MINUTES

CITY OF TWENTYNINE PALMS
PLANNING COMMISSION

Regular Planning Commission Meeting
Tuesday, March 15, 2005, 6:00 P.M.
Twentynine Palms City Hall
6136 Adobe Road
Twentynine Palms, California

1.0 CALL TO ORDER – Chairman Stone called the meeting to order at 6:00 p.m., and stated the meeting would be starting a few minutes late to allow everyone time to complete their forms for requests to speak.

PLEDGE OF ALLEGIANCE – Vice Chairman Caplinger lead the Pledge of Allegiance.

ROLL CALL – The following Commissioners were present: Caplinger, Masterson, Rinkes and Chairman Stone. Commissioner Mintz arrived at 6:40 p.m.

2.0 SPECIAL ANNOUNCEMENTS –

Jay Corbin, Community Development Director announced his resignation as Community Development Director for the City of Twentynine Palms and said this meeting will be his last. He told the Commissioners what an honor it had been to serve as their Community Development Director. He thanked each of the Commissioners for all the support they have given and the friendships they have developed.

Chairman Stone announced that these proceedings will be televised on Cable TV Channel 6 on Wednesday, March 16th at 7:00 p.m. and again on Sunday, March 20th at 1:00 p.m.

3.0 APPROVAL OF MINUTES

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Masterson, and carried with a 4-0-1 voice vote (Mintz absent), the minutes of the March 1, 2005 regular meeting were approved.

4.0 PUBLIC COMMENTS – None

5.0 PUBLIC HEARINGS

5.1 **PC 04-32**
General Plan Amendment from applicant Sunwest Development, Inc., to change zoning, increasing density from one unit per acre to four units per acre, 60 ± acres north of Two Mile Road, west of Encelia Avenue, APNs 612-221-02, 09, 10 and 612-231-02 and 03.

RECOMMENDATION: Conduct the public hearing and formulate a recommendation to the City Council.

Chairman Stone announced that the applicant Sunwest Development, Inc. has asked for a continuance of this hearing to the April 5, 2005 meeting.

Commissioner Masterson left the Chambers at 6:09 p.m. due to a possible conflict of interest.

Chairman Stone opened the Public Hearing.

City Manager, Michael Swigart spoke about the development that has occurred and the previous growth. He stated that we have resumed what would be a normal growth rate for our community and that if the Commissioners wish to revise the General Plan they review it in its entirety. City Manager Swigart said that their recommendation as Staff and as City Manager was to make their default mode a “no rezoning”.

The following people (all from Twentynine Palms) spoke in opposition of the project: Carol Barrett, Jack Briggs, Adam Crites, Dick Dale, Pat Flanagan, John D. Goodwin, Gretchen Grunt, Esther L. Herbert, D.J. Masker, Donald Miller, Nicole Panter, Merideth Plummer, Suzan Reilly, Judi San Juan, Carl D. Shmakoff, David Smith, Jane Smith, Jill and Tim Smith, and Paul Smith.

The following people requested to be recorded in opposition of agenda Item 5.1, PC 04-32:

Eileen Bailey, Anna M. Houghton, Margaret Kenney, Gertrude E. Knight, Donna Miller, Timothy K. Smith, and Susan Welch.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Rinkes and carried with a 4-0-0-1 roll call vote (Masterson abstained), the following Item 5.1, PC 04-32 was continued to the April 5, 2005 regular meeting.

Commissioner Masterson returned to the Council Chambers at 6:42 p.m.

5.2 **PC 05-01**
General Plan Amendment from applicant Tom Egerer to change zoning, increasing density from one unit per five acres to three units per acre, 20 ± acres southwest corner of Sullivan Road and Copper Mt. Road, APN 613-051-03.

RECOMMENDATION: Conduct the public hearing and formulate a recommendation to the City Council.

Chairman Stone opened the Public Hearing.

Director Corbin presented a staff report to the Commissioners.

Director Corbin stated that the City Clerk would hand out the letters that Staff received commenting on this application.

Applicant Tom Egerer spoke to the Commissioners about his proposal for the Zone change and spoke of his 26 years experience as a developer. He mentioned the locations where he is currently building and invited the Commissioners to come down and look at his current work.

The following people (all from Twentynine Palms) spoke in opposition of the project: Jack Briggs, Dick Dale, William and Joan Dornacher, Valerie Drake, Pat Flanagan, Gretchen Grunt, Esther Herbert, Erin Hilliard, D.J. Masker, Henry Mattson, Liz Meyer, Nicole Panter, Susan Riley, Judy San Juan, Jane Smith, and Paul Smith.

The following people requested to be recorded in opposition of agenda Item 5.2, PC 05-01: Eileen Bailey, Bonnie Benton, Anna Houghton, Gertrude Knight, Donna Miller, Al San Juan, and Roger L. Shinaver.

The following people (all from Twentynine Palms) spoke in favor of the project: Michael Duncan, and Ray Diaz.

Applicant Tom Egerer spoke of the positive aspects of his development.

Chairman Stone closed the Public Hearing.

Further discussion occurred between the Planning Commission regarding the Land Use Map and the General Plan and how they worked very hard on these plans and well thought out they are.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Mintz and carried with a 5-0 roll call vote, to recommend denial of the General Plan amendment.

A brief recess occurred at 7:50 p.m.

Chairman Stone reopened the meeting at 8:03 p.m.

5.3 **PC 04-53**
Amendment of General Plan Land Use and Circulation Plans.

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

Chairman Stone opened the Public Hearing.

Director Corbin presented a Staff Report.

A brief discussion occurred between Commissioner Rinkes and Director Corbin regarding the level of service on paved roads and the underground utilities.

Chairman Stone closed the Public Hearing.

Chairman Stone re-opened the Public Hearing.

Valerie H. Drake, Twentynine Palms expressed concern of there not being any alternate roads for avoiding the heavy traffic of Highway 62 and to travel safely through the downtown area.

Director Corbin further explained the reasons for removing the roads as collectors.

Chairman Stone closed the Public Hearing.

After a motion was made by Vice Chairman Caplinger further discussion ensued between the Commissioners regarding Collector roads.

Commissioner Stone made a recommendation to continue this item to the next meeting.

City Manager Swigart recommended the Commissioners not rush a judgment and possibly extend this item to a later date. The Council will conduct a discussion of the future of Hwy 62 in the Downtown area and would be looking at the downtown area from the stand point of specific planning. There was nothing definite at this point. He then recommended having a joint meeting between the Commissioners and the Council for further discussion on this item.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Masterson and carried with a 5-0 roll call vote, the Planning Commission recommended approval of Staff's recommendation with the exception of the Joshua Drive matter being continued for discussion.

6.0 OTHER HEARINGS

6.1 **PC 04-62**
Review of Chapter 19.36, Home Occupation Permits

RECOMMENDATION: Receive and file.

Chairman Stone opened the Public Hearing

Director Corbin presented a Staff Report to the Commissioners and gave his recommendation of no change to the Code.

Discussion occurred between the Commissioners on Chapter 19.36.

On a motion made by Commissioner Rinkes, seconded by Vice Chairman Caplinger and carried with a 5-0 roll call vote, the Planning Commission recommended no change in the Code and the report be received and filed.

7.0 STUDY SESSIONS – None

8.0 FUTURE AGENDA ITEMS – None

9.0 ADJOURNMENT – The Planning Commission meeting adjourned at 8:45 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk