

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, OCTOBER 3, 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, October 4, 2006 at 7:00 p.m. and Sunday, October 8, 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 September 19, 2006 regular meeting

3.2 Economic Development Report (Buxton Study)

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 05-98 - An application by Sunwest Development to develop 40 multi-family apartment units on the western 5 acres of a 10.1 acre parcel, located east of Adobe Road, south of Mesa Drive and north of Raymond Drive, Zone RM/RS-2, APN# 0621-251-51, T1N, R9E, Section 16.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, adopt the Mitigated Negative Declaration and De Minimis impact finding pursuant to CEQA, adopt the resolution, and approve the project, subject to conditions of approval.

- 6.2 PC 06-28 - An application by Frederick Noel on behalf of True Vine Fellowship for approval of a Conditional Use Permit Amendment for an office facility addition to a previously approved church in the General Commercial (CG) zone. The project is located near the southwest corner of Twentynine Palms Highway (SR 62) and Encelia Avenue, CG Zone, Section 36, APN 0615-041-10, T1N, R8E, Section 36.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, approve the CEQA exemption, adopt the resolution and approve the project, subject to conditions of approval.

- 6.3 PC 06-87/Tentative Tract Map 18193 – An application by Jay Corbin on behalf of Ada Hatch, Martha H. Reich and Elizabeth H. Meyer (property owners) to subdivide approximately 80 acres into 286 numbered lots and several lettered lots for future development of single-family residences. The project is located on a vacant and previously unimproved site, north of Samarkand Drive, south of Amboy Road, east of Mesquite Springs Road, and west of Lazy Joe Avenue, Zone RS-4, Section, APN # 0621-031-21, -22, and -23, T1N, R9E, Section 20.

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.

7.0 NON-HEARING ITEMS – None

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 – RFP process
- g. Development Code
 - 1. Parking/ Driveways (19.82) - Easter
 - 2. Permits and applications (19.36) – Easter
- h. PC 06-85 – An application by the City of Twentynine Palms for review of the Four Corners Redevelopment Project Area Five Year Implementation Plan, T1N, R9E, Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, and 33.
- i. PC 05-71 - Downtown Revitalization Specific Plan, Review of draft language and development standards.
 - a. Model Mixed Use Zone District
 - b. Model Town Center Zone District

10.0 STUDY SESSION – None

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., September 28, 2006.

City Clerk, Charlene L. Sherwood

Time/Date