



**CITY OF TWENTYNINE PALMS  
PLANNING COMMISSION STAFF REPORT**

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**To:** Planning Commission  
**From:** Community Development Director  
**Date:** February 8, 2011

**For Commission Meeting Of:** February 15, 2011

**SUBJECT:** PC 09-76 - An amendment to the Land Use Tables and Accessory Uses of the City's Development Code regarding commercial and non-commercial shooting ranges and the discharge of firearms within all zoning districts.

**RECOMMENDATION**

Staff recommends the Planning Commission provide guidance on the draft proposed language on the discharge of firearms issue as previously introduced, then continue the item to an appropriate future Commission meeting date to allow staff to revise the draft language for additional consideration and possible action.

**Attachment:**

Minute Excerpt from Commission meeting of January 18, 2011

**ORDER OF PROCEDURE**

- Request Staff Report (Charles LaClaire presenting)
- Commission Questions of Staff
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Commission Discussion
- Motion/Second
- Discussion of Motion
- Call the Question

**PROJECT DESCRIPTION**

A possible Development Code Amendment (PC 09-76) to amend those portions of Tables 19.07-A "Permitted and Conditional Uses", 19.08-A "Permitted and Conditional Uses", 19.09-A "Permitted and Conditional Uses", 19.10-A "Permitted and Conditional Uses", 19.12-A "Permitted and Conditional Uses", 19.14-A "Permitted and Conditional Uses" and 19.48 "Accessory Uses and Structures pertaining to public and private commercial and non-commercial shooting ranges, or like and similar uses, and the discharge of firearms (weapons) within the City of Twentynine Palms in all residential, commercial and industrial zoning districts.

**BACKGROUND**

At its regularly scheduled meeting of January 18, 2011, the Planning Commission was introduced to a possible Code Amendment to address the current Development Code standards and criteria for shooting ranges and the discharge of firearms within the community. That discussion was a result of a meeting on November 23, 2010, at which the City Council initiated

a Development Code Amendment to further define and address within the Municipal and Development Codes the opportunity and restrictions relating to, and associated with, the discharge of weapons within the community. This issue arose at the November 23<sup>rd</sup> meeting as the discharge of firearms, and both public and private shooting ranges or areas where the discharge of firearms and other weapons are allowed, has been a topic of discussion within the community over the past two years.

As was noted within your January 18<sup>th</sup> report, under the current provisions of the Municipal Code, private activities characterized as the discharge of firearms/weapons are referred back to the County's Code which allows the discharge of weapons within the community, but subject to State law. State law allows the discharge of weapons, but such discharge must be at least 150 yards from a residential structure (whether occupied or not), except with the property owner's permission (which removes this restriction) and prohibits the discharge over or from a roadway.

The Development Code addresses the issue as it pertains to land use in that within the Rural Living districts (RL 1; 2.5; 5), Table 19.07-A "Permitted and Conditional Uses" allows "Sports oriented recreational facilities requiring remote locations" under Planning Commission approval of a Conditional Use Permit, with a clarification note stating "Including, but not limited to archery and gun ranges, golf courses, hunting clubs, off-road vehicle parks, and tennis and swim clubs." No other residential zone allows this use or makes this reference to "gun ranges". Within the Commercial zoning districts, Table 19.10-A "Permitted and Conditional Uses" notes that shooting ranges are prohibited. And within the Industrial zoning districts, Table 19.12-A "Permitted and Conditional Uses" allows shooting ranges with Planning Commission approval of a Conditional Use Permit within the Commercial Industrial (IC) district.

The Development Code does not define "gun range" or "shooting range", nor does it define discharging weapons. Further, the Code does not appear to distinguish between a commercial activity, where anyone may come to a property to discharge weapons (a gun, pellet or air gun, bow/arrow, slingshot, paintball gun, mortar, catapult or other type of projectile emitting device) for a fee or other compensation, versus the discharge of a weapon by a private property owner or someone else with the specific permission of that property owner but without any type of compensation.

At the January 18<sup>th</sup> meeting, the Commission reviewed a series of questions posed by staff to gather information and guidance from the Commission regarding how it would like to address the discharge of firearms issue. Each question was addressed in turn, with staff's understanding of the answers provided below. Based upon those answers, staff has prepared the following material for further Commission consideration. If staff's interpretation of the Commission's January 18<sup>th</sup> guidance is incorrect, or if the proposed language is unsatisfactory to the Commission, any additional guidance or clarification would be welcomed by staff.

**Analysis:**

Within the January 18, 2011 Public Hearing report, it was noted that the Code citations provided indicate that currently the Development Code restricts "shooting ranges" to only properties within the Rural Living Residential Districts (1/2.5/5) and the Commercial Industrial District. But the Code does not define "shooting ranges". As the Development Code does not specifically define what a "shooting range" is, it is unclear whether this citation references commercial or non-commercial shooting activities, or shooting activities undertaken by the property owners themselves for their own recreational activities or by others with the specific approval and authorization of the property owner, but not for compensation, exchange/barter, or related to some other exchange between the property owner and the other(s) firing the weapon (such as an individual "test" firing a weapon that they are interested in purchasing at another location).

The following are the questions raised at the January 18<sup>th</sup> meeting, with staff's understanding of the guidance provided by the Commission.

1. Should the discharge of firearms (handguns, rifles, shotguns and similar firearms) be allowed within the community?

A. *Yes, with specific restricts and identified danger zones.*

2. As noted herein, this use is already significantly restricted as a commercial activity (allowed only upon Commission review/approval of a Conditional Use Permit within the Rural Residential districts and the Commercial Industrial District), is the intent of the proposed Code Amendment to restrict private use of specific firearms?

A. *Yes. The Code should be amended to clarify the restrictions applied to the discharge of firearms community wide.*

3. Is the discharge of a firearm to be treated the same as the discharge of a weapon (weapons being inclusive of handguns, rifles, shotguns, pellet or air guns, bow/arrows, slingshots, paintball guns, mortars, catapults, other projectile emitting devices)?

A. *Categories or groupings, by the ability to inflict damage (lethal verse non-lethal) should be created and applied. Include "tazors" in the list.*

4. Should definitions for gun range, shooting range, discharge of firearm, shotgun, etc. be offered for consideration and potential adoption?

A. *Yes. Definitions should be considered for adoption.*

5. Should the Code Amendment address handguns and rifles, but not address pellet/air guns, slingshots, paintball guns, bow/arrows, shotguns, etc. due to their limited potential for injury?

