



STAFF REPORT

To: Planning Commission
From: Community Development Director
For Commission Meeting: January 17, 2012

SUBJECT: PC 09-53 – City of Twentynine Palms comprehensive General Plan Update, review of draft Elements, inclusive of General Plan Advisory Committee (GPAC) and City Council comments.

RECOMMENDATION

That the Planning Commission resume its review of the Executive Summary and “Elements” of the General Plan Update, as well as the draft Environmental Impact Report (EIR), providing guidance to staff and consultants, and giving direction as appropriate. When the Commission’s review is complete, all comments shall be forwarded to the City Council for final action on the General Plan Update and EIR.

Attachment

1. Minute Excerpt from Council Meeting of November 8, 2012

ORDER OF PROCEDURE

Request Staff Report (Charles LaClaire Presenting)
Commission Questions of Staff
Public Comment (at the discretion of the Chair)
Commission Discussion
Commission Guidance

BACKGROUND

In 2009, the City of Twentynine Palms retained the services of Hogle-Ireland, Inc. to complete a comprehensive update to the City’s General Plan and to create the associated Environmental Impact Report, as well as update the Development Code and to review the possibility of establishing various Development Impact Fees. Between that time and the present, the City Council, Planning Commission and the General Plan Advisory Committee (GPAC) have held numerous community workshops and study sessions, Public Hearings and joint meetings. To date, significant progress has been made on completing the Update and related Environmental Impact Report, and it is now time for the Commission to complete its review of the draft material, forwarding its recommendations to the City Council for final action.

In a memorandum to the Commission dated December 7, 2011, it was noted that the Council recently completed its preliminary review of the material forwarded by the General Plan Advisory Committee (GPAC). With the December 7th memorandum, the Commission was provided with the report and attachments presented to the Council at its meeting of November 8, 2011 (staff report, memo from Nelson Miller with Hogle-Ireland, Inc., and attachments to his memo), comments from Council member Jay Corbin regarding the GPAC comments, a memo from Nelson Miller regarding roadway issues, the associated circulation map, and all of the GPAC comments as forwarded previously to both the Commission and Council. That material is again provided with this report on compact disk.

At the Council meeting of November 8th, the Council's direction was to forward the short list of issues discussed at the meeting (noted below) to the Commission, directing the Commission to move forward with its review and recommendation of the General Plan Update. Council action at the November 8th meeting was to direct the Commission to specifically review items one and two on Council member Corbin's list of four (see below), leaving it up to the Commission regarding the level of review for the other issues raised.

The December 7th memo also noted that it was not expected that the Commission would have had adequate time to digest all of the above material sufficiently to articulately discuss and provide direction upon all of the material at the December 7th meeting. What was expected at the meeting, and what appears to have occurred, was a concurrence from the Commission that it has all of the material needed to proceed, that it discussed a generalized schedule for its upcoming review (set as the second regularly scheduled monthly meeting focused only on the General Plan Update) and direction that Hogle-Ireland, Inc. representative Nelson Miller be available at the middle and end of the Commission's review of the entire General Plan Update and EIR for questions and clarifications.

ANALYSIS

At its meeting of December 7, 2011 the Commission discussed the fundamental approach it would take in reviewing the General Plan Update. At that time, it appeared that the consensus of the Commission was to thoroughly read everything presented but discuss, in detail, only the issues that individual members felt had not been adequately raised or addressed by the Council or GPAC. While the Commission may raise any issue(s) members would like to discuss and have forwarded to the Council, members may also comment upon issues raised by the GPAC that the Commission believes need to be addressed by the Council. *(To be clear, all GPAC comments have already been forwarded to the Council. With the exception of the items below, the Council has elected not to discuss the GPAC comments before it receives the Commission's comments.)*

The Commission is reminded of the Council's November 8, 2011 specific direction regarding review of issues raised by Council member Jay Corbin (Minute Excerpt attached). During the November 8th Council meeting, Council member Corbin requested that the Commission address the following:

Actions 1 & 2: request that the Planning Commission review and make a recommendation on the proposed non-residential build-out and the proposed roadway network, seeking to reduce road designations to the level necessary to provide efficient traffic movement.

Action 3: Include a policy statement in the General Plan that the City will develop standards for clustering of residential development in areas zoned for low density.

Action 4: Include a policy statement in the General Plan that indicates that the City will develop rural standards for street improvements.

Following discussion, the Council moved to forward "the Draft General Plan Update and Draft Environmental Impact Review to the Planning Commission with no changes or additional policy decisions for its review of the draft material, and to make their recommendation to the City Council to include Actions 1 & 2: Requesting that the Planning Commission review and make a recommendation on the proposed non-residential build-out and the proposed roadway network, seeking to reduce road designations to the level necessary to provide efficient traffic movement." Review and/or comment upon actions 3 and 4 are optional for the Commission, they may elect to review and/or comment upon these issues as the Commission sees fit.

In looking at the vast collection of materials before the Commission, staff is requesting comments upon each draft Element keeping in mind the original Goals & Policies as presented within the General Plan's Executive Summary (and please remember that these are a direct result of the Issues and Objectives reviewed, commented upon and agreed to by the GPAC, Planning Commission and City Council at various study sessions and joint meetings). The Commission may proceed at its own pace, moving through the various Elements one by one starting with the Land Use Element, then Circulation, Housing, Safety, etc. Please note that the Land Use Element and the Circulation Elements are closely tied together and it may be advantageous to discuss these at the same meeting. Also please note that due to the extensive array of requirements under State law pertaining to the Housing Element (and considering that the State Department of Housing and Community Development {HCD} has already seen and commented upon the draft Element) the majority of review of that Element has already been completed.

