

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, NOVEMBER 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 10 Wednesday, November 7, 2007 at 7:00 p.m. and Sunday, November 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 October 16, 2007 meeting
- 3.2 News Release: City Streamlines Building Permit Process
- 3.3 Smart Communities Network
- 3.4 2007 Livable Cities Conference, November 15, 2007
- 3.5 ICMA Survey Shows Americans Prefer Smarter Development

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

- 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 07-05 – An application by Steve Enochs of Sunwest Development, LLC, for approval of Tentative Tract Map No 18219, the subdivision of approximately 21.86 gross acres into a one lot, 174 unit condominium unit project. The project is located on a vacant and unimproved site at the southeast corner of Split Rock Avenue and El Paseo Drive, Zone RM, APN 618-162-07 & 618-211-24.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, Adopt the Mitigated Negative Declaration pursuant to CEQA, adopt Resolution 07-18 and approve Tentative Tract Map 18219, subject to the Conditions of Approval.

Motion by: _____ To _____ /Second _____

Ayes___/ Noes___/ Abstain_____

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.

10.0 STUDY SESSION –

- 10.1 Reports from Subcommittees
 - 10.1.1 Circulation
 - 10.1.2 Planned Development District
 - 10.1.3 Big Box Zone

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 1, 2007.

Char Sherwood, City Clerk

Time/Date