

**CITY OF TWENTYNINE PALMS
PROCLAMATION
THE MONTH OF OCTOBER 2004 AS
“CULTURE, ARTS AND TOURISM MONTH”**

WHEREAS, in the 10 years since 1994, Action Council for Twentynine Palms, Local Artists, Galleries, Muralists, Musicians, Theatre Artists, Actors and others have creatively invigorated the community through culture, public art and tourism; and,

WHEREAS, The City of Twentynine Palms is becoming a visitors center renowned as the desert home to gifted and talented people in Culture, Arts & Entertainment including artists, painters, sculptors, muralists, authors, poets, photographers, musicians, screenwriters, actors, directors whose sculptures, murals, stories, poems, song lyrics, photos, plays, acting, magazines, production enrich the concepts, events, life and continual growth of the community; and,

WHEREAS, the local art community’s endeavors continue to serve the City well, having made major contributions to the City’s beauty, character, economy, image and civic pride; and,

WHEREAS, the City of Twentynine Palms wishes to call attention to the importance of **Cultural Arts and Tourism** in our growing economy and community life and recognize the Morongo Basin Cultural Arts Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby proclaims the month of October 2004 as Morongo Basin “**Cultural Arts and Tourism Month**” in the City of Twentynine Palms, and asks all citizens to acknowledge, enjoy and pay tribute to **Cultural Arts and Tourism** for its contributions to our fair City.

DATED this 12th day of October, 2004.

Glenn Freshour, Mayor

**A PROCLAMATION OF
THE CITY COUNCIL OF THE CITY OF TWENTYNINE PALMS
THE OCCASION OF THE TENTH ANNIVERSARY OF
ACTION COUNCIL FOR 29 PALMS
RECOGNIZING AND COMMENDING ITS SIGNIFICANT CONTRIBUTIONS TO
THE ARTS AND CULTURE OF THE CITY AND ITS PEOPLE**

WHEREAS, in 1994, **Action Council for 29 Palms** formed with the mission and purpose of invigorating the community through culture, public art and tourism; and

WHEREAS, in the ten years since then the City of Twentynine Palms has become a center renowned as the desert home to Culture, Arts, Music, and enriched community life; and

WHEREAS, **Action Council** has made our downtown an outdoor art gallery, and 'kick-started' the "renaissance" of Twentynine Palms; and

WHEREAS, the Mural Project, has also encouraged development of a whole new beautiful, historic, artistic environment and created a rebirth of local shops, galleries, and visitor-friendly businesses; and

WHEREAS, **Action Council** has completed 20 mural projects since 1994 and the 20th Mural Masterpiece (Iraqi Freedom) dedication ceremony took place on January 31, 2004; and

WHEREAS, the **Action Council for 29 Palms** continues to serve the City well, having made major contributions to the City's beauty, character, economy, image, and civic pride.

NOW, THEREFORE, BE IT RESOLVED the City Council hereby proclaims its recognition and appreciation of "**Action Council for 29 Palms**", and thanks its many volunteers, patrons, and members for their outstanding and significant contributions to our fair City.

