

**TWENTYNINE PALMS PLANNING COMMISSION
COMMUNITY SERVICES BUILDING
74325 JOE DAVIS DRIVE
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, FEBRUARY 21, 2006
6:00 P.M.**

REVISED AGENDA (Change of Usual Location)

**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, February 22, 2006 at 7:00 p.m. and Sunday, February 26, 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 February 7, 2006 regular meeting

3.2 January 2006 Community Development Report

3.3 January 18, 2006 Development Status Report

3.4 Joshua Tree National Park, Visitor Services Project, Report Summary, 2004

3.5 APA/Cal Planner, Jan/Feb 2006 – Debunking Time: 12 Myths About Downtown

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 - None

7.0 OTHER HEARINGS - None

8.0 STUDY SESSION –

8.1 PC 05-113 - Conceptual review of a pre-application by Stacy Hart and Bill Barrett for approval of a General Plan Amendment and Change of Zone to change 151.53 acres of RS-E and 375.57 acres of RL-5 to RS-4, for approval and to allow construction of an

eighteen hole golf course, 1,251 residences and a hotel on 527.1 acres, for a density of 2.37 dwelling units per acre. The proposed project site is located north of the Joshua Tree National Park, south of Hwy 62, east of Indian Cove Road and Lear Avenue and west of Shoshone Valley Road, on APN #614-011-02 and 614-121-15, Zone RSE and RL5, T1N, R8E, Section 33.

Under existing general plan and zoning designations, a maximum of 135 dwelling units could be constructed on this site.

8.2 PC 05-103 – Conceptual review of a pre-application by Stacy Hart and Bill Barrett for a General Plan Amendment and Change of Zone to change 360 acres of RL5 and 120 acres of RS-E to RS-4, for approval and to allow construction of an eighteen hole golf course and 1,200 residences on 480 acres, for a density of 2.5 dwelling units per acre. The proposed project site is located north of Two Mile Road, south of Amboy Road, west of Noel’s Knoll and east of Canyon Road, on APN #612-201-01 and -05, Zones RSE and RL5,T1N, R8E, Section 23.

Under existing general plan and zoning designations, a maximum of 120 dwelling units could be constructed on this site.

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.

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, February 16, 2006.

City Clerk, Charlene L. Sherwood

Time/Date