A. *Yes; see answer to question no. 3.*

6. Is there a difference between a commercial shooting range (gun range) activity and a private recreational activity?

A. *Yes there is a difference and different regulations should apply.*

7. If allowed, will all such devices be treated the same, or will categories of types of devices be created (again dependent upon their potential for injury)?

A. *Yes to both; see answer to question no. 3.*

8. What specific restrictions, if any, should be placed upon the allowance of discharging firearms (no review, Administrative staff review, Planning Commission review {Administrative Use Permit or Conditional Use Permit} or Council review)?

A. *Separate categories should be created and treated differently. Commercial activities should go before the Commission for approval, whereas private would only be subject to established rules and limitations.*

9. If gun ranges or private areas for shooting are allowed, does the Commission wish to propose the establishment of separation distances for this activity from other, more sensitive, land uses such as exiting residential neighborhoods, schools (public and private), hospitals, churches, care facilities, senior housing, parks, campgrounds, playgrounds, animal care facilities, bars, casinos, the National Park, etc.?

A. *Yes, standards should be created taking into consideration factors such as the volume of noise that weapons may generate and how far projectiles may travel.*

10. Should minimum lot sizes be required/established for commercial or private gun range facilities?

A. *Yes. Different standards for each; with consideration for open ranges verses those within an enclosed building. Must also establish separation distances for each type of activity to those listed in question no. 9.*

11. Should minimum lot size requirements be established for properties where individual land owners/renters may be allowed to discharge weapons as an individual recreational activity?

A. *Yes. Lot size must take into consideration the 150 yard rule.*

12. Will allowances be made, or restrictions established, regarding shooting over noncontiguous properties or over Bureau of Land Management, Nation Park or other lands?

A. *Yes. Criteria shall be established to restrict the discharge of weapons in this manner.*

13. Should limits be placed upon the size of a facility (commercial or private), number of individuals that can use the site at one time, parking requirements, time of day limitations, signage, safety equipment on site, trained/responsible persons on site at all times of operation and/or other restrictions?

A. *Yes for commercial operations; no for private activities, provided they adhere to all other rules and criteria. Operations limited to daylight hours, except for indoor facilities, communication devices must be available on-site, and access to/for emergency vehicles must be available.*

14. For a commercial gun range/shooting range, should licensed, trained or certified instructors be required to be on site, or an employee of the commercial range, at all times when customers are present?

A. *Yes, someone professionally associated with the commercial range must be on site with any customers. Firearms may be sold at the commercial range.*

15. Should protective equipment/devices be required to be installed to protect surrounding properties from misfires, ricochets or other accidents at approved gun ranges/shooting ranges?

A. *No safety devices shall be required by code, although some may be required under Commission review, but "Range Safety Guide" rules and procedures must be available and followed on site.*

16. Will neighbors or surrounding property owners have the chance to be informed of the request for, or comment on, the establishment of any gun range (public or private)?

A. *Yes. Before either a public or private range is established or allowed to operate, the surrounding properties owners shall be notified and allowed to express their opinions.*

17. If so, what distances from the site should be notified (current Code requires 300 feet for a Public Hearing)?

A. *For an indoor range, standard 300 foot notice shall be required. For an outdoor range, 500 feet notice shall be required.*

18. Shall any consideration be given to a site's historic use for the discharge of firearms (any official grandfathering of such legally established activity if appropriate proof can be provided to the City)?

A. *As the City has no known legally established ranges, from point of adoption of the code forward shall all be subject to these rules and regulations.*

19. With the City's annexation agreement limiting the imposition of Municipal standards and regulations aboard the Marine Base, should whatever standards and procedures that are established (if any) be modified to be applicable to properties adjacent or near to the Base?

A. *No modifications.*

20. With the City's Base annexation agreement, would such limitations on the imposition of City standards and regulations apply to Base controlled housing (such as 801 housing)?

A. *Yes, the City's standard rules would apply.*

21. And what level of violation should be identified for violating the Municipal or Development Code (misdemeanor or infraction {ticket})?

A. *Establish code violations in a tiered manner; first and second violation an infraction with progressively increasing fines, third and more a misdemeanor. Each day's violation can be considered a new violation subject to a new citation.*

*The Commission also noted that the discharge of weapons may be allowed anywhere within the community, subject to the appropriate adopted rules and regulations. Also, that provisions must be made to retain all projectiles on the property where they originate (cannot shoot from one property to another). And that "Private Clubs" shall be treated similar to commercial ranges, but without Commission review and lesser standards.*

As previously noted, while the questions above address the land use issues relating to current standards and how they may be modified or remain as written, or whether they address a private individual or as a commercial activity (organized or otherwise), these questions do not address weapon ownership, possession, transportation or licensing (which are addressed by other agencies), only the simply physical activity of firing/discharging of weapon(s) within the City of Twentynine Palms. The Municipal Code may be modified to address these aspects of the weapon question.

At its simplest, the issue for discussion is the opportunities and restrictions that are currently applicable (or which should be imposed) to the discharge of firearms/weapons within the community. Provided below is proposed language to address the guidance given by the Commission. This language should be considered draft, subject to any modifications directed by the Commission.

### **Proposed Language**

Amend Chapter 19.06 "Definitions" by the addition of new definitions to Sections 19.06.030 "C" Definitions, 19.06.040 "D" Definitions, 19.06.060 "F", Definitions 19.06.070 "G" Definitions, 19.06.140 "N" Definitions, 19.06.150 "O" Definitions, 19.06.160 "P" Definitions, 19.06.180 "R" Definitions, 19.06.190 "S" Definitions and 19.06.230 "W" Definitions the following definitions in alphabetical order within the subsections to read as follows:

**Commercial shooting range.** A commercial pistol, revolver, rifle, gun, shooting or open air range is a land use activity that involves the singular or organized discharge of weapon(s) as noted herein, for a fee, gratuity, trade or other form of direct or indirect compensation, and which may or may not involve the sale or any manner of exchange/trade/barter/swap of a weapon, or an activity on that property which may be a prelude to a sale, purchase or exchange of a weapon at another location, where said singular or organized discharge of weapon(s) is conducted or carried out by the property owner(s), prospective owner(s) or an individual(s) in control or custody of said property, or any manner of visitor, guest, friend, customer and/or patron of the owner, prospective owner or individual in control or custody of said property.