DATED this 12th day of October, 2004

Glenn Freshour, Mayor

**CITY OF TWENTYNINE PALMS
POLICE DEPARTMENT
MONTHLY MANAGER'S REPORT**

STATISTICS FOR AUGUST 2004

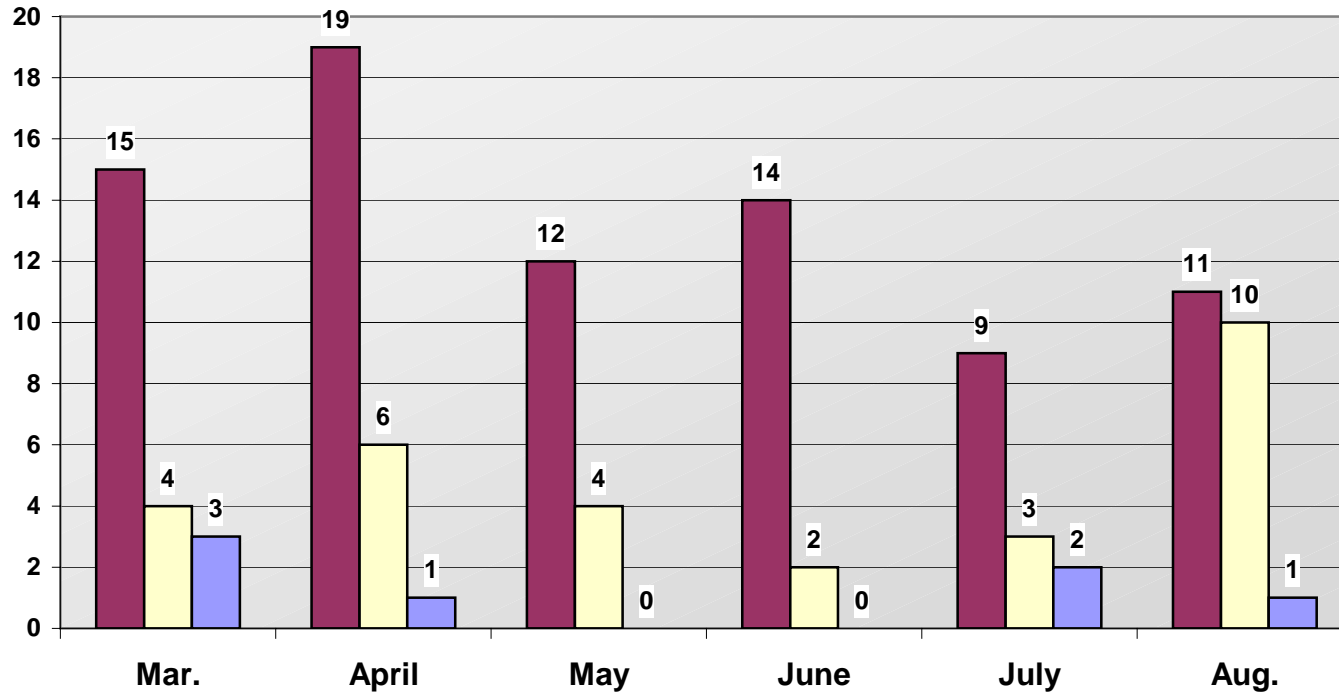
	Current Month	Previous Year	%Deviation	Avg. Month	FYTD
PATROL STATISTICS					
CALLS FOR SERVICE	1379	1263	9.18%	1309	2618
REPORTED CRIMES					
Part I	61	64	-4.7%	56	112
Part II	202	182	11.0%	189	377
Total	263	246	6.9%	245	489
CASES CLEARED					
Total	234	163	43.6%	230	459
Percentage	88.97%	66.26%	34.28%	93.87%	93.87%
CLEARED BY ARREST - ADULT					
Part I	33	15	120.00%	36	71
Part II	190	142	33.80%	183	366
CLEARED BY ARREST - JUVENILE					
Part I	1	1	0.00%	3	5
Part II	10	5	100.00%	9	17
TRAFFIC STATISTICS					
P.D.O	13	11	18.18%	9	17
Injury	4	3	33.33%	3	6
Fatal	0	0	0.00%	0	0
Private Property	0	2	200.00%	0	0
TOTAL	17	16	6.25%	12	23
TRAFFIC CITATIONS					
Hazard	70	52	34.6%	45	89
Non-Hazard	117	90	30.0%	92	184
TOTAL	187	142	31.7%	137	273
D.U.I. ARRESTS	15	9	66.7%	9	18
RESPONSE TIMES		CURRENT YEAR		PREVIOUS YEAR	
Emergency Response	*2.90 MIN		4.15 MIN		
Non-emergency Response	**17.69 MIN		16.82 MIN		
Average Handling Time	33.9 MIN		35.7 MIN		
PROACTIVE PATROL	TARGET RANGE		% USED		
54.57%	35 - 100%		46.25%		

* Responded to 7 calls.

