

City of Twentynine Palms
Treasurer's Report
November 30, 2003

Depository	Term	Matures	Interest Rate	Amount	Market Value
Petty Cash	On Hand		N/A	\$520	\$520
PFF Bank & Trust Checking account	Demand		0.93%	\$113,304	\$113,304
Pacific Western Payroll Account	Demand		0.63%	\$102,543	\$102,543
Local Agency Investment Fund Total City Funds	Demand		1.57%	<u>\$5,409,092</u> \$5,625,459	<u>\$5,409,092</u> \$5,625,459
Funds Held in Trust:					
Employee deferred compensation	N/A		N/A	<u>\$316,005</u>	<u>\$316,005</u>
Total Funds in the Treasurer's Custody				\$5,941,464	\$5,941,464



STAFF REPORT

6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799 • Fax (760) 367-5400
commdev@ci.twentynine-palms.ca.us

January 27, 2004

TO: City Council via City Manager
FROM: Community Development Director
SUBJECT: PC 02-17

Development Code Update, review of Chapters 19.54 Bed and Breakfast Inns, 19.62 Flood Management Regulations, 19.64 Hillside Grading, Clearing and Plant Removal, 19.85 Public Improvements – Delaying or Deferring, 19.86 Nonconforming Uses, 19.92 Nuisance Abatement.

RECOMMENDATION: Adopt Ordinance No. 178.

BACKGROUND: At the January 13, 2004 meeting, Council took action to introduce Ordinance No. 178 which implements the attached chapters of the Development Code.

During the hearing, Council directed staff to continue adoption of Chapter 19.74 Noise Control. Accordingly, the Chapter is not included for adoption. The other Chapters, however, are ready for adoption at this time. If adopted, the Ordinance becomes effective in thirty days, February 27, 2004.

Attachments

- Draft Ordinance No. 178
- Chapter 19.54, Bed and Breakfast Inns
- Chapter 19.62, Flood Management Regulations
- Chapter 19.64, Hillside Grading, Clearing and Plant Removal
- Chapter 19.85, Public Improvements Delaying or Deferring
- Chapter 19.86, Nonconforming Uses
- Chapter 19.92, Nuisance Abatement

Staff recommends that the City Council adopt Ordinance No. 178.

City of Twentynine Palms
Treasurer's Report
December 31, 2003

Depository	Term	Matures	Interest Rate	Amount	Market Value
Petty Cash	On Hand		N/A	\$520	\$520
PFF Bank & Trust Checking account	Demand		0.83%	\$87,927	\$87,927
Pacific Western Payroll Account	Demand		0.64%	\$102,957	\$102,957
Local Agency Investment Fund	Demand		1.55%	\$5,859,092	\$5,859,092
Total City Funds				\$6,050,496	\$6,050,496
Funds Held in Trust:					
Employee deferred compensation	N/A		N/A	\$339,894	\$339,894
Total Funds in the Treasurer's Custody				\$6,390,390	\$6,390,390

NOTES:

- 1) All the above investments are in compliance with the City's Investment Policy, except for the deferred compensation, for which the employees choose their own investment vehicles.
- 2) The City has sufficient funds to meet its expenditure requirements for the next six months.



STAFF REPORT

6136 Adobe Road
Twentynine Palms, CA 92277
(760) 367-6799 • Fax (760) 367-5400
commdev@ci.twentynine-palms.ca.us

To: City Council via City Manager
From: Community Development Director
Date: January 27, 2004
RE: PC 02-17

Development Code Update, Chapters 19.06 Definitions and 19.82 Off Street Parking and Loading Regulations.

RECOMMENDATION: Conduct the Public Hearing, introduce Ordinance No. 179, and direct staff to bring the matter back to the City Council for adoption.

BACKGROUND: The two attached chapters represent a portion of the ongoing Development Code update. Each chapter is discussed below.

Chapter 19.06 Definitions

Definitions become critical in determining the meaning of applicable text. The City's current Definitions chapter was adopted in 1998. They are being revised at this time to incorporate elements of other portions of the revised Development Code. The attached chapter was reviewed by the Commission at the November 18, 2003 meeting. Following the November 18th Study Session, the Planning Commission directed staff to set the matter for Public Hearing. The Public Hearing was held on January 6, 2004 and is recommended for Council adoption.

Chapter 19.82, Off-street Parking and Loading Regulations

In 1989, the City adopted Ordinance No. 52 which revised the parking requirements and standards for the City. Additionally, an exemption is provided for all existing buildings in the City which are not expanded or intensified. Ordinance No. 52 was codified into the Municipal Code as Chapter 12.01.

Last year, the City Council directed staff to hire a consultant to conduct a parking study of the City's Downtown. A request for proposal was published and RBF Consulting of Irvine was selected. Their report was prepared in late 2002 and published January 16, 2003. As part of the Development Code update, the planning consultant reviewed the recommendations prepared by the parking consultant contained in the parking study and prepared a draft for the City's consideration. In formulating their recommendation to the Council, the Planning Commission considered the recommendations of the parking consultant and the planning consultant.

Attachments

- Ordinance No. 179
- Chapter 19.06, Definitions
- Chapter 19.82, Off-street Parking and Loading Regulations

The Planning Commission held Study Sessions on August 5, 2003, August 19, 2003, September 16, 2003, October 7, 2003, October 21, 2003 and November 18, 2003. Following the November 18th meeting, the Planning Commission directed staff to set the matter for Public Hearing. The Public Hearing was held on January 6, 2004 and three revisions were made to the draft parking requirements. They are:

Section 19.82.040 now includes a 25% reduction in the quantity requirement for uses in the Downtown, if the parking is provided as shared parking and posted as public parking.

The parking requirement for outdoor dining is now one space per 150 square feet. This is less than the current requirement of one space per 80 square feet and more than the previous draft requirement of one space per 200 square feet.

A recommendation is provided in Section 19.82.060 (Table 19.82.C) that parking stall width be increased to ten (10) feet for 35% of required spaces. Note that this is being recommended as a recommendation, not a requirement.

The revised draft is provided for Council's consideration.

Additionally, the Planning Commission recommends that Council develop City-owned property in the Downtown and acquire and develop additional parking as resources are available.

Environmental Clearance

The California Environmental Quality Act (CEQA), provides for several areas of exemptions. Class 7 allows for actions by regulatory agencies to maintain, restore, or enhance natural resources, other than construction activities, where the regulatory process includes procedures to protect the environment.

Fiscal Impact

The Council's action of March 12, 2002 authorized expenditure of \$44,170 for the update. Hogle-Ireland has completed the update within budget. Some additional cost for printing and staff time to assemble revised Codes will result from adoption of the Code. Additional direct costs are not anticipated.

Summary

Staff recommends that Council conduct the Public Hearing, introduce Ordinance No. 179, and direct staff to bring the matter back to the City Council for adoption. If introduced by the Council, the chapters will be presented to the Council at the February 10, 2004 meeting for adoption.