDGE OF ALLEGIANCE
ROLL CALL
SELECTION OF CHAIR AND VICE CHAIR

- 2.0 SPECIAL ANNOUNCEMENTS** - This meeting will be televised on Cable TV Channel 6 Wednesday, February 8, 2006 at 7:00 p.m. and Sunday, February 12, 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 January 17, 2006 regular meeting
 - 3.2 Other

- 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 05-95 – An application by James Mooney for a Minor Use Permit to allow an accessory building taller than the main structure and greater than 1,000 square feet in area, at 73495 Starlight Drive. Pursuant to Sections 19.48.030.D.2.a and b of the Twentynine Palms Development Code, a Minor Use Permit may be approved by the Planning Commission to allow an accessory building in excess of 1,000 square feet in area and to allow an accessory building, which exceeds the height of the main structure. The proposed accessory metal building, to be used as a garage and workshop, would be 1,600 square feet and 13’0” in height. The primary structure, the applicant’s single family residence, is 12’6” in height.

The accessory building would be six inches taller than the main structure. The site is zoned RS-E, and is located in T1S R9E, Section 4.

RECOMMENDATION: Open the Public Hearing, take testimony, find the project categorically exempt from CEQA, approve the project, subject to conditions.

- 6.2 PC 05-75 - An application by Robert Lawrence, HD Subdivision for Tentative Tract Map 17729, the subdivision of 10 gross acres into 40 lots for future development of single-family residences, located on a vacant and previously unimproved site, APN 0624-131-10 bordered to the north by Old Dale Road, to the South by Chemehuevi Drive, to the east by Sherman Hoyt Avenue and to the west by Kellogg Avenue and 0624-131-12 bordered to the north by Chemehuevi Drive, to the south by Sullivan Road, to the east by Kellogg Avenue and to the west by Maude Adams Avenue. Zone RS-4, T1N, R9E, Section 34.

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

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 Conceptual Review of Two Golf Course Projects on February 21, 2006 – The Commission will review two large-scale golf course projects at its next meeting. Both projects are pre-applications, which include general plan amendments and change of zones, which would increase allowable density by ten times.

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 27, 2006.

Deputy City Clerk, Adda Harris

Time/Date