** Responded to 482 calls.

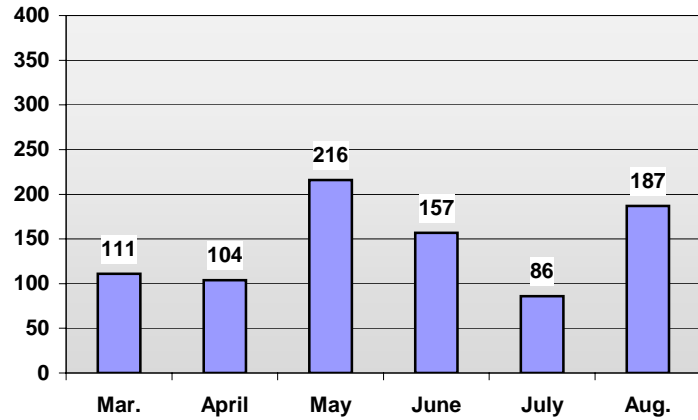
VOLUNTEER HOURS: TOTAL: 387

**Twentynine Palms
March 2004 to August 2004**

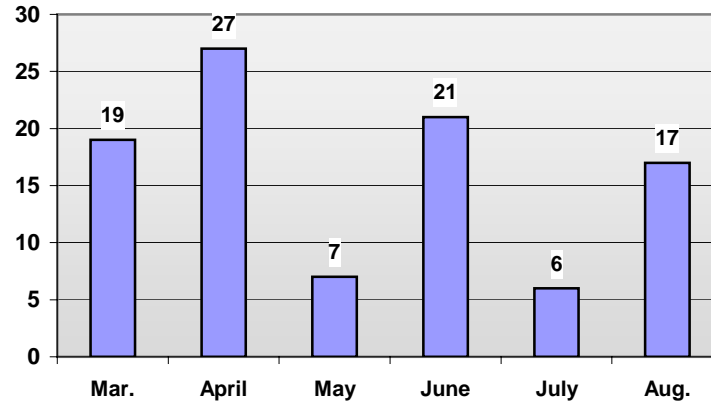


Burglaries **GTA'S** **Robberies**

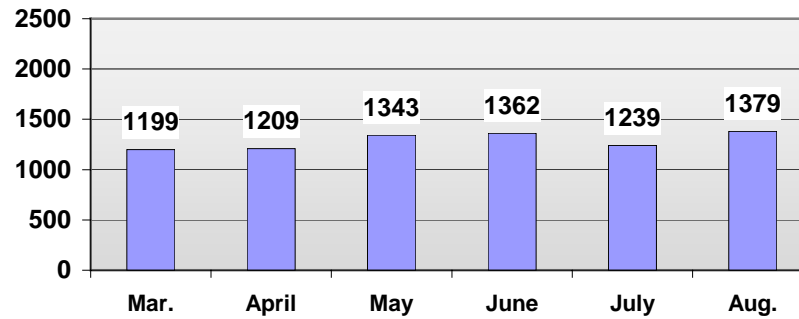
Twentynine Palms Citations



Twentynine Palms Accidents



Twentynine Palms Calls For Service



City of Twentynine Palms
Treasurer's Report
August 31, 2004

Depository	Term	Matures	Interest Rate	Amount	Market Value	Percent of Total
Petty Cash	On Hand		N/A	\$520	\$520	0.01%
PFF Bank & Trust Checking account	Demand		1.03%	\$32,829	\$32,829	0.46%
Pacific Western Payroll Account	Demand		0.64%	\$130,136	\$130,136	1.83%
Local Agency Investment Fund	Demand		1.67%	\$6,568,584	\$6,568,584	92.59%
Total City Funds				<u>\$6,732,069</u>	<u>\$6,732,069</u>	<u>94.89%</u>
Funds Held in Trust:						
Employee deferred compensation	N/A		N/A	<u>\$362,530</u>	<u>\$362,530</u>	<u>5.11%</u>
Total Funds in the Treasurer's Custody				\$7,094,599	\$7,094,599	100.00%

City of Twentynine Palms
Treasurer's Report
July 31, 2004

Depository	Term	Matures	Interest Rate	Amount	Market Value	Percent of Total
Petty Cash	On Hand		N/A	\$520	\$520	0.01%
PFF Bank & Trust Checking account	Demand		1.03%	-\$250,164	-\$250,164	-3.67%
Pacific Western Payroll Account	Demand		0.65%	\$132,722	\$132,722	1.95%
Local Agency Investment Fund	Demand		1.60%	\$6,568,584	\$6,568,584	96.40%
Total City Funds				<u>\$6,451,662</u>	<u>\$6,451,662</u>	<u>94.68%</u>
Funds Held in Trust:						
Employee deferred compensation	N/A		N/A	<u>\$362,530</u>	<u>\$362,530</u>	<u>5.32%</u>
Total Funds in the Treasurer's Custody				\$6,814,192	\$6,814,192	100.00%



STAFF REPORT

October 1, 2004

TO: CITY COUNCIL AND CITY MANAGER

FROM: COMMUNITY SERVICES DIRECTOR

SUBJECT: PURCHASING OF 5- ACRE PARCEL

RECOMMENDATION

The City purchases the 5-acre parcel, #0591-061-09 for a future park site off of the County Tax Rolls.

