

**TWENTYNINE PALMS PLANNING COMMISSION
SPECIAL MEETING
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JANUARY 5, 2010
6:00 P.M.**

MINUTES

- 1.0 CALL TO ORDER-** Chair Caplinger called the meeting to order at 6:00 p.m.
PLEDGE OF ALLEGIANCE- Chair Caplinger led the Pledge of Allegiance.
ROLL CALL- The following Commissioners were present: Alderson, Easter, Mintz, Rinkes and Caplinger.
SELECTION OF CHAIRMAN AND VICE CHAIR

Chair Caplinger thanked the Commission for allowing him to serve as the Chair and said it was a humbling experience.

On a motion made by Chair Caplinger, seconded by Commissioner Rinkes and carried with a 5-0 voice vote, the Planning Commission elected Commissioner Mintz to serve as Chair of the Planning Commission.

On a motion made by Chair Mintz, seconded by Commissioner Easter and carried with a 5-0 roll call vote, the Planning Commission elected Commissioner Rinkes to serve as Vice Chair of the Planning Commission.

- 2.0 SPECIAL ANNOUNCEMENTS–** Chair Mintz announced this meeting will be televised on Cable TV Channel 10 Monday, January 11, 2010 at 6:30 p.m. and Friday, January 14, 2010 at 6:30 p.m.

3.0 MINUTES

- 3.1 November 4, 2009 Planning Commission Meeting Minutes

ACTION: On a motion made by Commissioner Easter, seconded by Commissioner Caplinger and carried with a 5-0 voice vote, the Planning Commission approved the November 4, 2009 Planning Commission Meeting Minutes as presented.

- 3.2 December 1, 2009 Planning Commission Meeting Minutes

ACTION: On a motion made by Vice Chair Rinkes, seconded by Commissioner Alderson and carried with a 5-0 voice vote, the Planning Commission approved the December 1, 2009 Planning Commission Meeting Minutes as presented.

- 4.0 CONSENT CALENDAR- None**

- 5.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION - None**

- 6.0 PUBLIC COMMENTS- None**

7.0 PUBLIC HEARINGS

- 7.1 PC 09-75 – A request to amend either Table 19.08-A “Permitted and Conditional Uses” or Chapter 19.58 “Telecommunications Facilities”, Section 19.58.030 “General Requirements” to clarify or remove an existing conflict and amend Chapter 19.48 “Accessory Structures”, Section 19.48.050 “Accessory Uses in Industrial Districts” regarding the current standards and criteria for the placement of “sea-going cargo containers and similar storage devices” within industrially zoned areas.

RECOMMENDATION

Conduct the Public Hearing, consider public comment and adopt PC Resolution 09-26 forwarding a recommendation that the City Council determine that PC 09-75 is Exempt from further environmental review and adopt the proposed changes to Tables 19.07-A, 19.08-A and 19.09-A, and Chapters 19.48 and 19.58 of the “Development Code”.

Community Development Director LaClaire (Director LaClaire) presented a staff report to the Planning Commission.

Chair Mintz opened the Public Hearing.

Frank Thomas, Twentynine Palms, said he owns an auto dismantling yard on Baseline Road and he spoke in favor of item 7.1.

Commissioner Easter asked if Mr. Thomas ran electric to the storage containers.

Mr. Thomas responded yes there was one storage container that electricity was run to, there were four containers that are permanent structures and that are permitted.

Chair Mintz closed the Public Hearing.

Commissioner Easter said he felt it was appropriate to have storage containers in industrial areas.

Commissioner Caplinger said regarding the cell phone towers he thought 200 percent or 300 feet should be kept.

The Planning Commission agreed to allow cell phone towers in residential areas.

Consensus of the Planning Commission was to go with alternative A. The Planning Commission also agreed allowing storage containers to be mobile on industrial lots as long as no electricity was put to them.

ACTION: On a motion made by Commissioner Caplinger, seconded by Commissioner Alderson and carried with a 5-0 roll call vote, the Planning Commission adopted PC Resolution 09-26 forwarding a recommendation that the City Council determine that PC 09-75 is Exempt from further environmental review and adopted the proposed changes to Tables 19.07-A, 19.08-A, and Chapters 19.48 and 19.58 of the “Development Code”.

8.0 REPORTS, REQUESTS AND COMMUNICATIONS - None

9.0 FUTURE AGENDA ITEMS- None

10.0 COMMISSION COMMENTS/STAFF

Commissioner Easter inquired about whether the City has a pamphlet for home owners explaining what was permitted or whether such a pamphlet could be created for owners.

Director LaClaire said he believed the City already had a pamphlet and if there was not one, one could be generated.

Chair Mintz thanked Commissioner Caplinger for his service as Chair.

