



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: June 8, 2004
RE: PC 04-11

Completion of Development Code update, adoption of the General Plan Land Use Map as the City's Zoning Map.

RECOMMENDATION: Adopt Ordinance No. 183.

BACKGROUND: At the May 25, 2004 meeting, Council conducted a public hearing and took action to introduce Ordinance No. 183, as recommended by the Planning Commission. The Ordinance adopts the General Plan Land Use map as the City's zoning map, ensuring consistency between the General Plan and zoning.

Attachments

Draft Ordinance No. 183 with
Exhibit "A" *General Plan Land
Use/Zoning Map*

The attached map includes correction of the General Plan land use designation for eleven parcels which were not consistent with their underlying zoning. Adoption of Ordinance No. 183 corrects the inconsistency. The subject parcels are:

APNs 615-071-20, 21, 22, 23, and 24
APN 617-161-04
APN 621-241-24, 25, 34, 43 and 44

Ordinance No. 183 is ready for adoption at this time. If adopted, it becomes effective in thirty days, July 8, 2004.

Staff recommends Council adoption of Ordinance No. 183.

ORDINANCE NO. 183

AN ORDINANCE OF THE CITY OF TWENTYNINE PALMS, CALIFORNIA
ADOPTING THE GENERAL PLAN LAND USE MAP AS THE CITY'S ZONING
MAP.

WHEREAS, pursuant to Government Code Section 65350, the City shall prepare, adopt, and amend its general plan to ensure the orderly growth of the City of Twentynine Palms; and

WHEREAS, pursuant to Government Code Section 65354 the Planning Commission held a duly noticed Public Hearing on May 4, 2004, received public comment on the proposed changes, and voted to recommend Council adoption of the General Plan Land Use Map as the City's Zoning Map; and

WHEREAS, on October 23, 2001, the City adopted its General Plan Land Use map which specifies the land use designation for all land within the City; and

WHEREAS, the General Plan land use designation for parcels identified as APNs 615-071-20, 615-071-21, 615-071-22, 615-071-23, and 615-071-24 was incorrectly identified as General Commercial on the General Plan land use map and the zoning designation is Single Family Residential, and the City Council seeks to ensure consistency between the General Plan land use designation and the zoning and therefore amends the General Plan land use map to be consistent with the zoning; and

WHEREAS, the General Plan land use designation for the parcel identified as APN 617-161-04 was incorrectly identified as Tourist Commercial on the General Plan land use map and the zoning designation is Service Commercial, and the City Council seeks to ensure consistency between the General Plan land use designation and the zoning and therefore amends the General Plan land use map to be consistent with the zoning; and

WHEREAS, the General Plan land use designation for the easterly portion of parcels identified as APN 621-241-24, 621-241-25, 621-241-34, 621-241-43 and 621-241-44 was incorrectly identified as Multi-family Residential on the General Plan land use map and the zoning designation is General Commercial, and the City Council seeks to ensure consistency between the General Plan land use designation and the zoning and therefore amends the General Plan land use map to be consistent with the zoning; and

WHEREAS, the City Council of the City of Twentynine Palms held a duly noticed Public Hearing on May 25, 2004 to consider the Planning Commission's recommendation and receive public comment; and

WHEREAS, the City Council considered all public comment before taking action; and

WHEREAS, the City of Twentynine Palms places great interest in protecting and preserving the quality of all land use districts of the City through effective land use planning; and

WHEREAS, pursuant to Government Code section 65300.5, the General Plan and map are to comprise an integrated, internally consistent and compatible statement of policies for the physical development of the City; and

WHEREAS, the City has determined that adoption of Ordinance No. 183 ensures consistency between the General Plan, the General Plan Map, and the Development Code and thus enables the City to provide for orderly growth and protect property rights within the City.

NOW, THEREFORE, the City Council of the City of Twentynine Palms hereby ordains as follows:

SECTION 1: Ordinance No.183 adopting the City's General Plan Land Use Map as the City's zoning map, attached hereto and entitled "General Plan Land Use/Zoning Map" is hereby adopted.

SECTION 2: That on May 25, 2004, the City Council found adoption of the Ordinance exempt from the California Environmental Quality Act.

SECTION 3: This Ordinance shall be effective 30 days from the date of its adoption and the City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published as required by law.

PASSED AND ADOPTED this 8th day of June, 2004.