DISCUSSION

In April of this year, the Sky's The Limit, a non-profit group was looking at purchasing property for a future observatory in Twentynine Palms. During their search, a 5- acre parcel was located that was up for back taxes. The Sky's the Limit asked if the City could purchase the property off the County tax rolls for the building of an observatory. In May, staff started the process for purchasing the property with the County Tax Collector. (Letter, Assessor's Map, Property Profile, Attached)

Since the initial letter and correspondence with the County Tax Collector, the Sky's the Limit has located and purchased a 7.5 acre parcel, and working on obtaining an additional 2.5 acre parcel in which to develop the observatory. The City is still interested in the 5-acre parcel for a future park site in the Hansen Tract area, and needs to continue the process of obtaining the parcel. The cost for the parcel is \$1,250.00 plus the cost of giving notice.

Therefore, Staff's recommendation to the City Council purchases the 5-acre parcel in the amount of \$1,250.00 for the future development of a park in the Hansen Tract area.

"We Create Community Through People, Parks, and Programs."



STAFF REPORT

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commdev@ci.twentynine-palms.ca.us

To: City Council via Michael Swigart, City Manager
From: Community Development Director
Date: October 12, 2004
RE: Community Center Parking Lot, staff direction on rebid to include improvements to Lupine Avenue, Two Mile Road, and Downtown Parking.

RECOMMENDATION: Reject the bid in the amount of \$93,145 from Joe Putrino General Contractor for construction of the Community Center parking lot and direct staff to re-advertise the project in conjunction with three other public works projects.

Attachments

- \$93,145 bid from Joe Putrino

DISCUSSION: On October 4, 2004, one bid was received for the Community Center Parking lot project. The project includes development of the parking lot for the City-owned facility on the south side of Joe Davis Drive. The bid was for paving the parking lot, installation of parking lot lighting, construction of a trash enclosure, and construction of a minor concrete drainage swale.

The engineer's estimate for the project was \$82,000. Because there was only one bid and it exceeds the engineer's estimate by approximately 15%, staff recommends that Council reject this bid.

BACKGROUND: Staff believes that because this project is relatively small, it did not attract a sufficient number of contractors to provide sufficient cost analysis. Therefore, staff is recommending that Council provide direction to combine this project with other anticipated projects. The projects being combined include, 1) Pavement of Two Mile Road, Sunrise to Lear, 2) Development of one of the Downtown public parking lots, and 3) Intersection improvements to Lupine Avenue between SR 62 and Two Mile Road.

Two Mile Road

Council has established development of Two Mile Road from Sunrise Road to Lear Avenue as a priority. Development of this 2½-mile section of roadway is identified in the General Plan. The Engineer's estimate for this project is \$850,000, which is in the City's 2004/05 Measure I arterial budget. Staff has completed the environmental analysis and plans are being finalized at this time. It is anticipated that this project will be ready to put out to bid by the end of October, construction could begin in early 2005 and be completed by February 28, 2005.

Downtown Parking

Council has identified development of Downtown parking as a priority. Accordingly, the City has purchased property on both the east and west sides of Yucca Avenue, south of Twentynine Palms Highway. In the 2005/05 RDA budget, \$85,000 has been earmarked for development of

the property. Staff is recommending development of one lot now. When completed, Council could implement a program to provide parking for new, expanded, or intensified businesses in the Downtown. Because the cost of the one parking lot was anticipated to be less than \$25,000, staff sought informal bids. However, after two attempts, staff has been unable to get any bids from any firms. We believe that one of the problematic issues is the relative small size of this project in comparison to other public works projects available to potential contractors. Our experience in getting bids on this project is therefore similar to our experience in the Community Center parking lot.