**Discharge.** To expel, emit, let go or shoot, as a missile; or to emit contents.

**Discharge of Weapons.** To expel, emit, let go or shoot a projectile of any type from a device such as a firearm (handguns and rifles), pellet/air guns, slingshots, paintball guns, bow/arrows, shotguns, cannons, mortars or catapults.

**Firearm.** A weapon whose charge is expelled by the explosion of gunpowder, usually in reference to a small device such as a rifle or revolver.

**Gun range.** See “Shooting range”.

**Non-commercial shooting range.** A non-commercial pistol, rifle, gun, shooting or open air range is a land use activity that involves the singular or organized discharge of weapon(s) as noted herein, without a fee, gratuity, trade or other form of director or indirect compensation, and which does not involve the sale or any manner of exchange/trade/barter/swap of a weapon, or any activity on that property which may be a prelude to a sale, purchase or exchange of a weapon at another location, where said singular or organized discharge of weapon(s) is conducted or carried out by the property owner(s), prospective owner(s) or an individual(s) in control or custody of said property, or any manner of visitor, guest, friend, customer and/or patron of the owner, prospective owner or individual in control or custody of said property.

**Open air range.** See “Shooting range”.

**Pistol range.** See “Shooting range”.

**Private shooting range.** A private shooting range is a shooting range with restricted entry rights as determined by the owner/operator of such facility whether for commercial or non-commercial purposes.

**Public shooting range.** A public shooting range is a shooting range open to the general public with use restrictions as determined by the owner/operator of such facility whether for commercial or non-commercial purposes.

**Rifle range.** See “Shooting range”.

**Shooting range.** A pistol, rifle, gun, shooting or open air range (terms used interchangeably) is a land use activity that involves the singular or organized discharge of weapon(s) by one or more individuals that emit projectiles that travel a minimum of fifty (50) feet and which have the capacity to cause/inflict great bodily harm. Such projectile emitting devices may include, but are not limited to, handguns, rifles, shotguns using slugs/double “00” shot, cannons, mortars and catapults; but typically do not include shotguns using shot smaller than “00”, pellet or air guns, bow/arrows, tazors, slingshots, paintball guns or similar mechanical devices.

This definition shall apply to a property whether those individuals participating in the discharge of weapons is/are the property owner(s), prospective owner(s) or an individual(s) in control or custody of said property, or any manner of visitor, guest, friend, customer and/or patron of the owner, prospective owner or individual in control or custody of said property.

**Weapon.** Any instrument or device of offense or defense in combat; a firearm.

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Amend that portion of Table 19.07-A “Permitted and Conditional Uses” relating to recreation under E. Recreational Facilities as follows:

Use	RL-1	RL-2.5	RL-5	Notes
<b><u>E. Recreational Facilities</u></b>				
Racetracks and Stadiums	C	C	C	
Sports oriented recreational facilities requiring remote locations.	C	C	C	Including, but not limited to archery and <i>shooting</i> /gun ranges ( <i>subject to the provisions of Section 19.48.030 “Accessory Uses in Residential Districts”</i> ), golf courses, hunting clubs, off-road vehicle parks, and tennis and swim clubs.

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Amend that portion of Table 19.08-A “Permitted and Conditional Uses” relating to recreation under “B. Residential Accessory Uses” as follows:

Use	RS-4	RS -3	RS-2	RS-1	RS-E	Notes
<b><u>B. Residential Accessory Uses</u></b> These uses are permitted only as accessory or incidental to a primary use on the same property.						
<b><i>Recreational Weapons Usage</i></b>	*	*	*	*	*	<b><i>* Subject to the provisions of Section 19.48.030 Accessory Uses in Residential Districts”.</i></b>
Second units	P	P	P	P	P	Pursuant to the requirements specified in Chapter 19.53, <i>Second Units.</i>

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Amend that portion of Table 19.09-A “Permitted and Conditional Uses” relating to recreation under “B. Residential Accessory Uses” as follows:

Use	RM	Notes
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Use	RM	Notes
<b><i>B. Residential Accessory Uses</i></b>		
These uses are permitted only as accessory or incidental to a primary use on the same property.		
<b><i>Recreational Weapon Usage</i></b>	*	<b><i>* Subject to the provisions of Section 19.48.030 "Accessory Uses in Residential Districts".</i></b>
Recreational uses accessory to Multi-family Residential.	P	Includes recreational centers, tot lots and playgrounds, lighted and unlighted courts, and swimming pools and related facilities.

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Amend that portion of Table 19.10-A "Permitted and Conditional Uses" relating to recreation under "Entertainment and Recreation" as follows:

Use	CO	CG	CN	CT	Notes
<b><i>Entertainment and Recreation</i></b>					
Simulated shooting games - indoor (laser tag, etc.)	-	P	-	P	
Shooting/ <i>Gun</i> range	-	*	-	-	<b><i>* Subject to the provisions of Section 19.10.120 "Commercial and Recreational Shooting Range".</i></b>
Skate park	-	C	C	C	

Staff would like to confirm that the Commission intends to recommend that commercial shooting/gun ranges shall be allowed within the low intensity commercial areas such as the Office Commercial (CO), Neighborhood Commercial (CN) and Tourist Commercial (CT). These areas are traditionally for low intensity land uses, but more intensive than residential. However, the preceding Tables would allow shooting/gun ranges, under specified conditions, so the Commission may also wish to allow ranges in the Office Commercial (CO), Neighborhood Commercial (CN) and Tourist Commercial (CT) districts under similar circumstances, or allowed, but only indoors.

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Amend Chapter 19.10 "Commercial Districts" by the addition of a new Section 19.10.120 "Commercial and Recreational Shooting Range" to read as follows:

***19.10.120 "Commercial and Recreational Shooting Range". A land use within the commercial and industrial zoning districts for the discharge of firearms (all manner of handguns, rifles, shotguns using slugs, mortars, catapults, cannons or other projectile emitting devices that may result in great bodily harm, but excluding shotguns using shot***

**of less than "00" size, pellet or air guns, bow/arrows, tazors, slingshots, paintball guns, or similar projectile emitting devices with limited, minimal potential to cause/inflict great bodily harm) by the property owner, his/her invited guests, or to the general public as a public or private, commercial or non-compensated recreational use of the property shall be subject to review and approval by the Planning Commission of a Conditional Use Permit. No such Conditional Use Permit approval shall be granted unless all of the following are met, along with any Conditions of Approval that may be required by the Planning Commission as necessary to conform to the required "Findings" for approval of a Conditional Use Permit:**