11.0 STUDY SESSION

- 11.1 PC 09-83 – A discussion as to whether the City should consider an amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code adding a new Chapter 19.145 “Planned Unit Development”, establishing the standards and criteria to process and consider an overlay which would allow a concentration/clustering of residential development within a defined and confined portion of a property.

Director LaClaire presented a staff report to the Planning Commission regarding PC 09-83.

Jay Corbin, Twentynine Palms, spoke in favor of the issue and said he hoped the Planning Commission moved forward with the item.

Commissioner Caplinger said he felt it would be great for a desert community like Twentynine Palms.

Chair Mintz said he thought the issue should be moved forward.

On a motion made by Commissioner Caplinger, seconded by Vice Chair Rinkes and carried with a 5-0 voice vote, the Planning Commission requested staff to proceed to a Public Hearing to formally consider the inclusion of a new Chapter 19.145 “Planned Unit Development” within the Development Code.

- 11.2 PC 09-53 – Comprehensive Update to the City’s General Plan. A Community Workshop to allow the Planning Commission to review, discuss and consider the proposed Land Use, Circulation and Infrastructure Alternatives. Further, the Planning Commission may recommend conceptual approval to the City Council of the Preferred Alternatives and the clarified draft Vision, Guiding Principles, Issues and Objectives.

Director LaClaire presented a staff report to the Planning Commission regarding PC 09-53.

Nelson Miller, Hogle Ireland, presented a power point presentation to the Planning Commission regarding a Comprehensive Update to the City’s General Plan.

At 7:20 p.m. the Planning Commission took a 20 minute break to have the public look at the graphics presented by Hogle Ireland and passed out comment cards to give the public an opportunity to comment on the graphics.

Deanne Chatterton, Twentynine Palms, said she would like to see the entire Mesquite Dune area protected from off road vehicles and poachers taking the native mesquite.

Nalini Maharaj, Twentynine Palms, spoke to the Planning Commission regarding land use and change of zone for the Harmony Motel.

Jack Briggs, Twentynine Palms, spoke in favor of the Mesquite Dunes expansion.

David Hite, Twentynine Palms, spoke in opposition of the City's General Plan. He said he supports growth in the City and would like to see the City annex the airport.

Stephanie Weigel, Twentynine Palms, spoke in favor of the existing City's General Plan and said she supports economic and community development.

Steve Enochs, Representing Sun West Development, spoke in opposition of creating industrial node number 2 because he said it would impact the properties under his ownership.

Jay Corbin, Twentynine Palms, said Twentynine Palms is not an industrially oriented City.

Mr. Miller suggested bringing back more information regarding the comprehensive update to the City's General Plan another Planning Commission meeting bringing the item back for further discussion.

Consensus of the Planning Commission was to have a special meeting on Wednesday, January 13, 2010 at 4:00 p.m. to bring the item back for further discussion.

Please see Hogle-Ireland's notes attached.

12.0 ADJOURNMENT- Chair Mintz adjourned the meeting at 9:50 p.m. to a special meeting on January 13, 2010 at 4:00 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk

January 5, 2010 PC Minutes – Item # 11.2 (PC 09-53)

Chairman Mintz requested the staff report. Director LaClaire introduced the General Plan Consultant, Nelson Miller of Hogle-Ireland, Inc., who presented the staff report.

Mr. Miller outlined the presentation format for the General Plan agenda item, including the Community Workshop component of the meeting. Mr. Miller presented the first part of the presentation.

Mr. Miller requested that the Planning Commission take a 30-minute recess for the Community Workshop. Chairman Mintz stopped the hearing and took a recess for the Workshop.

Community Workshop

The General Plan Update Team presented the proposed overlays, new land use designations and proposed Circulation changes to the public. Workshop participants were asked to fill out a survey that asked whether they “agree”, “disagree” or had “no opinion” regarding the proposed alternatives. Workshop participants generally agreed with the proposed alternatives. Survey results were presented to the Planning Commission during the public hearing component of the meeting.

Chairman Mintz asked that the Planning Commission Meeting reconvene. Chairman Mintz re-opened the public hearing and requested public testimony.

Public Comments

- Deanne Chatterton
 - Protect the Mesquite Dunes.
 - Does not support OHV uses in the City.
- Nalini Maharaj
 - Land Use/Change of Zone request for Harmony Hotel.
- Jack Briggs
 - Supports the Mesquite Dunes Overlay.
 - Concern with circulation of Section 19.
- David A. Hite
 - Supports growth in the City.
 - Would like to see more lights and security.
 - Supports gated communities.
 - Supports OHV uses.
 - Supports existing alignment of Amboy Road.
 - Would like to see the City annex the airport.
 - Does not support the Wildlife Corridors.
- Stephanie Weigel
 - Is working with the Morongo Basin Open Space Group (MBOSG) and the City of Twentynine Palms to develop a comprehensive trails system for the City.
 - Supports overlay concept and clustering.
 - Supports community development and economic development.

