

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JULY 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, July 19, 2006 at 7:00 p.m. and Sunday, July 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 June 20, 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 06-01 – An application by Frank Curtin for approval of Tentative Tract Map 18000, the subdivision of 22 acres into 81 lots for future development of 81 single-family residences. The project is located on a vacant and previously unimproved site, east of Mesquite Springs Road, south of Old Dale Road and north of Sullivan Road, on APN # 617-011-01, -02, -04, -12 and -14. The site is zoned RS-4. The project proposes density of 3.64 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), adopt the resolution and approve the project, subject to conditions of approval.

6.2 PC 06-15 – An application by Spectrum Engineering on behalf of Los Angeles, SMSA Limited Partnership, for approval of a Conditional Use Permit to allow a Verizon Wireless telecommunication facility in the RL 2.5 zone and a Variance to the maximum height of 35’ in the RL 2.5 zone, to allow a 52.5’ tall telecommunication tower at an existing electrical substation, on a fenced site with existing power poles at the northeast corner of Twentynine Palm Highway (SR 62) and Dorth Place, APN# 0613-121-25.

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

6.3 PC 06-86 - An application by Sam and Maggie Jones for a Conditional Use Permit to allow a 98% expansion of a legal non-conforming single family residence with 5’ side yard setbacks and a 1,970 sq. ft. patio and a 438 sq. ft. room addition, at 74979 Saddlehorn Road, Zone RS-2, T1N, R9E, Section 15, APN # 0622-014-13.

Recommendation: That the Planning Commission adopt a Categorical Exemption finding pursuant to the California Environmental Quality Act (CEQA), adopt the resolution and approve the project, subject to conditions of approval.

7.0 OTHER HEARINGS - None

8.0 STUDY SESSION – None

8.1 PC 05-71 - Downtown Revitalization Specific Plan

8.2 PC 06-85 – An application by the City of Twentynine Palms for review of the Four Corners Redevelopment Project Area Five Year Implementation Plan, located in T1N, R8E, Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, and 33.

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

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

10.1 Planning Commissioner Ethics Training

10.2 Granite Mine Annual Inspection

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., July 13, 2006.

City Clerk, Charlene L. Sherwood

Time/Date