

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, DECEMBER 16, 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 Saturday, December 20, 2008 at 7:00 p.m. and Friday, December 26, 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 December 2, 2008 Planning Commission Meeting Minutes
- 3.2 Planning Commission Resolution No. 08-20 recommending approval of PC 08-78 a Conditional Use Permit Amendment by applicant Rocky Moore for the modification to the parking requirements of PC 04-09 and a request to terminate a Parking Agreement required as a Condition of Approval.

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 08-77 (Amendment to the Circulation Element of the General Plan): The City of Twentynine Palms Engineering Department is proposing to amend the Circulation Element of the General Plan, which applies to the entire area encompassed by the municipal boundaries of the City of Twentynine Palms. This amendment includes updating the City’s roadway system, amending the existing bicycle system, and amending the City’s street cross sections.

RECOMMENDATION:

Conduct the Public Hearing, consider public comment, adopt Planning Commission Resolution 08-21, and recommend that the City Council adopt the Negative Declaration, adopt a De Minimus Finding, and adopt the proposed Amendment to the Circulation Element of the General Plan.

Motion by: _____ To _____ /Second _____

Ayes ___ / Noes ___ / Abstain ___

- 6.2 **PC 08-11 (General Plan Amendment/Zone Change and Tentative Tract Map No. 18701):** Applicant Adobe Springs, LLC proposes a General Plan Amendment and Zone Change on five (5) acres from Rural Living – 2.5-acre minimum (RL-2.5) to Single-Family Residential – 4 dwelling units per acre (RS-4). Tentative Tract Map No. 18701 proposes to subdivide a 34.95-acre project site into 79 Single-Family Residential Lots with a minimum lot size of 7,200 sq. ft., a 8.4-acre Commercial Lot to be developed in the future, 3.4 acres of Recreational Facilities including a clubhouse, pool, spa, tot-lot, basketball court, and paseos, a 0.9-acre Retention Basin, and a 0.8-acre Waste Water Treatment Facility. The project site is located easterly of Adobe Road and northerly of Mesa Drive. CG, RS-4, and RL-2.5 Zones, APNs 0621-261-34 and 0621-271-16, Section 9, T1N, R9E.

RECOMMENDATION:

Conduct the Public Hearing, consider public comment, adopt Planning Commission Resolution 08-22, and recommend that the City Council adopt the Mitigated Negative Declaration, adopt the General Plan Amendment/Zone Change, and approve Tentative Tract Map No. 18701, subject to the attached Conditions of Approval.

- 7.0 **NON-HEARING ITEMS – None**
- 8.0 **FUTURE AGENDA ITEMS – None**
- 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., December 11, 2008.

Jaqueline Palmer, Deputy City Clerk

Time/Date