- A. The property shall be a minimum of two and one half (2.5) acres in size (Commission please note a typical 330' by 330', 2.5 acre lot will not allow a 450' separation between where a weapon may be discharged and a property line {which may have a habitable structure on the other side}).**
- B. The discharge of weapons may only occur between the hours of 7:00 a.m. and 10:00 p.m. consistent with the provisions of Code Section 19.74.080 "Prohibited Noise and Vibration".**
- C. Access to the property for emergency services shall be maintained at all times when the recreational and/or commercial activity is occurring. In addition, some form of electronic communication equipment capable of contacting appropriate authorities during an emergency shall be available and operational at all time when the recreational and/or commercial activity is occurring.**
- D. All property owners within five hundred (500) feet of the edges of the property proposed for such use shall be provided with notification of the Public Hearing for the Conditional Use Permit.**
- E. At the Public Hearing, the Commission shall consider any and all information regarding issues or concerns that may need to be addressed by the application of appropriate Conditions of Approval prior to the approval of any Conditional Use Permit.**
- F. The maximum number of individuals that may participate in or observe the recreational and/or commercial activity occurring shall be established by the Commission with its review of the Conditional Use Permit.**
- G. Parking shall be based upon the maximum number of individuals that may participate in or observe the recreational and/or commercial activity occurring on site as established by the Commission with its review of the Conditional Use Permit, but in no case shall less than one parking space per three (3) participants be provided. Parking space size, location and parking surface requirements shall be in conformance with Chapter 19.82 "Off-Street Parking and Loading Requirements" of the Development Code.**
- H. All signage on site shall conform to the requirements of Chapter 19.84 "Signs" of the Development Code.**
- I. Weapons may not be discharged in a manner or direction that would allow projectiles, fragments thereof or ricochets thereof to cross over property lines (unless both properties are owned by the same individual{s}), access easements between properties, public rights-of-way or into or onto any Federal lands.**
- J. The discharge of weapons must conform to State law to which no weapon(s) may be discharged within 150 yards from a residential structure (whether occupied or not), except with the property owner's permission (which removes this restriction).**
- K. The discharge of a weapon(s) over or from a public or private roadway is prohibited.**

- L. **A Conditional Use Permit may only be approved where it can be demonstrated that the orientation of the discharge of any weapon shall be in such a manner so as to reasonably ensure the safety of those on-site or to those on surrounding properties. Such discharge shall be oriented towards a “berm” or “backstop” built, placed and maintained in a manner to prevent projectiles from exiting the approved property(ies).**
- M. **No Conditional Use Permit shall be approved for a property located adjacent to an exiting residential neighborhood with lots of less than one acre in size, or within one thousand (1,000) feet of an existing public park, campground, playground or public/private school, or within five hundred (500) feet of any hospital, church, residential care facility, senior housing facility, animal care facility, bar, casino, the Joshua Tree National Park or **any Federal lands.****
- N. **Copies of standardized “Range Safety Guide” rules and procedures must be available on site at all time and shall be followed at all times.**
- O. **An individual professionally associated with the commercial shooting range shall be on site at all times when customers/patrons are on site and actively engaged in the activity of discharging weapons.**
- P. **Commercial, retail sales, trade, exchange or transfer of ownership may occur upon the site as approved by the Planning Commission in its review of the required Conditional Use Permit.**
- Q. **A private, non-commercial indoor shooting range consisting of an enclosed structure where the discharge of weapons is taking place from which projectiles cannot escape, may be approved with a reduction in the above standards consisting of a minimum lot size of one (1) acre, operating hours of between 6:00 a.m. and midnight, the orientation of the weapon(s) discharge need not be towards a “berm” or “backstop”, and all separation requirements may be reduced to one hundred (100) feet. In addition to the above, any indoor shooting ranges must conform to all State air quality standards.**
- R. **Any of the above standards may be waived or reduced by the Planning Commission under review of a Conditional Use Permit where it can be demonstrated with appropriate documentation for the record that such standards are not needed for the safety of those person(s) on-site or upon the surrounding properties.**
- S. **Although a shooting range operated by, for or as a “private club”, shall be subject to the above standards and requirements, an Administrative Weapons Discharge Permit may be approved in lieu of a Conditional Use Permit. **(Does the Commission wish to review the Form that is needed to review/approve an Administrative Weapons Discharge Permit to assess the submission and approval requirements?)****

**A “private” or “public” pistol, rifle, gun, shooting or open air range shall be determined to be a commercial or non-commercial range depending upon the nature of the land use activity being conducted as defined herein.**

**Failure to conform to the above standards and/or any Conditions of Approval imposed by the Planning Commission in its approval of a Conditional Use Permit shall constitute a violation of the Municipal Code subject to the following: The first and second violation(s) shall subject the property owner or business owner/licensee to an infraction citation subject to a fine. The third and subsequent violations shall subject the property owner or business owner/licensee to citation as a misdemeanor. Each day of violation shall be considered a new and separate violation of the Municipal Code subject to a new citation.**

*It is important to note that in the above material, it is proposed that the Commission be given the broad discretion to waive any of the standards established for shooting ranges. This discretion may lead to questions of favoritism or unequal treatment from one application to another, or from one Commission to another. The Commission may wish to consider whether it is appropriate to build into the new Code provisions these allowances, or limit such waiver to more specific issues (such as separation distances, minimum lot size, parking or berm/backstop requirements).*

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Amend that portion of Table 19.12-A “Permitted and Conditional Uses” relating to recreation under “Entertainment and recreation” as follows:

Use	CS	IC	Notes
<b><i>Entertainment and Recreation</i></b>			
Recording and sound studios	P	P	
Shooting/ <b><i>Gun</i></b> range	C*	C*	<b><i>* Subject to the provisions of Section 19.12.120 “Commercial and Recreational Shooting Range”.</i></b>
Skate park	C	C	

A new Section 19.12.120 “Commercial and Recreational Shooting Range” to match that proposed for 19.10.120 note above shall be placed within Chapter 19.12.

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Amend that portion of Table 19.14-A “Permitted and Conditional Uses” relating to residential accessory uses under “Residential Accessory Uses” as follows:

Use	OSR	Notes
<b><u><i>B. Residential Accessory Uses</i></u></b>		
These uses are permitted only as accessory or incidental to a primary use on the same property.		
Home occupations	P	Subject to permits and requirements specified in Chapter 19.36 <i>Home Occupations</i> .
<b><i>Recreational Weapon Usage</i></b>	*	<b><i>* Subject to the provisions of Section 19.48.030 “Accessory Uses in Residential Districts”.</i></b>
Second units	P	Second dwelling units must be detached. Manufactured and Mobile homes may be allowed if they comply with the requirements Chapter 19.53, <i>Second Units</i> .

