



**City of Twentynine Palms
General Plan Update**

**GENERAL PLAN ADVISORY
COMMITTEE MEETING #10**
Monday, August 30, 2010
6:00 – 9:00 pm

Meeting Summary

The August 30, 2010 General Plan Advisory Committee (GPAC) Meeting was held in the Council Chambers at Twentynine Palms City Hall at 6136 Adobe Road, Twentynine Palms, California.

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, George P. Mulopulos, Jeff Ohlfs, Kim Ortamond, Terrienne Palmer, Lisa Pitts, Christopher Plummer, Marlana Brown for James M. Ricker, Paul F. Smith and Steven D. Whitten.

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

3.0 Approval of Minutes

3.1 None.

4.0 Public Comments

Chairman Corbin opened the floor for public comment, no public comments were made.

5.0 Discussion Items

5.1 Update on General Plan Update Program

Chairman Corbin welcomed back the General Plan Advisory Committee (GPAC). Chairman Corbin noted that Ms. Marlana Brown was substituting for Mr. James Ricker; however, that Ms. Brown would not be able to vote as determined in consultation with Mayor Steve Flock.

Chairman Corbin asked Mr. Nelson Miller, Hogle-Ireland, to provide an update on the General Plan Update Program. Mr. Miller indicated that the Draft General Plan, Draft Environmental

Impact Report (EIR) and Technical Reports had been completed and were available for public review. Mr. Miller indicated that copies of the documents were available on the General Plan Update website at www.29palmsgeneralplan.com and that hard copies were also available at the City's Community Development Department and at the Twentynine Palms Branch Library.

Mr. Paul Smith inquired as to how the Downtown Economic Revitalization Specific Plan was being incorporated into the updated General Plan. Mr. Miller indicated that the Specific Plan was being shown as a Specific Plan in the Land Use Map and that the land use designations for this area were going to be as dictated by the Specific Plan document, which has been conceptually approved by the City Council.

GPAC members discussed the proposed land use designations for the City's Sphere of Influence (SOI). Mr. Miller indicated that the proposed land uses for the SOI were consistent with the existing San Bernardino County designations, including development densities and intensities, with the exception of the OSR-20 designated properties. The GPAC expressed concern regarding the proposed OSR-20 land use designation, particularly regarding the increase in density from one (1) dwelling unit per 40 acres to one (1) dwelling unit per 20 acres. After discussion and consideration of the OSR-20 land use, the GPAC recommended that the density for these properties be changed back to one (1) dwelling unit per 40 acres instead of the proposed one (1) dwelling unit per 20 acres.

Action: With a 6-4 vote, the GPAC recommended that the land use density for the OSR-20 designated properties be changed back to one (1) dwelling unit per 40 acres instead of the proposed one (1) dwelling unit per 20 acres.

5.2 & 5.3 General Plan Goals & General Plan Implementation Policies

The GPAC discussed and reviewed the proposed General Plan goals and implementation policies. The GPAC made a number of recommendations to the proposed goals and policies, the GPAC's recommendations are noted in the attached "GPAC Recommendations" document.

Action: With a majority vote, the GPAC recommended that the General Plan Goals and Implementation Policies be revised as noted in the attached "GPAC Recommendations" document.

5.4 Draft Environmental Impact Report

Chairman Corbin requested a copy of the proposed Development Impact Fee (DIF) Program in order to conduct an adequate review of the Draft EIR. Mr. Miller indicated that the DIF Program was not complete; however, an overview could be provided. Mr. LaClaire indicated that the DIF Program was not part of the GPAC's scope and therefore he recommended that the GPAC continue with the review of the Draft General Plan and Draft EIR. The GPAC discussed the impact of the DIF Program on the General Plan and EIR, and concluded that an overview of the DIF would help their review of the draft documents.

Action: The GPAC requested an overview of the proposed Development Impact Fees prior to the next GPAC meeting in order to adequately review the Draft EIR.

5.5 Questions and Comments

Vice-Chair Pat Flanagan requested that the Conservation Element be included in the Agenda for the upcoming GPAC meeting.

Mr. Steven Whitten proposed a Comment Worksheet to facilitate the review of the Draft General Plan and Draft EIR. The GPAC discussed the proposal and concurred that a Comment Worksheet be provided to GPAC members to note their comments.

A member of the public inquired regarding the process of the recommendations made by the GPAC. Mr. Miller indicated that all GPAC recommendations will be provided to the Planning Commission and City Council for consideration via a "GPAC Recommendations" document. Mr. Miller indicated that the draft General Plan and Draft EIR will be revised once the City Council reviewed and considered the draft documents.

Action: The GPAC requested that a Comment Worksheet be prepared and e-mailed to the GPAC members in the coming days to provide a mechanism for GPAC members to note their comments. The GPAC agreed to submit their comments to Hogle-Ireland by noon on Wednesday, September 8, 2010. The GPAC requested that Hogle-Ireland compile all the GPAC comments and e-mail a comprehensive list of comments to all GPAC members prior to the next GPAC meeting.

5.6 Next Meeting Target Date: September 13, 2010

Chairman Corbin noted that the next GPAC meeting was scheduled for Monday, September 13, 2010 at 6 p.m. in the Council Chambers.

Action: No action was taken.

6.0 Adjourn

Chairman Corbin adjourned the meeting at 9:00 p.m.