



## City of Twentynine Palms General Plan Update

# GENERAL PLAN ADVISORY COMMITTEE MEETING #2

Thursday, August 13, 2009  
6:00 – 8:30 pm

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### Meeting Summary

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The August 13, 2009 General Plan Advisory Committee (GPAC) Meeting was held in the Council Chambers at Twentynine Palms City Hall at 6136 Adobe Road.

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#### 1.0 Call to Order

Jay Corbin, GPAC Chairman, called the meeting to order at 6:00 p.m.

#### 2.0 Roll Call

*The following GPAC Members were present:* Jay Corbin, Pat Flanagan, Mike Duncan, George P. Mulopulos, Jeff Ohlfs, Terriane Palmer, Lisa Pitts, Christopher Plummer, James M. Ricker, Paul F. Smith, Steven D. Whitten, Nelson Muniz (alternate), and Bob Whitt (alternate).

*The following staff members were present:* Charles LaClaire, Community Development Director, Nelson Miller, Hogle-Ireland, Inc., Tonya Pace, Hogle-Ireland, Inc., and Bulmaro Canseco, Hogle-Ireland, Inc.

#### 3.0 Approval of Minutes

##### 3.1 July 20, 2009 Meeting Summary

Action: With an 11-0 vote, the GPAC approved the July 20, 2009 Meeting Summary as presented with no modifications.

#### 4.0 Public Comments

Chairman Corbin reminded GPAC members about the Brown Act. He asked that all GPAC members adhere to the requirements of the act.

Chairman Corbin opened the floor for public comment.

Larry Briggs, resident of Twentynine Palms, noted the following:

- Too many independent businesses, the City needs franchises.
- Because of the Marine Corps Base, too many barbers might not be a bad thing.

- Shoes and new cars cannot be bought in the City.
- Joshua Tree is home to several cafes and bistros.
- There is a need for affordable housing in the City.
- Concern about the Military 801 Housing. Lease is to expire soon.

Larry Wells, resident of Twentynine Palms, noted the following:

- Concern about Section 19, which has small lots with no access roads.

## 5.0 Discussion Items

### 5.1 GPAC Mission Statement (Item moved, originally Item 5.3)

Chairman Corbin introduced a draft GPAC Mission Statement. GPAC members discussed the draft Mission Statement. The discussion centered on what were the main responsibilities of the GPAC and how the committee members envisioned meeting those responsibilities.

Action: With an 8-3 vote, the GPAC approved the Mission Statement as presented with no modifications.

### 5.2 Creation of GPAC Subcommittees (originally Item 5.1)

Chairman Corbin introduced a GPAC Subcommittee Proposal. The proposal sought the creation of three (3) GPAC subcommittees that would deal with particular topic areas. The Subcommittee Proposal included the following:

- The role of the subcommittee is to recommend concepts to the full GPAC.
- The subcommittee recommendations should be brief and to the point.
- Subcommittees to meet at least once prior to the next GPAC meeting.
- Disagreements among subcommittee members are acceptable; however, the subcommittee needs to work diligently.

The GPAC discussed possible Brown Act implications at subcommittee meetings. The GPAC concurred that all subcommittee meetings be open to the public, have an agenda, and follow the same procedural requirements as required by the Brown Act, including public notice requirements.

The GPAC asked staff to discuss with the City Attorney the possible Brown Act implications that might be caused if GPAC members participate at subcommittee meetings.

Action: With an 11-0 vote, the GPAC adopted the GPAC Subcommittee Proposal as presented, including the recommendation that all subcommittee meetings be conducted in compliance with the Brown Act (public notice and meeting agenda requirements).

### 5.3 Webpage Information (originally Item 5.2)

Chairman Corbin asked the GPAC whether their contact information could be posted on the General Plan Update website. All GPAC members agreed to have their contact information be posted on-line, including name and phone number or e-mail address.

Action: With an 11-0 vote, the GPAC approved posting GPAC members contact information on-line.

## 5.4 Vision and Guiding Principles

Nelson Miller, Hogle-Ireland, Inc., discussed the land use and circulation tables and maps that were provided to the GPAC. Mr. Miller noted that the tables and maps were being provided to the GPAC as background information. All information provided to the GPAC members is also available on the General Plan Update website ([www.29palmsgeneralplan.com](http://www.29palmsgeneralplan.com)).

The GPAC asked whether the City's existing General Plan and Development Code could also be posted on-line. Mr. LaClaire, Community Development Director, noted that the existing General Plan is posted on-line and that he would work on getting the Development Code posted on the City's webpage.

Mr. Miller indicated that based on the stakeholder interviews, conducted as part of the General Plan Update effort, and the community surveys received to date, it appeared that the existing General Plan vision was consistent with the community's goals. The existing General Plan vision was provided to GPAC members for reference. GPAC members discussed the existing General Plan vision.

Mr. Miller indicated that based on the feedback received to date, along with the background information provided to the GPAC, the General Plan Update team prepared a set of draft Guiding Principles. The draft Guiding Principles are intended to serve as the basis for the General Plan Update. The GPAC discussed the draft Guiding Principles and made recommendations to be included as part of the Guiding Principles.

Action: With an 11-0 vote, the GPAC adopted the Guiding Principles with the modifications made during the meeting.

## 5.5 Issues

Mr. Miller presented the GPAC with a draft Issues Matrix, which was developed based on the information collected to date, including the feedback received through the stakeholder interviews and community surveys. The draft Issues Matrix was provided to the GPAC for input and feedback. The GPAC discussed a section of the draft Issues Matrix and agreed to complete the review of the remainder of the draft Issues Matrix as part of their subcommittee meetings.

Action: With an 11-0 vote, the GPAC voted to discuss the Issues Matrix during their Subcommittee meetings and provide subcommittee reports at the upcoming GPAC meeting.

## 5.6 Next Meeting Scheduled for: September 14, 2009 at 6:00 pm

Topics:

- Issues Matrix
- Subcommittee Reports

## 6.0 Adjourn

Chairman Corbin adjourned the meeting at 8:30 p.m.