It is assumed that the Commission still has all of the material originally distributed for review (the three {3} binders containing the draft General Plan Update and the draft Environmental Impact Report with Technical Appendices). If individual Commissioners need additional copies of this material, please let staff know so that it can be provided. Further, the materials identified above are extensive and to save on paper reproduction of this material, staff is providing this material on CD. If individual Commissioners would like paper copies of this material, please let staff know and it shall be provided.

MINUTE EXCERPT

**TWENTYNINE PALMS CITY COUNCIL/REDEVELOPMENT AGENCY
REGULAR MEETING
6136 Adobe Road
Twentynine Palms, CA 92277
www.29palms.org
Tuesday, November 8, 2011
6:00 p.m.**

MINUTES

- 1.0 CALL TO ORDER-** Mayor Harris called the meeting to order at 6:02 p.m.
PLEDGE OF ALLEGIANCE- City Manager Warne gave the Pledge of Allegiance.
INVOCATION – Minister Gary O’Gilvie, Spirit & Truth Worship Center gave the Invocation.
ROLL CALL- The following Councilmembers were present: Cole, Corbin, Klink, Mintz and Harris.

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9.0 LEGISLATIVE/ COUNCIL/ REDEVELOPMENT/REPORTS

- 9.4 PC 09-53 – City Council Policy Decisions and Guidance on Draft General Plan Update and Draft Environmental Impact Report (EIR) so that Final Documents can be Prepared and Forwarded to the Planning Commission

RECOMMENDATION: Make policy decisions and provide guidance on draft General Plan Update and draft Environmental Impact Report (EIR) so that final documents can be prepared and forwarded to the Planning Commission.

Community Development Director LaClaire (Director LaClaire) presented a staff report to the City Council.

Pat Flanagan, Twentynine Palms, former Chair of the GPAC, said the GPAC provided 47 pages of comments and recommendations covering the General Plan overall, the executive summary and the seven elements. She said they hoped for more response from the City Council regarding those 47 pages and said under CEQA they must respond to all substantive comments in writing and addressed if they have or have not changed the General Plan EIR so that would be there 47 pages. She asked when the City Council anticipated the substantive comments would be addressed and suggested they look at Apple Valley’s General Plan.

Councilmember Mintz wanted to know which options are within the budget to Planning Commission. He said the allowance to make

changes. He wanted to know when this would be going to the Planning Commission.

Nelson Miller, Hogle Ireland, said the City Council can allot an allowance which is in the budget to make changes. He said those changes would be reflected in the General Plan.

Director LaClaire responded it would be going to the Planning Commission in December depending on the action taken tonight.

Mayor Harris thanked Councilmember Corbin for his responses to the questions addressed to the draft General Plan as he was the only one and commended him for doing his research and getting responses from Hogle Ireland. He said on page (10) ten issue (19) Roadway Network he wanted to clarify the item was gone and that was the reason it was listed.

Mayor Pro Tem Cole thanked everyone who has been involved in the process and the contributions made by the committees and to Councilmember Corbin for his research. He said he wanted to make sure the wastewater concerns would be addressed and said regarding the circulation element, did the item from Crossroads cover the concerns and he is not interested in spending a lot of time on tribal land discussions.

Councilmember Corbin said he had four recommended actions those being:

Actions 1 & 2: request that the Planning Commission review and make a recommendation on the proposed non-residential build-out and the proposed roadway network, seeking to reduce road designations to the level necessary to provide efficient traffic movement.

Action 3: Include a policy statement in the General Plan that the City will develop standards for clustering of residential development in areas zoned for low density.

Action 4: Include a policy statement in the General Plan that indicates that the City will develop rural standards for street improvements.

City Manger Warne said what is written reflects the policy decisions by prior City Councils and before voting the City Council might want to listen to what Hogle-Ireland has to say about the four (4) issues that Councilmember Corbin recommended.

City Manager Warne said he would like Hogle-Ireland to discuss how much work and cost is going to be involved in reanalyzing the roadway system that is different than the current circulation element.

Mr. Miller responded it can be stated as a policy decision and \$10,000 for a model run and another \$8,000 of analysis on the part of Urban Crossroads all depending on how many intersections the City Council wants them to look at.

Councilmember Klink made a motion, seconded by Councilmember Mintz to forward General Plan and draft environmental general plan and draft Environmental Impact Review to the Planning Commission with no changes or additional policy decisions for its review and of the draft material and make their recommendation to the City Council. The motion died.

Councilmember Corbin made a motion to add an amendment to Councilmember Klink's motion to add the four (4) items he recommended to the Planning Commission, the motion died due to lack of a second.

ACTION: On a substitute motion made by Mayor Pro Tem Cole, seconded by Councilmember Corbin and carried with a 3-2 (Klink and Mintz no) roll call vote, the City Council approved forwarding the Draft General Plan Update and Draft Environmental Impact Review to the Planning Commission with no changes or additional policy decisions for its review of the draft material, and to make their recommendation to the City Council to include Actions 1 & 2: Requesting that the Planning Commission review and make a recommendation on the proposed non-residential build-out and the proposed roadway network, seeking to reduce road designations to the level necessary to provide efficient traffic movement.

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12.0 ADJOURN- Mayor Harris adjourned the meeting at 8:40 p.m. in memory of Milt Merritt.

Respectfully Submitted,

Charlene L. Sherwood MMC, City Clerk