

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, FEBRUARY 19, 2008
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 Friday, February 22, 2008 at 7:00 p.m. and Saturday, February 23, 2008 at 5:00 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 February 5, 2008, Planning Commission Meeting Minutes.

3.2 PC 06-87- An application by Jay Corbin on behalf of Ada Hatch, Martha H. Reich and Elizabeth H. Meyer for a time extension for Tentative Tract Map 18193, subdividing 80 acres into 286 numbered lots for single-family residences. The project is located at the south-east corner of the intersection of Amboy Road and Mesquite Springs Road, Zone RS-4, APN # 0621-031-21, -22, and -23.

3.3 January 2008 Community Development Report.

3.4 MCAGCC Future Plans and Development (copy of City Council briefing).

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 07-72 – An application by Brad Rable (Evergreen Development), for a 14,820 sq. ft. Walgreens retail store and pharmacy on 1.19 acres, at 73365 Twentynine Palms Highway. The applicant proposes a General Plan Amendment, Zone Change, and Specific Plan Amendment from RM-SP#4 to CG, a Conditional Use Permit for a drive-through, a Variance for parking and lot coverage, and a Vacation of Right of Way for a 20’ alley between Oasis and Pine Avenues, Zone CG and RM-SP#4, Section 32, T1N, R9E, APN 0617-107-07, through 15.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

6.2 PC 07-112 – An application by Kathy Markoudakis (Carehaven Board and Care) for approval of a Conditional Use Permit for a 15 person board and care facility (congregate care facility), on 2.21± acres, at 73173 Sullivan Road, RS-1 Zone, APN 0616-231-16, Section 32, T1N, R9E.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

6.3 PC 07-113 – An application by Titus R. Burns (Truth Tabernacle) for approval of a Conditional Use Permit for a church at 73493 Twentynine Palms Highway, CG zone, APN 0617-111-14, Section 32, T1N, R9E.

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 - 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., February 14, 2008.

Jacqueline Palmer, Deputy City Clerk

Time/Date