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Amend Chapter 19.48 “Accessory Buildings and Uses” by the addition of a new Subsection “F” to Section 19.48.030 “Accessory Uses in Residential Districts” to read as follows:

**19.48.030 Accessory Uses in Residential Districts.** The following uses shall be permitted as accessory uses to each single dwelling unit which is allowed:

**F. Accessory use of land within the residential zoning districts for the discharge of firearms (all manner of handguns, rifles, shotguns using slugs, mortars, catapults, cannons or other projectile emitting devices that may result in great bodily harm, but excluding shotguns using shot of less than “00” size, pellet or air guns, bow/arrows, tazors, slingshots, paintball guns, or similar projectile emitting devices with limited, minimal potential to cause/inflict great bodily harm) by the property owner or his/her invited guests as a private, non-compensated recreational use of the property shall be subject to review and approval of an Administrative Weapons Discharge Permit. No such Administrative approval shall be granted unless all of the following are met:**

- 1. The property shall be a minimum of two and one half (2.5) acres in size.**
- 2. The discharge of weapons may only occur between the hours of 7:00 a.m. and 10:00 p.m. consistent with the provisions of Code Section 19.74.080 “Prohibited Noise and Vibration”.**
- 3. Access to the property for emergency services shall be maintained at all times when this recreational activity is occurring.**
- 4. All property owners within three hundred (300) feet of the edges of the property proposed for such use shall be provided with notification of the proposed use, giving these owners a minimum of ten (10) days to bring to the attention of the City issues or concerns that may need to be addressed prior to the approval of any Administrative Permit.**
- 5. Weapons may not be discharged in a manner or direction that would allow projectiles, fragments thereof or ricochets thereof to cross over property lines (unless both properties are owned by the same individual{s}), access easements between properties, public rights-of-way or into or onto any Federal lands.**
- 6. The discharge of weapons must conform to State law to which no weapon(s) may be discharged within 150 yards from a residential structure (whether occupied or not), except with the property owner’s permission (which removes this restriction).**
- 7. The discharge of a weapon(s) over or from a roadway is prohibited.**
- 8. An Administrative Weapons Discharge Permit may only be approved where it can be demonstrated that the orientation of the discharge of any weapon shall be in such a manner so as to reasonably ensure the safety of those on-site or to those on surrounding properties. Such discharge shall be oriented towards a “berm” or “backstop” built, placed and maintained in a manner to prevent projectiles from exiting the approved property(ies).**
- 9. No signage of the name, location or nature of the facility shall be allowed.**
- 10. Parking shall be based upon the maximum number of individuals that may participate in or observe the recreational activity occurring on site as established by the Community Development Department with its review of the Administrative Weapons Discharge Permit, but in no case shall less than one parking space per three (3) participants be provided. Parking space size requirements shall be in conformance with Chapter 19.82 “Off-Street Parking and Loading Requirements” of the Development Code. The location of said stalls shall be placed to reasonably ensure the safety of those on-site. The required parking surface for the first three (3) parking stalls shall be at the discretion of the Community Development Department**

*with the review of the Administrative Weapons Discharge Permit; where more than three (3) stalls are required, all such stalls shall be placed upon a paved surface (including access thereto and back-up space) as prescribed in Chapter 19.82 "Off-Street Parking and Loading Requirements" of the Development Code.*

- 11. An Administrative Weapons Discharge Permit may not be approved for any form of commercial activities involving the sale or exchange in any manner of identified weapons, nor as a prelude to a sale, purchase or exchange of identified weapons at another location. Such sale or any manner of exchange, or an activity that is a prelude to a sale, purchase or exchange at another location (considered a commercial activity) may be considered by the Planning Commission under review of a Conditional Use Permit as required under Section 19.10.120 "Commercial Gun/Shooting Range".*
- 12. No Administrative Weapons Discharge Permit shall be approved for a property located adjacent to an existing residential neighborhoods with lots of less than one acre in size, or within one thousand (1,000) feet of an existing public park, campground, playground or public/private school, or within five hundred (500) feet of any hospital, church, residential care facility, senior housing facility, animal care facility, bar, casino, the Joshua Tree National Park or **any Federal lands**.*
- 13. Any of the above standards may be waived or reduced by the Planning Commission under review of a Conditional Use Permit where it can be demonstrated with appropriate documentation for the record that such standards are not needed for the safety of those person(s) on-site or upon the surrounding properties.*
- 14. A private, non-commercial indoor shooting range consisting of an enclosed structure where the discharge of weapons is taking place from which projectiles cannot escape, may be approved with a reduction in the above standards consisting of a minimum lot size of one (1) acre, operating hours of between 6:00 a.m. and midnight, the orientation of the weapon(s) discharge need not be towards a "berm" or "backstop", and all separation requirements may be reduced to one hundred (100) feet. In addition to the above, any indoor shooting ranges must conform to all State air quality standards.*

*A "private" or "public" pistol, rifle, gun, shooting or open air range shall be determined to be a commercial or non-commercial range depending upon the nature of the land use activity being conducted as defined herein.*

*A private or public, commercial or non-commercial indoor shooting range consisting of an enclosed structure where the discharge of weapons is taking place from which projectiles cannot escape, may be approved with a reduction in the above standards consisting of a minimum lot size of one (1) acre, operating hours of between 6:00 a.m. and midnight, the orientation of the weapon(s) discharge need not be towards a "berm" or "backstop", and all separation requirements may be reduced to one hundred (100) feet. In addition to the above, any indoor shooting ranges must conform to all State air quality standards.*

*As a final note, while the provisions proposed herein shall affect and regulate the lawful discharge of firearms or weapons within the City of Twentynine Palms as a land use issue, nothing within this material, nor any that may ultimately be adopted by the City Council, shall be taken or construed to prohibit the discharge of any firearm or weapon in the course of self-*

defense. Any such actions are a matter to be addressed by the Penal Code and handled through appropriate law enforcement channels.