Glenn Freshour, Mayor

ATTEST:

Charlene L. Sherwood, City Clerk

CERTIFICATION

I, Charlene L. Sherwood, City Clerk of the City of Twentynine Palms, California, do hereby certify that the foregoing Ordinance No. 183 was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 25th day of May 2004. That

thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the 8th day of June 2004, by the following vote, to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN COUNCILMEMBERS:

Charlene L. Sherwood, City Clerk

THE TWENTYNINE PALMS CHAMBER OF COMMERCE AND VISITORS BUREAU

MONTHLY REPORT

May 2004

RECAP OF THE MONTH

Visitor counts are decreasing a bit, as expected but not to the degree experienced in the past. We are pleased to continue to welcome visitors as well as real estate investors and developers.

VISITOR SERVICES

New information/publications available in the Visitor Center include:

- Health Care Index – courtesy of Our Local Book and Hi-Desert Medical Center
- TV with VCR/DVD- mural videos and other items of interest about the city are played in the Visitor's Center.

Gift shop -

O'Connor Graphics now has Twentynine Palms and MCAGCC merchandise on consignment.

Customer contacts during May 2004:

Phone Calls: 490

Visitors: 342

Information Packets Mailed: 10

MEMBER SERVICES

During May 2004:

- 4 new members
- 2 renewals

Membership currently totals 241.

Note: Most member renewals occur during July of each year.

Employer Posters

Required employer posters are now available for purchase at the Chamber office. These posters are required for every California employer. Poster sets are priced significantly below regular retail.

Networking Opportunities:

The Chamber's May mixer was hosted by Trinkets & Tomes, gifts and women's apparel. The Mixer marked the store's 4th anniversary in business and celebrated its reopening following recent "facelift".

The June Mixer will be held June 24 at Reach Out 29.

Complaints Mediation

1 request for complaint mediation was received during May.

1. Customer reported that a local auto repair business had seriously damaged their car through shoddy performance in the process of a routine repair. Through fact-finding, Chamber staff found that the business employs no ASE certified mechanics. Advised complainant to file complaint with California Bureau of Auto Repair and to consider filing a code enforcement complaint, if appropriate. Complainant advised that they had retained an attorney in the 2-day interim between their contacting us and our investigation.

MARKETING

Morongo Basin Visitors Guide – Advertising sales are complete. Maps are being updated and editorial editing is nearly complete. A printing contract has been established with Banta Publishing. Off-loading and storage space is being sought and drop shipments are being scheduled.

This concept of marketing the entire Morongo Basin as a whole is not revolutionary. However, the reality of regional cooperation in marketing is historic. This initial foray into mutual-benefit projects has been a massive undertaking with a steep learning curve. The ultimate success of this project will pave the way for future projects and subsequent joint marketing efforts.

Tours, Conferences & Meetings

- Planned marketing of our community to groups is underway. An inventory of local sites and their amenities is begun.

Other Marketing

- Pat Flanagan, local naturalist, has been retained as part-time Chamber staff assigned to creating website content for visitors. Online brochures will outline pertinent information and sample itineraries for a variety of visitor demographics.

- Chamber representatives are participating in plans to celebrate Joshua Tree National Park's 10th anniversary. Publicity for anniversary events as well as local events in the weeks surrounding the celebration will be far-reaching
- Continuing development of media contacts for use in marketing our community
- Expanding selection of ready response information for visitor inquiries about less well-known visitor attractions and services.
- Submitting regular updates about 29 Palms events to the Hi-Desert Publishing "Things to Do and Places to Go!" publication.
- Submitting local events and attractions to California Happenings, Event Crazy and other travel-related publications and sites.

TECHNOLOGY & EQUIPMENT COMMITTEE

This Chamber committee is currently writing a request for proposal to be issued for a Visitor's Center computer system. This computer would be available to visitors to check their email, download and print brochures and other information about our area or to plan the next part of their trip.

BUSINESS & ECONOMIC DEVELOPMENT

Roundtables

The Chamber's Business and Economic Development Committee hosted an Effective Business Signage Workshop on Saturday, May 15. Presenters included a professor from L.A. Trade-Technical College who educated local merchants on signage basics and the value of hand crafted wood signs in an art community. Local sign maker Geoff's Graffix gave a presentation on other kinds of locally created signs.

The Chamber will host several workshops and seminars in the coming months including

- Workers' Comp- Recent Changes and Their Practical Applications,
- Doing Business With the Military
- Measure I
- County Employment Services Division

LEGISLATIVE AFFAIRS

Endorsements

The Chamber is also making plans to present Measure I information to local merchants and

voters, encouraging them to vote for the Measure on the November ballot.

MILITARY AFFAIRS

Chamber representatives attended a reception in honor of the Commandant of the Marine Corps.

Chamber representatives attended a farewell social in honor of Commanding General and Mrs. Christian Cowdrey.

