



## STAFF REPORT

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

**To:** Planning Commission  
**From:** Community Development Director  
**Date:** April 6, 2004  
**RE: PC 02-17**  
Development Code Update, Chapter 19.49 Outdoor Dining Facilities.

**RECOMMENDATION:** Conduct the Public Hearing and formulate a recommendation to the City Council for adoption.

**BACKGROUND:** The attached draft was reviewed during the February 17 and March 2, 2004 Planning Commission Study Sessions. Following the March 2, 2004 Study Session, the Planning Commission directed staff to set the matter for public hearing.

### Attachments

- Chapter 19.49, Outdoor Dining Facilities
- Ordinance No. 123

The purpose of Chapter 19.49 is to revise and update standards for outdoor dining facilities as established by the City in 1994 with adoption of Ordinance No. 123. Chapter 19.49 establishes the Minor Use Permit (MUP) as the approval method for an outdoor dining area. In cases where a Conditional Use Permit (CUP) is required, approval of the CUP would supplant the requirement for the MUP.

### 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.

### Summary

If the Commission is satisfied with the draft text after conducting the Public Hearing, a recommendation for Council adoption would be in order. Staff recommends that the Planning Commission conduct the Public Hearing and formulate a recommendation to the City Council for adoption. The City Council will hold a Public Hearing on May 11, 2004 to consider the Planning Commission's recommendation. If introduced by the Council at the May 11<sup>th</sup> meeting, the chapter may be adopted by the Council at the May 25, 2004 meeting.

### Recommended Motion for Approval

I move that the Planning Commission recommend adoption of Chapter 19.49, Outdoor Dining Facilities, as presented.



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**To:** Planning Commission  
**From:** Community Development Director  
**Date:** April 6, 2004  
**RE:** Design concepts for block walls.

**RECOMMENDATION:** Review concepts and provide staff direction.

**BACKGROUND:** During the March 16, 2004 meeting, the Planning Commission directed staff to agendize this matter for a Study Session. Since that time, staff has contacted other jurisdictions to determine their policy on block wall design.

Attachments
<ul style="list-style-type: none"><li>• None</li></ul>

### **Apple Valley**

Walls with landscaping required along major roadways. No adopted standards for design.

### **Banning**

Solid walls are allowed. Up to six feet in height. Cap and grout color must match. Landscaping required along primary corridors.

### **Beaumont**

No standards established. Established on a case-by-case basis.

### **Hemet**

Ornamental walls are required, solid walls prohibited. No established standards.

### **Hesperia**

Perimeter walls required for subdivisions except those adjacent to local streets. Walls may be designed to facilitate pedestrian access. Colors must blend with surrounding natural area.

### **Yucca Valley**

Walls required along major corridors unless applicant provides a noise study to indicate that wall is not needed. Solid walls allowed but staff recommends applicants submit decorative design with visual relief, such as a column or wrought iron, every 20 feet.

Following the Study Session, staff recommends that the Commission provide staff direction. Direction could include agendizing additional Study Sessions or setting the matter for public hearing leading to amendment of the Guidelines.



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**To:** Planning Commission  
**From:** Community Development Director  
**Date:** April 6, 2004  
**RE: PC 03-61**  
Block wall design for 132-lot subdivision (APN 615-211-09), Tentative Tract Map No. 16729.

**RECOMMENDATION:** Review and approval of wall design.

**BACKGROUND:** At the January 10, 2004 meeting, Penca Capital, LLC received Planning Commission approval of a 132-lot subdivision in the Single Family Residential (RS) land use district. The site is located south of Sunnyslope Drive, north of El Paseo Drive, between Enceila Avenue and Panorama Avenue.

### Attachments

- Artist rendering of perimeter wall, three versions

In submitting the proposed subdivision, the applicant proposed a perimeter block wall. Because of text in Section VI (E) of the City's General Plan Land Use Plan, the Planning Commission directed the applicant to redesign the wall. The Section states:

#### **Gated Communities**

Perimeter walls constructed for gated communities shall provide an openness accomplished through use of partial wrought iron fences or equivalent. Walls may consist of a variety of screening methods so long as residential areas are visually accessible. Continuous solid brick or concrete block walls shall be prohibited.

All gated projects and all projects exceeding ten dwelling units shall provide a lighted directory at the entrance(s).

In applying the above General Plan requirement, the Planning Commission included a requirement in Condition P12 of the Conditions of Approval, which states:

A perimeter block wall shall be constructed and maintained by the applicant and/or an established assessment district. The wall shall be constructed and adjacent landscaping provided per plans, prepared by a licensed landscape architect, presented to and approved by the Planning Commission. Prior to recordation of the Final Map, the developer/applicant shall submit detailed plans showing the proposed perimeter wall which shall be subject to final approval by the Planning Commission.

The applicant submitted a proposal which was presented to the Planning Commission at the March 16, 2004 meeting. Following discussion, the Planning Commission requested that the applicant provide a revised design. Three revised designs are provided by the applicant for the Planning Commission's consideration.

The Planning Commission is the Approval Authority for this matter and may approve or deny the proposed design. If the design is denied, the applicant could either revise the design or appeal the Planning Commission's action to the City Council.



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**To:** Planning Commission  
**From:** Community Development Director  
**Date:** April 6, 2004  
**RE: PC 04-11**  
Update of General Plan Circulation Plan

**RECOMMENDATION:** Conduct the Study Session and provide staff direction.

**BACKGROUND:** On October 23, 2001, the City Council adopted the Land Use Plan of the General Plan. Subsequently, the Planning Commission and Council adopted revised zoning requirements as part of the Development Code update.

### Attachments

- Circulation Plan

To ensure consistency, staff is recommending edits to the Circulation Plan. Edits are shown in the attachment with text proposed to be added shown in redline and text proposed for deletion shown in ~~strikeout~~. The following is a discussion of each of the recommended edits.

#### Page II-2

The text incorrectly states that the widening project is from Encelia to Canyon. It should instead say Sunrise to Canyon. Also, because of delays caused by Caltrans, staff is recommending deletion of the anticipated construction times.

#### Page II-5

Extension of Two Mile Road is still anticipated. However, because of Caltrans delays in releasing funding, the completion date is unknown.

#### Page II-11

MBTA provided update information.

#### II-16

General Street Rule is duplicated in the Circulation Plan. It is also found on page II-22 so it is deleted from page II-16.

#### II-38

The Twentynine Palms Airport upgrade has been completed so the text is revised to reflect the completion.

#### II-44

MCAGCC has completed its study which concluded that a joint facility was not feasible.

II-47

Public improvements can be deferred not waived so Program 1.2.1 has been revised to reflect this change.

Staff recommends that the Commission discuss the proposed edits to the Circulation Plan and provide staff direction on either, 1) additional study sessions, or 2) scheduling of public hearings leading to adoption.