



STAFF REPORT

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To: Planning Commission
From: Community Development Director
Date: November 1, 2005
RE: PC 05-28

The City of Twentynine Palms proposes an amendment to the General Plan Circulation Element in order to develop a street system, which is capable of handling the traffic generated by the existing General Plan land use designations while also eliminating construction of additional unnecessary roadway capacity. The General Plan Circulation Element requires the construction of new and appropriate roadways by the private sector as part of the privilege of developing property within the City of Twentynine Palms.

This requirement ensures the development of a roadway system, which is implemented concurrently with the construction of new development, in a manner that is consistent with the General Plan Land Use element. Pursuant to Section 21064 of CEQA, the California Environmental Quality Act, an Initial Study and Negative Declaration have been prepared and are attached.

This General Plan Circulation Element Amendment is the result of a series of Planning Commission study sessions conducted earlier in the year. The amendment includes various changes to the City's planned roadway network, as previously recommended by the Planning Commission.

RECOMMENDATION: Conduct the Public Hearing, approve the Negative Declaration of Environmental Impact pursuant to CEQA, and recommend that the City Council approve the Amendment to the General Plan Circulation Element.

BACKGROUND:

The Planning Commission conducted a series of study sessions on this topic on May 17, June 7, August 7 and September 30, 2005.

SUMMARY:

The General Plan Circulation Element was adopted by the City Council on May 25, 2004. The General Plan is a living, breathing document, and can be amended as the needs of a community grow and evolve. State law allows the amendment of the General Plan up to four times per year.

Attachments

- Initial Study
- General Plan Circulation Map
- Proposed General Plan text
- Street sections

The General Plan Circulation Element requires the construction of roadways by the private sector, as part of development projects, as a condition of approval associated with the right to develop property in a manner consistent with the Land Use element.

Earlier this year, the Planning Commission conducted a series of study sessions to analyze the relationship between the street network and related planned land uses. Concurrently, the Planning Commission studied the City's requirements for construction of residential street improvements (curb, gutter, sidewalk, berms, drainage structures) associated with each kind of residential district.

Following a series of study sessions, the Planning Commission reached a general consensus of what street improvements the community would require from each district in the future. As a result of those study sessions, the Planning Commission directed staff to prepare an Amendment to the General Plan Circulation Element, which includes the following changes:

- Expressways and Arterials remain unchanged and, where applicable, supersede Collectors;
- Collectors (80' right of way) will be required on all Section lines and half section lines, that are not otherwise designated as Expressways and Arterials;
- In addition, the following streets are also designated as Collectors:
 - Lupine between Adobe Road and Two Mile Road;
 - Indian Cove Road, south of Hwy. 62;
 - Sunnyslope Drive between Encilia Road and Mesquite Springs Dr.;
 - Hatch Road, between Hwy. 62 and Sullivan Road; and
 - Morning Drive between Utah Trail and Wilshire Avenue;
- Quarter Section lines will be developed to Local Street standards, unless otherwise designated;
- Sullivan Road, between Encilia Avenue and Hatch Road, is designated as a Local Street;
- Joe Davis, between Utah Trail and Wilshire Avenue, is designated a Local Street;
- Homestead Drive and White Sands Drive are designated Local Streets;
- Curb, gutter and sidewalks shall be provided on Expressways, Arterials and Collectors;
- New development in existing neighborhoods (in-fill) shall provide curb, gutter and sidewalks, or berms, consistent with the established development pattern;
- The City may develop an alternative design for walkways in rural areas;
- The City may consider a "Curb, gutter, sidewalks" in-lieu fee for use on new development in existing neighborhoods;
- Class I Bikeways will be required on all Expressways, Arterials, and Collectors; and
- Class II or Class III Bikeways may be required on Local Streets.

The proposed changes to the General Plan Circulation Element reflect the Planning Commission's consensus. The Commission should review these changes, conduct the Public Hearing, make any necessary changes and then formulate a recommendation to the City Council for adoption.

CEQA

Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study has been prepared for this project. The Initial Study was circulated to 18 potentially responsible agencies, including the State Clearinghouse. The State of California and the City of Twentynine Palms, prior to approval of any project that is not exempt under CEQA, require that a determination be made whether or not the project may have any significant effects on the environment.