The Chamber is partnering with the Combat Center and MCCA in Operation Enduring Families 2. The Adopt-A-Unit Program has been very successful with most of the deployed units currently adopted by local businesses.

M.A.C. Assistance Fund

The Chamber maintains a small fund of donated monies which has been set aside to assist military personnel and their families with urgent needs. Military personnel are eligible to apply for assistance upon referral from the Navy/Marine Corps Relief Society.

FAM Tours:

Community tours are offered to organizations aboard base on a scheduled tailored to their group. Organizations will establish a group of attendees and arrange for transportation. The Chamber will provide guides, informational materials, and breakfast or lunch for a nominal fee.

EVENTS

Street Fair and Car Show

The 2004 Street Fair and Car Show will be held Friday, June 4 from 6 to 10 p.m. on the highway, downtown. News Releases sent to a wide audience have triggered interest from media and potential sponsors out of the Morongo Basin. This event was accepted by publication by Culture California and is now listed on culturecalifornia.com. The event has also been submitted to Westways Magazine, California Happenings, Event Crazy and other national and state publications. The event will be featured in the Twentynine Palms section of The Blend magazine's e-zine.

Local artist and graphic designer David Fick designed eye-catching event posters. Car Show coordinator is Jim Woolsey. Over 40 vendors have reserved space. A vendor has been recruited to bring a rock climbing wall and several children's

inflatable bouncers. Downtown merchants are planning sidewalk sales and local non-profit groups are planning displays and fundraising activities during the event.

Temporary Use Permit and CalTrans Encroachment Permit have been received.

Pioneer Days 2004

Dates: October 14-17

Saturday- Military Appreciation Day

Theme: "29 Palms Rocks!"

Parade Grand Marshals: Bill & Betty Holmes

Graphic Artist Patrick Brink designed this year's

Pioneer Days commemorative button. Bids are being accepted for button production.

An Adopt-A-Banner program for Pioneer Days street banners is planned.

Carnival and Rodeo contracts are being negotiated.

A major sponsor is being sought. Sponsor packages will include several levels of participation.

June 8, 2004

Attachments

- Resolution 04-14
- Election Schedule For November 2, 2004 General Municipal Election

TO: City Council via City Manager

FROM: City Clerk

SUBJECT: Adoption of Election Resolution Calling and Giving Notice of a General Municipal Election, and Requesting Consolidation of the Municipal Election with the Statewide General Election

RECOMMENDATION

The City Council adopt Resolution 04-14, a resolution Calling and Giving Notice of a General Municipal Election on November 2, 2004, and Requesting Consolidation of the Municipal Election with the Statewide General Election (roll call vote).

BACKGROUND

The City has a General Municipal Election scheduled for November 2, 2004. Two Council Member seats will become vacant for full four-year terms. The terms of Council Members Bagley and Freshour will expire in November 2004, however, these Council Members are eligible to file for re-election.

The City contracts with the County of San Bernardino Registrar of Voters for Election Services and it is required that the City request consolidation of the Municipal Election with the Statewide General Election.

Resolution No. 04-18 accomplishes the above mentioned items necessary to proceed with the City's General Municipal Election.

Attached for your information is a copy of the schedule for the November 2, 2004 General Municipal Election.

STAFF REPORT

To: City Council via Michael Swigart, City Manager
From: Richard Pedersen, City Engineer
Date: February 10, 2004
RE: Slurry Seal 2004 Project

RECOMMENDATION:

1. Accept the completed work on the Slurry Seal 2004 Project by Roy Allen Slurry Seal Inc. for the amount of \$443,159.27.
2. Direct the City Clerk to file a Notice of Completion, and notify surety to exonerate contract bonds.
3. Direct the Finance Director to release the retention after 30 days if no claims are filed against the contractor.

DISCUSSION: On February 10, 2004, a contract was awarded to Roy Allen Slurry Seal Inc., the lowest bidder. The project included slurry sealing over 30 miles of local and arterial streets within the City.

BACKGROUND: All work was completed within the working days required by the contract. The work was inspected and found to be satisfactory. The slurry seal project is in this fiscal year's budget and is consistent with the City Council's goal of utilizing Measure I funds. This final action fulfills the City's obligations of the contract.