### **CEQA Environmental Review**

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), the proposal has been reviewed for its potential to impact the environment. It has been determined that the proposal, consisting of amendments to the language of the Development Code, narrative changes to the rules applicable within the City, cannot by themselves have a direct impact upon the environment. As such, under the provisions of Government Code Section 15305 "Minor Alterations in Land Use Limitations" changes to the narrative of the Development Code is exempt from further CEQA review.

### **General Plan/Zoning Designations Citywide**

Any Development Code Amendment analyzed and considered for adoption by the City Council may affect specific zones or the community as a whole. With guidance from the Commission, staff shall be provided with the details of the specific zones and/or portions of the Development Code that shall be affected by the proposed changes and thus have the opportunity to address this standard section of Commission Public Hearing report. At that time, staff shall provide the Commission with Goals and Policies from the General Plan to illustrate how the proposed Amendment does or does not conform to those Goals and Policies.

### **Site Characteristics**

Similar to General Plan and Zoning designations noted above, once the Commission provides guidance to staff and final draft language is proposed, staff shall provide the Commission with appropriate and applicable site characteristics.

### **Findings**

Pursuant to Section 19.22.050 "Findings" of the City's Development Code, both the Planning Commission and City Council are required to make four (4) "Findings" of approval in a positive manner prior to recommending or adopting a Development Code Amendment (listed below). Following receipt of guidance from the Commission and finalization of proposed language, staff shall provide the Commission with comments to address each Finding for consideration and possible adoption, forwarding its recommendation to the City Council.

- A. The Zone Change or Development Code Amendment is consistent with the intent of the goals and policies of the General Plan; and
- B. The Zone Change or Development Code Amendment prescribes reasonable controls and standards to ensure compatibility with other established uses; and
- C. The Zone Change or Development Code Amendment provides reasonable property development rights while protecting environmentally sensitive land uses and species; and
- D. The Zone Change or Development Code Amendment ensures protection of the general health, safety, and welfare of the community.

### **Approval Process**

Under the provision of Development Code Section 19.22.040 "Approval Authority and Notification" (for Development Code Amendments) the Planning Commission is the Review Authority for any changes to the Development Code; with the City Council being the Approval Authority. With the Commission's adoption of proposed new language, or rejection of the concept to change the Code relative to the discharge of firearms, at a Public Hearing by the adoption of a Commission Resolution, a recommendation shall be forwarded to the Council for its final action.

**PLANNING COMMISSION**  
**6136 Adobe Road**  
**Twentynine Palms, CA 92277**  
**www.ci.twentynine-palms.ca.us**  
**Tuesday, January 18, 2011**  
**6:00 P.M.**

MINUTES (EXCERPTS)

- 1.0 CALL TO ORDER-** Chair Alderson called the meeting to order at 6:00 p.m.  
**PLEDGE OF ALLEGIANCE-** Commissioner Caplinger led the Pledge of Allegiance.  
**ROLL CALL-** The following Commissioners were present: Caplinger, Easter and Alderson.

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**2.0 PUBLIC HEARINGS**

- 2.1 PC 09-76 – A possible amendment to the Land Use Tables of the City's Development Code regarding commercial and non-commercial shooting ranges and the discharge of firearms within all zoning districts.

**RECOMMENDATION**

Staff recommends the Planning Commission provide guidance and possible language on the discharge of firearms issue, then continue the items to an appropriate future Commission meeting date to allow staff to draft proposed language for additional consideration.

Director LaClaire presented a staff report to the Planning Commission.

Commissioner Whitten asked what the driving force behind the possible amendment was.

Director LaClaire responded a neighbor dispute had brought the issue to light. He said the amendment request derived from issues brought up by the City Council.

Chair Alderson opened the Public Hearing.

Chair Alderson closed the Public Hearing after there were no requests to speak from the public.

In providing guidance to staff, the Planning Commission review the questions presented within the staff report and provided the following:

1. Should the discharge of firearms (handguns, rifles, shotguns and similar firearms) be allowed within the community? **Consensus of the Planning Commission is yes with conditions/restrictions.**
2. As noted herein, this use is already significantly restricted as a commercial activity (allowed only upon Commission review/approval of a Conditional Use Permit within the Rural Residential districts and the Commercial Industrial

District), is the intent of the proposed Code Amendment to restrict private use of specific firearms? **Consensus of the Planning Commission is yes.**

3. Is the discharge of a firearms to be treated the same as the discharge of a weapon (weapons being inclusive of handguns, rifles, shotguns, pellet or air guns, bow/arrows, slingshots, paintball guns, mortars, catapults, other projectile emitting devices)? **Consensus of the Planning Commission was yes but to break down by categories such as lethal versus non-lethal (and including tazors).**
4. Should definitions for gun range, shooting range, discharge of firearm, shotgun, etc. be offered for consideration and potential adoption? **Consensus of the Planning Commission was yes.**
5. Should the Code Amendment address handguns and rifles, but not address pellet/air guns, slingshots, paintball guns, bow/arrows, shotguns, etc. due to their limited potential for injury? **Consensus of the Planning Commission was yes.**
6. Is there a difference between a commercial shooting range (gun range) activity and a private recreational activity? **Consensus of the Planning Commission was yes and that separate standards should be created for each.**
7. If allowed, will all such devices be treated the same, or will categories of types of devices be created (again dependent upon their potential for injury)? **Consensus of the Planning Commission was yes.**
8. What specific restrictions, if any, should be placed upon the allowance of discharging firearms (no review, Administrative staff review, Planning Commission review {Administrative Use Permit or Conditional Use Permit (CUP)} or Council review)? **Consensus of the Planning Commission was with separate standards allow Planning Commission review for Commercial facilities and listed standards for private.**
9. If gun ranges or private areas for shooting are allowed, does the Commission wish to propose the establishment of separation distances for this activity from other, more sensitive, land uses such as exiting residential neighborhoods, schools (public and private), hospitals, churches, care facilities, senior housing, parks, campgrounds, playgrounds, animal care facilities, bars, casinos, the National Park, etc.? **Consensus of the Planning Commission was yes.**
10. Should minimum lot sizes be required/established for commercial or private gun range facilities? **Consensus of the Planning Commission was yes, for staff to bring back the requirements of other communities.**
11. Should minimum lot size requirements be established for properties where individual land owners/renters may be allowed to discharge weapons as an individual recreational activity? **Consensus of the Planning Commission was yes.**
12. Will allowances be made, or restrictions established, regarding shooting over noncontiguous properties or over Bureau of Land Management, Nation Park or

other lands? **Consensus of the Planning Commission was restrictions should be established.**