- Steve Enochs
 - Bought several properties in the vicinity of Potential Industrial Node #2 to develop residential housing. As such, he noted his opposition to Industrial Node #2, as it would impact the properties under his ownership.

Chairman Mintz asked Mr. Miller to continue with his presentation. Mr. Miller noted that he would present each proposed overlay and new land use designation one by one to the Planning Commission; however, he requested that the Commission provide direction on each item as presented.

Mr. Miller also noted that specific land use/change of zone request made by property owners were going to be brought forward to the Planning Commission separately by City staff. The Commission agreed to review specific land use/change of zone request on a case by case basis for inclusion into the General Plan Update, as it deemed appropriate.

Mesquite Dunes Overlay

- The Planning Commission discussed the proposed Overlay. The Commission requested that commercial properties within the Overlay, including the Golf Course be excluded.

Action

- The Planning Commission recommended conceptual approval of the proposed Overlay; however, the Commission recommended that the Overlay exclude commercial designated properties and the Roadrunner Dunes Golf Course.

Proposed Wildlife Corridors

- The Planning Commission discussed the proposed Overlay. The Commission discussed the viability of each corridor and whether all should be preserved.

Action

- The Planning Commission recommended conceptual approval of the proposed Overlay; however, the Commission recommended that the corridors be prioritize.

Joshua Tree National Park Buffer

- The Planning Commission discussed the proposed Overlay. The Commission requested that existing densities be protected. The Commission expressed a desired to see a mechanism in place that would ensure that existing densities remain and are not intensified in the future.

Action

- The Planning Commission recommended conceptual approval of the proposed Overlay; however, the Commission recommended that the Overlay include a statement that would not allow the intensification of densities within the Overlay.

Marine Corps Base Buffer

- The Planning Commission discussed the proposed Overlay. The Commission did not believed an overlay was necessary.

Action

- The Planning Commission did not recommend approval of the proposed Overlay.

Hillsides

- The Planning Commission discussed the proposed Overlay. The Commission expressed their desire to protect vistas and view sheds.

Action

- The Planning Commission recommended conceptual approval of the proposed Overlay.

Fault Hazards

- The Planning Commission discussed the proposed Overlay. The Commission expressed their desire to protect residents from fault hazards.

Action

- The Planning Commission recommended conceptual approval of the proposed Overlay.

FEMA 100-Year Floodplain

- The Planning Commission discussed the proposed Overlay. The Commission expressed a desire not to lower/restrict densities within the Overlay.

Action

- The Planning Commission recommended conceptual approval of the proposed Overlay; however, it recommended that the density provision be removed.

Indian Cove/Mesquite Drainage Area

- The Planning Commission discussed the proposed Overlay. The Commission expressed their desire to protect residences from drainage hazards.

Action

- The Planning Commission recommended conceptual approval of the proposed Overlay; however, it recommended that the 10,000 sq. ft. minimum pad grading provision be removed.

General Plan Build-Out Projections

- The Planning Commission discussed whether the General Plan should limit City build-out. The Commission expressed that they are more concern with the quality of development that is proposed in the City, as opposed to limiting growth in the City.

Action

- The Planning Commission recommended that the General Plan study and propose policies that would encourage quality development in the City, as opposed to limiting growth in the City to a specific number.

Potential Industrial Nodes #1 – 3

- The Planning Commission discussed the proposed Industrial Nodes. The Commission discussed whether the City needed additional industrial designated properties and whether the proposed locations were suitable for industrial development.

Public Comment

- Jay Corbin
 - The City has over 1,000 acres of industrial designated land, which is enough to meet the City's needs.
 - Opposed to Potential Industrial Nodes.

Action

- The Planning Commission did not recommend approval of the proposed Industrial Nodes, as it deemed that the proposed locations were not suitable for industrial development.

Sewage Disposal

- The Planning Commission discussed the proposed Sewage Disposal concepts. The Commission discussed the feasibility of the proposed alternatives, which included a centralized sewer plant and regional package treatment plants.

Public Comment

- Jay Corbin
 - Cost of centralized sewer plant is too costly.
 - Opposed to sewer plant concept.
- Jane Smith
 - Consider hot water issue, located in the vicinity of Mesa Drive.

Action

- The Planning Commission continued the discussion to a Special Meeting scheduled for January 13, 2010.

Commissioner Caplinger motioned to continue the public hearing to a Special Meeting on January 13, 2010 and adjourn the Planning Commission Meeting. Commissioner Rinkes seconded the motion. With a voice vote, the Commission continued the public hearing to a Special Meeting scheduled for January 13, 2010 and adjourned the Planning Commission Meeting at 9:50 P.M.