Lupine Avenue

The current Measure I local roads budget includes \$150,000 in improvements. The project was identified because of two issues, drainage and circulation. Regarding drainage, the Public Works Department is repeatedly called to perform maintenance work as a result of rainstorms. The circulation issue is of increased relevance because of the recently-approved subdivision located west of Lupine, at the southwest corner of Sunnyslope and Encelia. To relieve anticipated increases in traffic, staff is recommending development of turning pockets at six locations, at Lupine and SR 62, at Lupine and Two Mile Road, and at all four quadrants of the El Paseo and Lupine intersection. The engineers estimate for the turning pockets is \$120,000, leaving the Public Works Department with available funding for berming in spring 2005 to mitigate drainage issues.

Summary

By packaging all of the projects together, the City should be able to get competitive bids from several qualified firms. Based on engineer's estimates for the four projects, bids are anticipated to be in excess of \$1 million. Staff is not seeking approval or award of a contract at this time, but instead rejection of the one bid received for the Community Center parking lot and direction to seek a bid for the four combined project detailed above. With this direction, staff anticipates that the project can be advertised in November and be ready for presentation to Council to award at the December 14, 2004 meeting.

THE TWENTYNINE PALMS CHAMBER OF COMMERCE AND VISITORS BUREAU

MONTHLY REPORT

September 2004

RECAP OF THE MONTH

September was a very busy month with developers, land buyers and home hunters. Majority of our visitors were families of returning military personnel from Iraq. Chamber received several requests from school children for information regarding our desert area for school projects.

VISITOR SERVICES

New information/publications available in the Visitor Center include:

- * *New Morongo Basin Visitor Guide;*
- * Pioneer Days 2004 event information and entry forms;
- * Fall Festival Special Edition of *The Sun Runner;*
- * Fall Edition of the *National Parks Magazine;*
- * Newsletter from *Morongo Basin Cultural Arts Council, Inc.;*
- * *Desert Treasure* September 2004.

Gift Shop -

Patriotic merchandise is still very popular in September with extended family members of deploying and returning military personnel.

O'Conner Graphics will consign "Life is Fine in 29" T-shirts/ sweat shirts in the California Welcome Center and our Visitor's Center gift shop.

Customer contacts during September 2004:

Phone Calls: 578

Visitors: 161

Information Packets Mailed: 6

MEMBER SERVICES

During September 2004:

- 5 new members
- 3 renewals

Membership currently totals 253.

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

Networking Opportunities:

Kickoff for Pioneer Days Mixer will be held at the Historic Plaza, October 13th, from 5p.m. to 7p.m. Honorary Judge & Sheriff Contest winners will be announced.

Complaints Mediation

No requests for complaint mediation were received during August.

MARKETING

Morongo Basin Visitors Guide – The magazine is here! We have received immense positive feedback from business and members. Chamber started delivery to hotel/motel and other high traffic areas in Twentynine Palms. Chamber has established a bi-monthly distribution route to assure that businesses are always stocked. Yucca Valley has delivered 31 boxes of the guidebook to Banning, Beaumont and Coachella Valley Chambers and Visitor Centers. Chamber arranged with Cardinal Van & Storage to add the Visitor Guide to their delivery packets to those moving into the area. The base accepted a drop shipment of 10,000 guides and will store them for use aboard the base by Family Housing, Relocation Assistance, etc.

Visit29.org website – Connected "visit 29" to both the Chamber's home page and events page for easier access. Chamber staff is continuing to work closely with City Manager to develop content which will educate and attract visitors.

Chamber website – www.29chamber.com The site now provides easy access to local merchant information as well as expanded visitor information including an interactive inquiry form, events listing of Pioneer Days, PDF entry applications to Pioneer Days Events and other

Tours, Conferences & Meetings

- The Chamber Board and the Inn Keepers Association has partnered to send Pat Flanagan to the *2004 Rural Tourism Conference* in Redding Ca. There are a variety of sessions that will enhance future marketing strategies and create innovative ideas in promotion of our area. An analysis of websites and publications concerning our area and their amenities are being critiqued and documented. New

information has been provided to update the visit29.org website.

