

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MAY 2, 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, May 3, 2006 at 7:00 p.m. and Sunday, May 7, 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 18, 2006 regular meeting
- 3.2 Press Clips

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 05-22 – An application by Richard Eisendrath for Tentative Tract Map 17406, the subdivision of 80 gross acres into 32 numbered lots for future development of 32 single-family residences. The project is located on a vacant and previously unimproved site, southwest of Easy Street and Sunnyslope Drive, on APN # 614-281-03, -07, -09, and -10. The site is zoned RS-E, which allows one dwelling unit per 2.5 acres. The applicant proposes a density of 0.4 dwelling units per acre, the maximum density allowed by the General Plan.

Recommendation: That the Planning Commission adopt the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and approve the project, subject to conditions of approval.

6.2 PC 05-80 – An application by Tommy Hart of Barrett Hart Development for approval of Tentative Tract Map 17798, the subdivision of 97.4 gross acres into 336 lots for future development of 336 single-family residences. The project is located on a vacant and previously unimproved site, east of Mesquite Springs Road and north of Two Mile Road, on APN # 621-031-04, 621-031-26. The site is zoned RS-4. The project proposes density of 3.5 dwelling units per acre, which is less than the maximum density of 4.0 dwelling units per acre allowed by the General Plan.

Recommendation: That the Planning Commission adopt the Mitigated Negative Declaration and De Minimis Impact finding pursuant to the California Environmental Quality Act (CEQA) and approve the project, subject to conditions of approval.

6.3 PC 05-93 – An application by Sunwest Development LLC. For approval of Tentative Tract Map 17850, the subdivision of 60 gross acres into 58 numbered lots and two lettered lots for future development of 58 single-family residences and two retention basins. The project is located on a vacant and previously unimproved site, west of Encelia Avenue and north of Two Mile Road, on APN # 612-221-02, -09, -10, 612-231-02 and -03. The site is zoned RS-1. The project proposes density of 0.96 dwelling units per acre, which is less than the maximum density of 1.0 dwelling unit per acre allowed by the General Plan.

Recommendation: That the Planning Commission adopt the Mitigated Negative Declaration and De Minimis Impact finding pursuant to the California Environmental Quality Act (CEQA) and approve the project, subject to conditions of approval.

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.

10.0 COMMISSION COMMENTS/ STAFF COMMENTS – This is the time for comments from the Planning Commissioners on any subject.

10.1 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 27, 2006.

City Clerk, Charlene L. Sherwood

Time/Date