13. Should limits be placed upon the size of a facility (commercial or private), number of individuals that can use the site at one time, parking requirements, time of day limitations, signage, safety equipment on site, trained/responsible persons on site at all times of operation and/or other restrictions? **Consensus of the Planning Commission was certain standards should be placed on Commercial and different standards for private.**
14. For a commercial gun range/shooting range, should licensed, trained or certified instructors be required to be on site, or an employee of the commercial range, at all times when customers are present? **Consensus of the Planning Commission was yes.**
15. Should protective equipment/devices be required to be installed to protect surrounding properties from misfires, ricochets or other accidents at approved gun ranges/shooting ranges? **Consensus of the Planning Commission was yes, to leave it to the CUP to be reviewed on a case by case basis.**
16. Will neighbors or surrounding property owners have the chance to be informed of the request for, or comment on, the establishment of any gun range (public or private)? **Consensus of the Planning Commission was yes.**
17. If so, what distances from the site should be notified (current Code requires 300 feet for a Public Hearing)? **Consensus of the Planning Commission was 450-500 feet.**
18. Shall any consideration be given to a site's historic use for the discharge of firearms (any official grandfathering of such legally established activity if appropriate proof can be provided to the City)? **Consensus of the Planning Commission was that everyone should be treated the same and is subject to the rules (no grandfather ranges).**
19. With the City's annexation agreement limiting the imposition of Municipal standards and regulations aboard the Marine Base, should whatever standards and procedures that are established (if any) be modified to be applicable to properties adjacent or near to the Base? **Consensus of the Planning Commission was no.**
20. With the City's Base annexation agreement, would such limitations on the imposition of City standards and regulations apply to Base controlled housing (such as 801 housing)? **Consensus of the Planning Commission was yes.**
21. And what level of violation should be identified for violating the Municipal or Development Code (misdemeanor or infraction {ticket})? **Consensus of the Planning Commission was an infraction (ticket).**

Chair Alderson re-opened the Public Hearing.

ACTION: On a motion made by Commissioner Whitten, seconded by Commissioner Mendoza and carried with a 4-0 roll call vote, the Planning Commission continued the item to the February 15, 2011 Planning Commission meeting.

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**9.0 ADJOURNMENT-** Chair Alderson adjourned the meeting at 7:35 p.m.

Respectfully Submitted,

Jacqueline Palmer, Deputy City Clerk



City of Twentynine Palms  
6136 Adobe Road  
Twentynine Palms, CA 92277  
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# MEMO

Date: February 9, 2011  
To: Planning Commission  
From: Charles K. LaClaire, Community Development Director  
  
**Re: Commissioner Training – Possible Dates**

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As has been previously noted, the consulting firm of Hogle-Ireland, Inc. (the firm preparing the City's General Plan Update) has offered the City a free training seminar for the new Planning Commissioners. The Commission has expressed interest in receiving this training and staff requests that the Commission select three (3) tentative dates to offer Hogle-Ireland, Inc. for the proposed training; allowing the consulting firm to select the one most convenient for them.



**CITY OF TWENTYNINE PALMS  
PLANNING COMMISSION STAFF REPORT**

6136 Adobe Road  
Twentynine Palms, CA 92277  
(760) 367-6799 – Fax (760) 367-5400

**TO:** Planning Commission  
**FROM:** Community Development Director  
**DATE:** February 8, 2011

**FOR COMMISSION MEETING:** February 15, 2011

**SUBJECT:** PC 11-09 – Interpretation and guidance on Development Code Section 19.48.030 “Accessory Uses in Residential Districts” regarding the architectural requirements applicable to an accessory structure; citywide.

**RECOMMENDATION**

Open the discussion, consider public comment and provide guidance and direction to staff on the interpretation of the Code as appropriate.

Attachment		
Development Code Section		
19.48.030	“Accessory Uses in Residential Districts”	

**ORDER OF PROCEDURE**

- Request Staff Report (Charles LaClaire Presenting)
- Commission Questions of Staff
- Open to Public Comment
- Commission Discussion
- Motion/Second
- Discussion of Motion
- Call the Question (voice vote)

**PROJECT DESCRIPTION**

Under the provisions of Development Code Section 19.48.030 “Accessory Uses in Residential Districts”, “All accessory buildings shall be required to be architecturally compatible with the main structure(s)”. This provision, however, is unclear as to the nature, extent and character of that architectural compatibility. Guidance is being sought to clarify this requirement.

**BACKGROUND**

Recently an individual was cited for construction of an accessory building without benefit of the required Building Permit. When contacted and explained that a Building Permit was required, the individual began the process to obtain the Permit, but experienced some difficulties when it was determined that his/her proposed white colored accessory building constructed entirely of corrugated metal (including the roof), and without eaves, was architecturally inconsistent with the main residence on site. This individual questioned staff’s interpretation of the Code that Code Section 19.48.030 B1 requiring “architecturally compatible with the main structure(s)” meant that if the main home on site was stucco, with eaves and a tile or shingle roof, that the accessory structure had to be similarly designed (though not necessarily tile roofing, but similar in color). His/her opinion was that as long as the accessory structure was similar in color and general texture, matching the home or main structure’s siding, roofing, eaves and general color was not required.

## Code Provision

Listed below is an excerpt from the Development Code Section in question (entire Section attached to the end of this report).

**19.48.030 Accessory Uses in Residential Districts.** The following uses shall be permitted as accessory uses to each single dwelling unit which is allowed:

>>>>>>

B. Accessory Structure Regulations. The following additional regulations shall apply to accessory structures as specified:

1. All accessory buildings shall be required to be architecturally compatible with the main structure(s).

## ANALYSIS

Currently, the Development Code requires that "All accessory buildings shall be required to be architecturally compatible with the main structure(s)." Staff has interpreted this requirement to mean that whenever an accessory structure is proposed within the community that such proposed accessory structure must have the fundamental characteristics (appearance, texture, style and architectural/decorative features) as the main structure on site. This would entail a similar exterior color and texture (lap siding, wood, stucco or combinations thereof), similar roofing material (shingle, tile or tile similar material), and physical features such as eaves and notable architectural decorations (for example, vertical accents, window surrounds or "pop-outs", etc.). Further, it appears that all accessory structures including "Non-habitable accessory facilities such as a cabana, play yard, tennis court, porch, ramada, awning, patio slab, water tower and well, swimming pool, storage buildings and similar uses" (Code Section 19.48.030 C) are subject to these same requirements.