Other Marketing

- Events and articles have been submitted to The Desert Treasure regarding Pioneer Days, Combat Center, and our surrounding area. Chamber staff is continuing to work closely with editors to establish 29 Palms as a destination to their readers.
- Chamber representatives are continuing to participate in plans to celebrate Joshua Tree National Park's 10th anniversary. Tickets for the dinner/lecture, November 13, in 29 Palms are available at the Chamber office.
- The Chamber continues to support the 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.
- Continue to identify local publications and travel-related publications and sites to target the Twentynine Palms area.
-

BUSINESS & ECONOMIC DEVELOPMENT

Supervisor Bill Postmus

The Chamber of Commerce and the Twentynine Palms Rotary Club partnered to host Supervisor Postmus for the "State of the County Address". Supervisor Postmus addressed several issues that included Measure I and the tremendous growth potential the County foresees in the future.

LEGISLATIVE AFFAIRS

Voter Registration Applications

The Chamber has provided Voter Registration Applications to the general public for the November 2, 2004 election. We have experienced a good response by having this available to newcomers. We expect to get the Easy Voter Guide booklets in October for public awareness and general distribution.

Candidates Forum

The City Council Candidates Forum is scheduled for Monday, October 18th, at 6:00 p.m., at the Community Center. Questions will be screened from the audience allowing the candidates to express their views regarding city issues.

Endorsements

The Chamber has endorsed Proposition 1A and plans to present information to local merchants and voters,

encouraging them to become educated about and vote for the proposition on the November ballot.

MILITARY AFFAIRS

The Chamber has been invited aboard the base by MCCS to participate in the "Quality of Life Expo" on October 20th. The Expo is being held to introduce the MCAGCC community to programs and services offered by MCCS and the Naval Hospital along with the many available activities in our local Twentynine Palms community.

The Chamber is continuing to partner with the Combat Center and MCCS in Operation Enduring Families 2. The Adopt-A-Unit Program has been very successful and with new units going over; the continuance of this program is most important. The Combat Center has requested that soccer balls (with no air), hard candy and miscellaneous school supplies be sent for building community relationships where the Marines are stationed in Iraq.

M.A.C. Assistance Fund

The Chamber has continued to maintain 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.

EVENTS

Pioneer Days 2004

The weeds are gone, water is running and electricity on! All events with exception of the parade will be held at the Miller Memorial Fairgrounds.

- . See attached schedule of events



Pioneer Days 2004

All information subject to change

NEW THIS YEAR!

MOST EVENTS (except Mixers, Grand Marshal Luncheon & Stephen's Walk) held at Miller Memorial Fairgrounds on Adobe Road, approximately 2 miles North of 29 Palms Highway.

Thursday, September 9

5-7 p.m. September Mixer hosted by 29 Palms Therapy Group
 Honorary Judge & Sheriff Contest Begins!

Saturday, October 9

5:00 a.m. Stephen's Memorial Charity Walk – Begins & Ends at Luckie Park
 12 and 25 mile (5 mile for seniors and kids) charity walk benefits
 Morongo Basin Red Cross.

Wednesday, Oct. 13

Until 5 p.m. Last day for Carnival Pre-Sale Tickets.
 5-7 p.m. Mixer hosted by Historic Plaza Merchants – Pioneer Days Kickoff
 Honorary Judge & Sheriff Contest Winners Announced

Thursday, October 14

4-10 p.m. Carnival Opens-Wristband Night-Pay One Price; ride all night!
 6:00 p.m. Little Miss & Master Contest- at the Fairgrounds!
 Pint-size Pioneers, ages 3 to 5, "compete" for
 Little Miss & Master of Pioneer Days 2004.

Friday, October 15

11:30 a.m. Grand Marshal Luncheon at 29 Palms Inn
 4-12 p.m. Carnival

Saturday, October 16

6:00 a.m. Firefighters Pancake Breakfast
 10:00 a.m. PIONEER DAYS PARADE
 12-12 p.m. Carnival
 1 pm - 4 p.m. Children's Day- at the Fairgrounds!
 Special fun for kids under 12. Games, activities, face painting,
 inflatable jumpers, rescue vehicles, and more!
 2p.m.-4p.m. Old Timers Gathering at Old Schoolhouse Museum
 4:00 p.m. Bucky Bucklin Memorial Arm Wrestling Tournament- at the Fairgrounds!
 6:00 p.m. Pioneer Days Rodeo
 8:00p.m. The Comedy Show – at Theatre 29

Sunday October 17

12-6 p.m. Carnival –Wristband Day
 2:00 p.m. Pioneer Days Rodeo
 4:00 p.m. 19th Annual Outhouse Races- at the Fairgrounds!
 (begins immediately following the Rodeo)



STAFF REPORT

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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: October 12, 2004
RE: PC 04-35

Development Code amendment, implementing revised design requirements for residential development in the Rural Living (RL), Single Family Residential (RS), Multi-family Residential (RM), and Open Space Residential (OSR) land use districts.

