

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, APRIL 18, 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, April 19, 2006 at 7:00 p.m. and Sunday, April 23, 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 April 4, 2006 regular meeting

3.2 March 2006 Community Development report

3.3 A Good Place to Run, America City and County, March 2006

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 06-24 – An application by Judy M. Williams for a Variance to the RS-4 zone development standards to establish a substandard lot depth of 92' where a lot depth of 100' is required, to allow a minor subdivision of 1 acre into 4 parcels, on Araby Avenue, RS-4 zone, T1N, R9E, Section 34, APN# 0624-111-25.

Recommendation: That the Planning Commission find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) and approve the Variance, subject to conditions of approval for Tentative Tract Map 17757.

6.2 PC 06-18 - Correction of General Plan Map, changing Land Use Designation from Office Commercial (CO) to Multi-family Residential (RM) to the area commonly known as Specific Plan #3, generally located north of Twentynine Palms Highway, south of Gorgonio Drive, east of Mesquite Avenue and West of Desert Knoll Avenue, T1N, R9E, Section 28.

Recommendation: That the Planning Commission find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) and recommend that the City Council approve of the General Plan Amendment/Change of Zone.

7.0 OTHER HEARINGS - None

8.0 STUDY SESSION – None

9.0 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.

9.1 May 31, 2006 Joint City Council/ Planning Commission study session

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 3 p.m., April 14, 2006.

City Clerk, Charlene L. Sherwood

Time/Date