While staff believes it current reading to be a prudent and fair enforcement of the written Code, this same interpretation of the Code has not been the practice in the past and a tour of the community reveals that many, many accessory buildings/structures built after the above noted Code Section was enacted have been approved and built with Building Permits. This creates an inconsistency in enforcement and without a clear direction from the Commission or Council, leaves staff questioning how stringently to enforce the Code.

To complicate the issue, the same City Code Section addressing on-site construction of accessory structures (19.48.030 "Accessory Uses in Residential Districts") allows the placement of Cargo Containers upon a residential property, but only requires that these types of structure be "screened from view of the neighbors and the public rights-of-way by residential structures, landforms or physical features of the lot, landscaping or opaque fencing of up to six (6) feet in height with any visible remaining exterior portion of the container(s) painted in a manner compatible with the principal residence on site." Therefore, a Cargo Container may have a flat roof, no eaves, any type of siding or exterior texture (typically something akin to flat or corrugated metal), regardless of the architectural features of the main residence, as long as that portion of the "Cargo Container" visible above the fence is "painted in a manner compatible with the principal residence". Thus, an on-site stick built structure must have the architectural features of the main structure, but a cargo container need only be screened and the top two (2) feet painted.

The Commission has the opportunity to interpret the intent and meaning of the written Code to guide the future development of the community. While it is a fact that many existing structures have been built under the current Code requirements, without the current interpretation of

architectural compatibility, that fact does not justify the perpetuation of that practice if the Commission's current interpretation of the intent and letter of the Code is to require more stringent aesthetic conformity/compatibility between structures on the same property by the application of these standards. Alternatively, however, the Commission may provide staff with guidance as to how to interpret the Code to allow more flexibility in achieving the Code required architectural compatibility; by such means as allowing exterior textures or color that do not match or compliment the main structure, differing roofing materials, or not requiring architectural treatments similar to the main structure, eaves or architectural accents.

### **CEQA Environmental Review**

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), the proposal has been reviewed for its potential to impact the environment. It has been determined that the proposal, consisting of a discussion of how to interpret the language of the existing Development Code, cannot by itself have a direct impact upon the environment. As such, under the provisions of Government Code Section 21065 a Code interpretation is not a "Project" under CEQA and as such is exempt from further environmental review.

### **Findings**

Pursuant to the City's Development Code, there are no specific "Findings" that must be made to provide staff with an interpretation of the Code. If the Commission initiates a Code Amendment to formalize a change to the intent or language of the Code, at that time the Development Code would require making four (4) specific "Findings" of approval, in a positive manner, prior to recommending or adopting a Development Code Amendment.

## Development Code Excerpt

**19.48.030 Accessory Uses in Residential Districts.** The following uses shall be permitted as accessory uses to each single dwelling unit which is allowed:

- A. Guest Housing. Residential occupancy of a living unit, with no kitchen plumbing, located on the same parcel as the primary dwelling unit, but separated from it by at least ten (10) feet. This housing is for use by the occupants or temporary guests of the occupants of the premises and is not to be rented or otherwise used as a separate dwelling, except as provided by this Section.
- B. Accessory animal raising as specified by Chapter 19.52, *Animal Keeping*.
- C. Non-habitable accessory facilities such as a cabana, play yard, tennis court, porch, ramada, awning, patio slab, water tower and well, swimming pool, storage buildings and similar uses.
- D. Accessory Structure Regulations. The following additional regulations shall apply to accessory structures as specified:
  - 1. All accessory buildings shall be required to be architecturally compatible with the main structure(s).
  - 2. In RM and RS districts, the following size restrictions shall apply to accessory structures unless a greater size is approved with a Minor Use Permit:
    - a. In the RS District, the area of accessory buildings or features may not exceed fifty percent (50%) of the area of the main structure or 1,000 sq. ft., whichever is larger.
    - b. In both districts, an accessory building may not be higher than the height of the established main structure.
  - 3. In all districts, the setback of an accessory building shall be greater than the minimum established for the district in question when the height of the structure is greater than the yard setback; in which case the structure shall be setback at least to the line where the height is not greater than the distance from the structure to the property line.
- E. Permanent use of sea-going cargo containers and similar storage devices may be permitted as permanent storage facilities on a lot containing a residence subject to the following conditions:
  - 1. Approval of an Administrative Cargo Container Review where it is demonstrated that the requested container(s) is proposed to be located within the rear yard area of the lot, screened from view of the neighbors and the public rights-of-way by residential structures, landforms or physical features of the lot, landscaping or opaque fencing of up to six (6) feet in height with any visible remaining exterior portion of the container(s) painted in a manner compatible with the principal residence on site.
  - 2. Screening shall be waived if the container(s) is/are completely encased within an on-site, stick-built skin and eaves, which are architecturally consistent with the main home on site and located no closer than fifty (50) feet to any adjoining property line.
  - 3. Containers shall be maintained in "reasonable aesthetic condition" at all times, shall not exceed fifty percent (50%) of the floor area of the primary building on site nor be stacked one atop another, and shall not be used for habitation of persons or animals.

4. Alternative allowances, including size, screening, condition, location, habitation, etc., may be considered and approved by the Planning Commission under review and approval of a Conditional Use Permit.



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# MEMO

Date: February 9, 2011  
To: Planning Commission  
From: Charles K. LaClaire, Community Development Director

**Re: Future Study Session/Code Amendment Prioritization**

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At its meeting of February 1, 2011, staff was directed to return with the Commission's Future Study Sessions/Code Amendments list so that consideration may be given to changing that list. Below are the items that have previously been placed upon the list of future items to be addressed by the Commission. The Commission may add or delete items from this list and may set any priority to the individual items as it sees fit.

Lighting/Night Sky Ordinance  
Residential Fencing Standards  
Development Code Amendment (DCA) to require Building Permits for block walls  
Over-concentrations of certain businesses within City  
Southwest Design Theme Update  
New Animal Standards (City currently uses County Standards)  
Smoking/Hookah Lounges  
Message Parlor Standards – SB 731  
Night Club Standards  
Caretaker Unit/Quarter Standards  
Second Dwelling Unit Standards  
Parking Lot Standards  
Bed & Breakfast Standards  
Shared Parking Agreement Standards  
29 Palms RV Park Standards  
Approval Authority for Tentative Tract Maps (19.94)  
Taxi Cab Dispatch Standards/Regulations (NOT Taxi regulation, but office standards)