

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, NOVEMBER 21, 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, November 22, 2006 at 7:00 p.m. and Sunday, November 26, 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 November 7, 2006 regular meeting

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 06-83 An application by Joe and Jeff Sporkin of Remus Investments for approval of Tentative Tract Map 17648 to subdivide approximately 31 acres into 77 numbered lots and one lettered lot for the future development of single-family residences. The project is located on a vacant and previously unimproved site, east of Aztec Avenue, west of Desert Knoll Avenue and north of Two Mile Road, Zone RS-3, Section 21, T1N, R9E, APN # 621-222-01.

Recommendation: That the Planning Commission conduct the Public Hearing, adopt the Mitigated Negative Declaration, adopt the Resolution, and approve the project, subject to the attached Conditions of Approval.

- 6.2 PC 06-119 An application by Hamid Kerayechian of WD Partners for a Conditional Use Permit to construct a 17,631 square foot retail store and drive through pharmacy on 1.87 acres, and a Variance for parking, located on the southeast corner of Twentynine Palms Highway and Eucalyptus Avenue, CG Zone, on APN# 0616-072-01, -02, -03, -04, -05 and -06, T1N, R9E, Section 31.

Recommendation: That the Planning Commission conduct the Public Hearing, adopt the Categorical Exemption, adopt the Resolution, and approve the project, subject to the attached Conditions of Approval.

- 6.3 PC 06-125 An application by Spectrum Construction, for Site Plan Review for a 9,400 sq. ft. retail commercial building on a 0.85 acre site, located on the southeast corner of Adobe Road and Joshua Drive, APN# 0623-016-01, 02, 03, 24, 25, 26 and 27, Section 28, T1N, R9E, Zone CG.

Recommendation: That the Planning Commission conduct the Public Hearing, adopt the Categorical Exemption, adopt the Resolution, and approve the project, subject to the attached Conditions of Approval.

- 6.4 PC 06-85 An application by the Twentynine Palms Redevelopment Agency for approval of the Redevelopment Agency's Five Year Implementation Plan for the Four Corners Redevelopment Project area.

Recommendation: That the Planning Commission conduct the Public Hearing, review the Redevelopment Agency's Five Year Implementation Plan for the Four Corners Redevelopment Project Area and Resolution adopt the Categorical Exemption and recommend approval to the City Council.

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. Citywide Traffic Study
 - c. Big Box Zone
 - d. Sign code amendments
 - e. Downtown Revitalization Specific Plan
 - f. Downtown Market Feasibility Study
 - g. Code Amendment regarding outdoor dining, drinking and smoking areas

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., November 16, 2006.

City Clerk, Charlene L. Sherwood

Time/Date