RECOMMENDATION: Conduct the public hearing, consider the Planning Commission recommendation, introduce Ordinance No. 190, and direct staff to bring the Ordinance back for adoption.

BACKGROUND: The Planning Commission conducted an August 3, 2004 study session to review design requirements for manufactured homes. The discussion focused on the overhang requirement for such homes. Following the study session, staff was directed to set a public hearing to consider revision to design requirements for residential development. The Planning Commission public hearing was held on September 7, 2004.

Attachments

- Draft Ordinance No. 190
- Government Code Sections 65852.3-65852.5

Placement of modular homes in residential areas is regulated by Sections 65852.3-65852.5 of the California Government Code. A copy of the aforementioned sections is attached to this Staff Report. The Development Code contains requirements for manufactured homes in residential areas. There are four types of residential zoning in the City: (i) Rural Living (Chapter 19.07); (ii) Single Family Residential (Chapter 19.08); (iii) Multi-family Residential (Chapter 19.09); and (iv) Open Space Residential (Chapter 19.14). Each of these four chapters contains the following text concerning manufactured and mobile homes:

Manufactured and Mobile Home Standards. Any manufactured or mobile home shall comply with the following minimum standards:

1. The home and accessory structures shall be subject to all provisions of the Development Code applicable to residential structures.
2. The home shall be constructed to meet the standards of the National Mobilehome Construction and Safety Standards Act pursuant to Section 18551 of the California Health and Safety Code.
3. The roof live loads, wind and seismic loads, and other environmental standards shall be the same as established for conventionally built structures.

4. The home shall be attached to an engineered, permanent perimeter foundation approved by the Building Division.
5. The home shall have a minimum width of twenty (20) feet excluding garages, porches, patios, eaves, cabanas, and popouts.
6. The siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic siding material and textures may be used when determined by the Planning Division to be compatible with the neighborhood.
7. The exterior coving material shall extend to surrounding grade.
8. The roofing material shall be tile, rock, shingles, or materials customarily used on conventional residential structures in the neighborhood.
9. The roof shall have a pitch not less than two (2) inches of vertical rise for each twelve (12) inches of horizontal run.
10. The roof shall have sloping lines with a minimum eighteen (18) inch eaves overhang, measured from the vertical side of the home. The Planning Commission may approve an alternate design with application for Site Plan Review, if the Planning Commission finds that the alternate design is architecturally compatible with conventionally built homes in the vicinity or that the alternate design is compatible with the Desert Southwest Design Guidelines adopted by the City.

California Government Code¹ Section 65852.3 requires cities to allow manufactured homes meeting certain specified requirements to be installed in residential districts. Section 65852.3 states that with the exception of architectural requirements concerning roof overhang, roofing material, and siding material, cities may only subject manufactured homes to the same development standards to which conventional single-family residential dwellings on the same property would be subject. Section 65852.5 limits the overhang cities may require on manufactured homes to 16", unless similar requirements are imposed on conventional single-family residential dwellings. Thus, if we want to require an overhang greater than 16" on manufactured homes we must also implement the same requirement on conventionally built homes in that district. As currently drafted, the Development Code requires an 18" overhang on manufactured homes, but does not contain a similar requirement for conventionally built homes.

Because Government Code Section 65852.4 prohibits the City from establishing a permit process for manufactured homes that is different than the process or requirement for conventional single-family residential dwellings, the Planning Commission is also recommending a procedure for staff level approval of an alternate design of either a modular home or a conventionally built home.

Additional discussion occurred at the September 7, 2004 Planning Commission hearing regarding the requirement for covered parking for single family residences. During the Development Code update (October 2003), the Planning Commission recommended requiring

¹ All further Section references are to the California Government Code.
04-35 SFR design CC PH 2

covered parking for single family residences. After consideration of the recommendation, Council determined that the requirement should not be implemented at this time. The Planning Commission, in revisiting the issue of design requirements for single family development, has restated their recommendation that covered parking be a requirement.