ATTACHMENT: Notice of Completion

Recording Requested by:
City of Twentynine Palms

When Recorded mail to:

CITY OF TWENTYNINE PALMS
Engineering Division
6136 Adobe Road
P.O. Box 995
Twentynine Palms, CA 92277

FOR RECORDER'S USE ONLY

Notice of Completion

NOTICE IS HEREBY GIVEN, that

1. The undersigned, Richard H. Pedersen is the duly appointed and qualified City Engineer of the City of Twentynine Palms, a municipal corporation of the State of California, and which is located within the County of San Bernardino, in said State, and the address of the undersigned is 6136 Adobe Road, Twentynine Palms, California 92277.
2. That on the 8th day of February 10, 2004 and pursuant to approval of the City Council of the said City, the City entered into a contract with Roy Allen Slurry Seal Inc. whose address is 11922 Bloomfield Avenue, Santa Fe Springs, California 90670, for the construction of the SLURRY SEAL 2004 Project, in the City of Twentynine Palms, and in accordance with the City of Twentynine Palm's Plans and Specifications.
3. That all of the said work or improvement was located at various locations in said City.
4. That all of the said work or improvement contemplated in and under said contract was accepted by Council action on June 8, 2004.
5. That the Surety on the Performance Bond of said Contractor and the surety on the Labor and Material Bond of said Contractor, under said contract, was and is \$365,127 and \$182,563.

The undersigned, being the first duly sworn, says: That is the duly appointed and qualified City Engineer of the City of Twentynine Palms, the political subdivision of the state of California which conducted the proceedings for the improvement located at 14955 Dale Evans Parkway, in said City, described or referred to in the foregoing Notice; and that he has read the foregoing "Notice of Completion;" and knows the contents thereof, and that the facts recited therein are true.



City Engineer of the City of Twentynine Palms, California

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF TWENTYNINE PALMS) ss.

STAFF REPORT

June 8, 2004

To: City Council via City Manager
From: Finance Director
Subject: Amendment of Measure I Five-Year Plan

Attachments
➤ Resolution No. 04-07
➤ Amended Five-Year Plan

Recommendation:

The City Council adopt resolution 04-07, amending the Measure I Five-Year Plan for the Year 2003-2004 through 2007-2008.

Discussion:

The City Council Approved the Five-Year Measure I Plan last September, but there have been several changes to the work schedule this year, most notably, berming in some of the areas that were flooded last summer and the decision to slurry seal many streets this spring. Both of these projects have been improvements to the streets and roads in Twentynine Palms, and are allowable under Measure I. They just have to be added to the current plan by an amendment.

STAFF REPORT

June 8, 2004

To: City Council via City Manager

From: Finance Director

Subject: Budget for fiscal year 2004-05

RECOMMENDATION

The City Council approve the budget for 2004-05 by the adoption of Resolution 04 –10, the fee schedule with the adoption of Resolution 04 -11, the spending limit with the adoption of Resolution 04 –12, as well as approve the Law Enforcement Contract, The Investment Policy, The Wage and Classification Scale and the Capital Improvement Program.

DISCUSSION

The above documents were previously distributed to the City Council and all those who normally receive agenda packets.

Budget

The budget has been under discussion since December, when the Governor announced plans to balance the state budget using City and County money. There have been several meetings concerning the budget and some hard decisions made.

The budget, as presented tonight, is similar to the one discussed at the workshop on May 27 with some changes to the special funds to bring them agreement with the Capital Improvement Plan.

The General Fund budget is balanced, and within staff's understanding of the amount of revenue that will be generated locally and the amount of our own revenue that the state will send back to us after taking their cut off the top.

The Special funds are balanced, in some cases using reserves to accomplish projects. The Redevelopment funds show negative fund balances at the end of the year, this is

because of the nature of Redevelopment. Redevelopment will need to borrow from the General Fund sometime during the year.

Fee Schedule

The fee schedule has been reviewed by the department heads and adjusted where necessary.

Spending Limit

The spending limit is a calculation dictated by the state, based on the annual change in personal income and the population increase of either the City or the County, whichever is greater. By law, the calculation has to be made each year, but, in our case, it makes no difference, because the limit is much higher than the General Fund would possibly spend.

Law Enforcement Contract

This is the County Sheriff's proposal to continue the same level of service as last year. It has increased by \$190,000. The increase is largely because of salary negotiations that take full effect this year.

Investment Policy

State law requires cities to approve their investment policy each year. The policy is very restrictive in the type of investments that can be made. It is unchanged from last year.

Classification and Compensation Scale

The schedule has been updated to reflect the 1.8% salary increase calculated in the budget. This becomes the reference used for fiscal year 2004-05 hiring and merit increases.

Capital Improvement Plan

This is a new addition, outlining proposed projects for the next five years and beyond. The current year projects agree with the proposed budget and, where applicable, the Measure I Five Year Plan. The document, will undoubtedly change from year to year based on future funding and needs.