

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, SEPTEMBER 5, 2006
AGENDA**

**5:00 P.M.
PROJECT TOUR**

PC 04-38/ Tract Map 16729, Desert Vista (Penca) Improvements - The Planning Commission will meet at City Hall and then drive to the Desert Vista project site, at the northwest corner of the intersection of Encilia Avenue and El Paseo Drive, APN #0615-281-65, Section 25. The Planning Commission will tour the site, and discuss the landscape and wall improvements. No decisions will be made. The public is encouraged to attend. Following the tour, the Planning Commission will return to City Hall and convene the regularly scheduled meeting at 6:00 pm.

**6:00 P.M.
REGULAR MEETING**

**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, September 7, 2006 at 7:00 p.m. and Sunday, September 10, 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 August 15, 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 City Clerk.

- 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 one dwelling unit per 2.5 acres, the maximum density allowed by the General Plan. This item was continued at the applicant's request at the May 2, 2006 Planning Commission meeting.

Recommendation: That the Planning Commission adopt the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA), adopt Resolution #06-26 and approve the project, subject to conditions of approval.

7.0 NON-HEARING ITEMS –

PC 04-38/ Tentative Tract Map No. 17172 – Review of landscape and wall plans, in satisfaction of Conditions P15 and P17, for a the subdivision of 40-acres, and development of 136 single-family residential units, located south of Calle Todd Lane, north of Samarkand Drive, between Adobe Road and Bullion Avenue Zone RS-4, APN# 0621-061-01, T1N, R9E, Section 20.

8.0 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 Future Study Sessions Items
 - a. Equestrian Zone
 - b. Flood Control
 - c. Citywide Traffic Study
 - d. Big Box Zone
 - e. Park Master Plan
 - f. Tour of completed projects
 - g. Development Code
 - 1. Parking/ Driveways (19.06) - Easter
 - 2. Permits and applications (19.36) – Easter
 - h. City Attorney opinion on legality of down-zoning for density reduction purposes

10.0 STUDY SESSION –

- 10.1 PC 05-71 - Downtown Revitalization Specific Plan
 - Review of draft Mixed Use Zone language and development standards.
 - a. Model Mixed Use Zone District
 - b. Model Town Center Zone District

- 10.2 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, R9E, Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, and 33.

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., August 31, 2006.

City Clerk, Charlene L. Sherwood

Time/Date