Regarding parking, the Planning Commission recommendation is that the City implement different parking requirements for multi-family units and single-family units. The recommendation is that one covered and one open (uncovered) space be required for each multi-family unit; for single-family units, the recommendation is two *covered* spaces. Regarding parking, Council may consider several available options:

1. Revise the Code as recommended by the Planning Commission; one covered and one uncovered for RM and two covered for RS. (The draft attached draft text requires no revision to implement the Development Code amendment as recommended by the Planning Commission).
2. Revise the Code to require two covered spaces for all residential development, whether single family or multi-family.
3. Revise the Code to require that covered parking be a garage, and not allow carports to count as required parking for RM, RS or both.
4. Leave the Code as is and require one covered parking space for RM and all other residential parking could be open, uncovered.

After conducting the public hearing, the Planning Commission recommends amendment to Development Code Chapters 19.07, 19.08, 19.09 and 19.14 to implement a requirement for covered parking and for an 18" overhang on conventionally built homes, as shown below. Deleted text is shown in ~~strikethrough~~ and text proposed to be added is shown in *italics*:

~~**Manufactured and Mobile Home Standards for Residential Development.**~~ *Any manufactured or mobile home* ~~All residential development~~ shall comply with the following minimum standards:

The home and accessory structures shall be subject to all provisions of the Development Code applicable to residential structures.

~~The home~~ *Manufactured and Mobile homes* shall be constructed to meet the standards of the National Mobilehome Construction and Safety Standards Act pursuant to Section 18551 of the California Health and Safety Code.

~~The roof live loads, wind and seismic loads, and other environmental standards shall be the same as established for conventionally built structures.~~

~~The home~~ *Manufactured and Mobile homes* shall be attached to an engineered, permanent perimeter foundation approved by the Building Division.

The home shall have a minimum width of twenty (20) feet excluding garages, porches, patios, eaves, cabanas, and popouts.

The siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic siding material and textures may be used when determined by the

Planning Division to be compatible with the neighborhood.

The exterior coving material shall extend to surrounding grade.

The roofing material shall be tile, rock, shingles, or materials customarily used on ~~conventional~~ residential structures in the neighborhood.

The roof shall have a pitch not less than two (2) inches of vertical rise for each twelve (12) inches of horizontal run.

The roof shall have sloping lines with a minimum eighteen (18) inch eaves overhang, measured from the vertical side of the home. The Planning ~~Commission~~ *Director* may approve an alternate design with an application for *Administrative Site Plan Review*, if the Planning ~~Commission~~ *Director* finds that the alternate design is architecturally compatible with ~~conventionally built~~ homes in the vicinity or that the alternate design is compatible with the Desert Southwest Design Guidelines adopted by the City.

Single family residences shall provide a minimum of two covered parking spaces. Multi-family structures, where permitted, shall provide one covered space and one open space per dwelling unit. Covered parking shall be either a carport with solid roof covering or a garage.

The City's original regulation of manufactured and mobile homes was found in Ordinance No. 107. Ordinance No. 107 was repealed by with the adoption of the revised Development Code. In revising and replacing the regulations, staff inadvertently omitted the requirement that all manufactured and mobile homes be less than ten years old. This restriction is specifically authorized by the State. Staff's omission was not noticed until after the Planning Commission public hearing so it was not included in their review. However, staff recommends that Council reestablish the requirement as being the intent of the 2002 Development Code update. Accordingly, text is included in the attached draft Ordinance (Exhibit "A" that is identical to the original Ordinance No. 107 requirement that manufactured and mobile homes be less than ten years old.

Approval Authority

Council is the Approval Authority for the Development Code amendment. After conducting the public hearing, Council may 1) Approve the Development Code amendment as recommended by the Planning Commission, 2) Modify the amendment and take action to approve the Development Code Amendment, or, 3) Continue the matter to a future specific date to allow additional time for consideration of the issues.

To approve the Development Code amendment, Council should introduce Ordinance No. 190 at this time and direct staff to bring it back for adoption. If this action is taken, Ordinance No. 190 would be on the next Council agenda for adoption and would become effective 30 days after adoption.