

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MARCH 6, 2007
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, March 7, 2007 at 7:00 p.m. and Sunday, March 11, 2007 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 February 20, 2007 regular meeting.

3.2 Approval of Amended Minutes of January 2, 2007 regular meeting.

3.3 Quinlan Zoning Bulletin, January 2007

3.4 Connections Newsletter, Center for Civic Partnerships

3.5 Mohave Desert Land Trust Newsletter

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 HEARINGS -

- 6.1 PC 03-40 – Continued public hearing of an application by Sayaji U Ba Khin Vipassana Association of Southern California dba as the Southern California Vipassana Center for an amendment to the Conditional Use Permit, to amend the phasing plan, reduce the overall building area from 63,503 square feet to 58,976 square feet and increase the project open space from 67% to 84%, located at the southwest corner of the Twentynine Palms Highway (Hwy 62) and Mantonya Road, RL-2.5, T1N, R8E, Section 32, APN 0613-071-03, -10 and -11.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, adopt Resolution No. 07-03 and approve the amendment to the Conditional Use Permit, subject to the Conditions of Approval.

- 6.2 PC 06-15 – Continued public hearing of an Appeal by Spectrum Engineering on behalf of Los Angeles SMSA Limited Partnership, of the Planning Commission approval and related Conditions of Approval, including P9, E-2, E-6, F-5 and F-6, for a Conditional Use Permit for a telecommunication facility in the RL-2.5 zone, and a Variance to the maximum allowed height of 35' to allow a 52.5' tall commercial telecommunication tower in the RL 2.5 zone, as referred back to the Planning Commission by the City Council. The project is located at an existing Edison substation, at the northeast corner of Twentynine Palms Highway (SR 62) and Dorth Place, RL-2.5 zone, T1N, R8E, Section 30, APN 0613-121-25.

Recommendation: That the Planning Commission conduct the Public Hearing, consider public testimony, adopt Resolution No. 07-04, and deny the appeal.

- 6.3 PC 05-22 – Continued public hearing at request of applicant, Richard Eisendrath, for approval of Tentative Tract Map 17406, the subdivision of 80 acres into 32 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, Zone RS-E, T1N, R9E, Section 26.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, adopt Resolution No. 07-05 and related findings, and approve the project, subject to conditions of approval.

- 6.4 PC 06-32 - An application by CNM Holdings 1 LTD. for approval of a Conditional Use Permit to construct an 80 room, 44,000 square foot, two story hotel on five acres, with food and alcohol service. The approval also includes issuance of a Letter of Public Convenience and Necessity for the provision of alcoholic beverages as part of the hotel operations. The project is designed with access from Encilia Avenue. The project is located on a vacant, unimproved and heavily graded site, located north of the Twentynine Palms Hwy (Hwy 62), east of Encilia Avenue, south of Gorgonio Drive, Zone CG, APN# 615-222-17, T1N, R8E, Section 26.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, adopt Resolution No. 07-06 and approve the amendment to the Conditional Use Permit, subject to the Conditions of Approval.

- 6.5 PC 07-14 - An application by Michael Polizzo representing Sunwest Development for a Temporary Use Permit in the RS-3 zone, to allow for the construction of two temporary model homes/sales complex for the proposed subdivision, Tentative Tract Map #17168-1 (PC 04-37), RS-3 zone, APN 0621-231-11, T1N, R9E, Section 21.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, adopt Resolution No. 07-07 and approve the Temporary Use Permit, subject to the Conditions of Approval.

7.0 NON-HEARING ITEMS –

- 7.1 Park Master Plan update
- 7.2 Economic Development Task Force

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. Downtown Revitalization Specific Plan
 - b. Equestrian Zone
 - c. Citywide Traffic Study
 - d. Sign code amendments

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., March 1, 2007.

Jacqueline M. Lafond, Deputy City Clerk

Time/Date