In this case, and pursuant to Section 15070 of the California Environmental Quality Act (CEQA) Guidelines, the City has determined that the proposal qualifies for a Negative Declaration. It has been found that, in light of the entire record, the project described above will not have a significant effect on the environment because the project as designed will reduce the level of environmental impacts associate with the project to a level of less than significant. The Initial Study includes the reasons in support of this finding. Specifically, the primary impact of this Amendment to the General Plan Circulation Element will be the elimination of Collector roadways (80' wide right of way) on the quarter section line (every quarter mile) and substitution of these larger roadways with smaller local streets (60' wide right of way). The net reduction will be the elimination of grading and paving of these areas. For this reason, the potential impact of the project is less than significant and mitigation measures are not required.

APPROVAL AUTHORITY

The Planning Commission is the Recommending Authority for this action. The City Council is the approving authority for this code amendment.



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To: Planning Commission
From: Community Development Director
Date: November 1, 2005
RE: PC 04-52

Continued Public Hearing. The City of Twentynine Palms proposes an amendment to the Development Code to clarify Residential Land Use Criteria for Street Infrastructure. Pursuant to Section 15303 (Minor alterations in land use limitations), the California Environmental Quality Act Guidelines, a Notice of Exemption has been prepared.

RECOMMENDATION: That the Planning Commission conduct the Public Hearing, and recommend that the City Council approve the Amendment to the Development Code.

BACKGROUND:

The Planning Commission previously conducted public hearings on this item on May 17, June 7, August 7 and September 30, 2005.

SUMMARY:

The Planning Commission previously conducted study sessions to analyze and discuss the requirements for construction of residential street improvements (curb, gutter, sidewalk, berms, drainage structures) associated with each kind of residential district.

Attachments
<ul style="list-style-type: none">• Code amendment• Previous staff reports

As previously noted, the Development Code mandates that certain street improvements be provided for each property at the time building permits are issued. The requirements identified in the Code are extensive and the Commission's interest was to ensure that what was required is what is intended, and to prepare an amendment to the code that clearly states what the anticipated requirements will be. The code identifies dedication requirements for each of the residential districts and the sub-zones within each district.

Following a series of study sessions, the Planning Commission reached a general consensus of what street improvements the community would require from each district in the future. The consensus is summarized in the table below.

The Planning Commission determined that a distinction should be made between the requirements for existing developed neighborhoods and new development. It was also important to recognize that the Estate, Open Space Residential, and Rural Living neighborhoods needed to maintain their rural character. It recognized that a balance needs to be made between 'no paved streets' that would result in dust and a loss of air quality and 'paving all the future streets' in town with the associated potential untenable

cost of maintaining hundreds of miles of low density streets. The Commission’s focus is on the development of paved streets for high-density development and on the development of paved collectors and arterials in low-density neighborhoods.

The proposed changes to the Development Code reflect the Commission’s consensus. Commission should review them, conduct the Public Hearing and make any necessary changes and formulate a recommendation to Council for adoption.

Zone	Local St	Collector	Arterial	Expressway	Curb Gutter &	Berm	Sidewalk
	Paved	Paved	Paved	Paved			
RM	X	X	X	X	X		X
RS4	X	X	X	X	X		X
RS3	X	X	X	X	X		
RS2	X	X	X	X	X		
RS1		X	X	X		X	
RSE		X	X	X		X	
RL 1		X	X	X		X	
RL2.5		X	X	X		X	
RL 5		X	X	X		X	
OSR		X	X	X			

The following notes should also be added to the Development Code:

1. New development in established RS neighborhoods shall provide curb gutter and sidewalk and/or berming.
2. All Expressways, Arterials and Collectors shall receive curb gutter and sidewalk; (CGS) The City may develop an alternative design for walkways in rural living areas.
3. Dust control shall be encouraged on local unpaved streets, City shall consider requiring.
4. Elevated street designs shall be considered in 'rural living' areas.
5. The City shall consider a CGS in lieu fee for use on new development in existing neighborhoods.
6. The City shall re-examine classifications of collectors to ensure list in General Plan is complete.
7. The City shall consider developing a capital plan to provide CGS on collectors in existing neighborhoods.

CEQA

Pursuant to Section 15304 of the California Environmental Quality Act (CEQA) guideline, Minor alteration in land use limitations, this project is categorically exempt from further review.

The Planning Commission is the Recommending Authority for this action. The City Council is the approving authority for this code amendment.