



STAFF REPORT

6136 Adobe Road
Twentynine Palms, CA 92277
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To: Planning Commission
From: Community Development Director
Date: April 20, 2004
RE: Review of Bed and Breakfast regulations

RECOMMENDATION: Conduct the study session and provide staff direction.

BACKGROUND: Chapter 19.54 allows bed and breakfast operations of up to five units in any residential area with approval of a Conditional Use Permit. Also, operations of up to 10 units can be approved in historic structures.

Shelly Pressnall operates Cactus Manor, a ten-bed residential care facility at the corner of Cactus Avenue and Desert Queen Avenue, and has requested that the City consider amending Chapter 19.54 to allow up to 10 units in non-historic properties. At the April 6, 2004 meeting, the Planning Commission directed staff to set this matter for Study Session.

Attachments
<ul style="list-style-type: none">• Chapter 19.54• March 16th letter from Shelly Pressnall

After conducting the Study Session, staff will proceed according to direction of the Planning Commission. Direction could be additional study sessions, scheduling of public hearings leading to adoption of an amendment to Chapter 19.54, or no future action.



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To: Planning Commission
From: Community Development Director
Date: April 20, 2004
RE: PC 04-11
Update of General Plan Circulation Plan

RECOMMENDATION: Conduct the Study Session and provide staff direction.

BACKGROUND: This item was originally scheduled for April 6, 2004 but was continued to this meeting at the direction of the Planning Commission.

Attachments

- Circulation Plan

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.

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.



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To: Planning Commission
From: Community Development Director
Date: April 20, 2004
RE: Design concepts for block walls.

RECOMMENDATION: Review concepts and provide staff direction.

BACKGROUND: At the April 6, 2004 meeting, the Planning Commission began the process of determining required designs for perimeter block walls in residential areas. The attached visual concepts were discussed. At the conclusion of the meeting, the Commission affirmed that the attached concepts could be used until additional study had occurred.

Attachments
<ul style="list-style-type: none">• Draft concepts

Staff was directed to set this matter for additional study. Staff recommends that the Commission, 1) determine if additional concepts should be included, and 2) begin formulation of a policy statement regarding the requirements.

Information from other jurisdictions was provided in the April 6, 2004 staff report and is provided again below.

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 agendaing additional Study Sessions or setting the matter for public hearing leading to amendment of the Guidelines.