



**CITY OF TWENTYNINE PALMS
STAFF REPORT**
6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799, Fax (760) 367-5400
commdev@ci.twentynine-palms.ca.us

To: Planning Commission
From: Community Development Director
Date: June 17, 2008
RE: PC 05-07 - Approval of a one year time extension for Tentative Tract Map 17416 (Frank LaChapelle), subdividing 28.83 acres into 94 lots, at the northwest corner of Nicholson Drive and Datura Avenue, Zone RS-4, Section 30, APN # 618-131-05.

RECOMMENDATION: Receive and file.

BACKGROUND: In the attached correspondence, the applicant requests a two year time extension. In conversations with staff the applicant has indicated that, given the current real estate market and economic conditions, they have been unable to secure financing to move forward with development of the project.

- | Attachments |
|-------------------------------|
| 1. Conditions |
| 2. Correspondence |
| 3. Vicinity Map |
| 4. Aerial Photo |
| 5. Tentative Tract Map #17416 |

Section 19.94.100 of the Development Code provides for time extensions of tentative tract maps to be approved by the Community Development Director.

Pursuant to the Development Code, a tentative tract map has a life of three years. Section 19.98.010(K)(4) (Subdivision Regulations) provides that time extensions for tentative tract maps shall not exceed an aggregate of five (5) years beyond the original expiration date.

Staff has reviewed the request for a time extension, the related project files, staff reports and environmental documents and determined that the conditions under which the project was approved remain the same. The proposed project is consistent with the General Plan, the Development Code and the Subdivision Map Act.

Section 66452.6(e) of the Public Resource Code (Subdivision Map Act) states that the time at which a map expires may be extended for a period or periods not exceeding a total of five years.

The map expires on January 16, 2009. Staff has approved a one year time extension of this tentative tract map, through January 16, 2010.



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To: Planning Commission
From: Community Development Director
Date: June 17, 2008
RE: PC 03-40 – Request for the Phasing of Street Improvements for the Southern California Vipassana Center 68561 Twentynine Palms Highway (Hwy 62), RL-2.5, T1N, R8E, Section 32, APN 0613-071-03, -10 and -11.

RECOMMENDATION: Approve the proposed phasing of street improvements.

BACKGROUND: The applicant is required to construct street improvements associated with the project. The conditions of approval require right of way dedications and street improvements to Twentynine Palms Highway (SR62), Mantonya Road, Sullivan Road and Kerns Blvd. The applicant has requested that the street improvements be tied to project milestones.

Attachments

- Draft Second Amendment to Conditions
- Conditions of Approval
- Site plans

The first phase is currently in plan check and a grading plan has been submitted. The phasing plan requested by the applicant is attached.

The applicant is requesting that sidewalk improvements be deferred until Phase 4 and 5.

SUMMARY: On October 21, 2003, the Planning Commission approved a CUP for the development of a 55,055 square foot meditation center. The approval included standard conditions of approval, including requirements for offsite improvements such as curb & gutter, sidewalks, street improvements and a bus shelter.

In 2005, an amendment to the project increasing the size to 63,503 square feet was approved. In 2007, an amendment to the conditional use permit was approved which reduced the overall size of the project to 58,976 square feet. One year time extensions were granted in 2005, 2006 and 2008. No extension was granted in 2007 because an amendment to the project was approved that year, which provided for an automatic one-year time extension.