

MINUTES

CITY OF TWENTYNINE PALMS PLANNING COMMISSION

Regular Planning Commission Meeting

Tuesday, July 19, 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.
PLEDGE OF ALLEGIANCE – Vice Chairman Caplinger led the pledge of Allegiance.
ROLL CALL – The following Commissioners were present: Caplinger, Easter, Mintz, Rinkes, and Chairman Stone.
- 2.0 **SPECIAL ANNOUNCEMENTS** – Chairman Stone announced that this meeting will be televised on Cable TV channel 6 Wednesday July 20, 2005 at 7:00 p.m. and Sunday July 24, 2005 at 1:00 p.m.
- 3.0 **APPROVAL OF MINUTES**
 - 3.1 On a motion made by Vice Chairman Caplinger, seconded by Commissioner Rinkes and carried with a 5 - 0 voice vote, the minutes of the regular July 5, 2005 Planning Commission meeting were approved as submitted.
- 4.0 **PUBLIC COMMENTS -**
 - 4.1 Valerie Driscoll, Twentynine Palms, spoke regarding development codes and how they were not being enforced or followed. She spoke regarding the appropriate place for sidewalks and the cost of these improvements.
- 5.0 **PUBLIC HEARINGS**
 - 5.1 **PC 05-33**
Minor Use Permit application from Cameron Marshall Fuhrer of Yucca Valley, proposing a 1080 sq. ft. tattoo studio with parking on adjacent lot, at 5727 Adobe Road. (APN 0623+121-10 and 11)

RECOMMENDATION: Conduct the Public Hearing and approve or deny the application.

Chairman Stone opened the Public Hearing.

City Manager/Community Development Director Swigart presented the Staff Report to the Commissioners.

Applicant Cameron Marshall Fuhrer of Yucca Valley spoke regarding his proposed tattoo studio to the Commissioners. He said that the alternative parking

arrangements seemed excessive if he would just be leasing the property. He spoke to the Commissioners about how he conducts the business he currently operates in the town of Yucca Valley.

City Manager, Community Development Director Swigart spoke to the Commissioners regarding Cross Access Agreements, the conditions that would be involved for this type of agreement.

Further discussion occurred between the Commission and the applicant Mr. Fuhrer regarding lighting standards, signage for the building, and Cross access agreements.

Daniel O'Brien, Owner of the property at 5727 Adobe Road spoke to the Planning Commission about the parking lot requirements, trash enclosures, lighting, and an entrance to the facility.

Commissioner Mintz spoke regarding paving the parking lot of the Cyber Café as the Café would require more parking spaces and this would benefit the rest of the facilities parking.

Vice Chairman Caplinger asked Staff if the 30 foot driveway would be enough for a driveway and diagonal parking.

Community Development Director Swigart responded that with some vehicles it would, but not for the larger SUV type vehicles. He asked for a scale drawing so that the engineer could review the turning radius. Director Swigart said that the concrete apron and the easement accesses are problematic on the lot next door at Ground Zero. If the applicant and the owner are prepared to do paving, prepare a trash enclosure, prepare a drawing to scale to show how they will have access to their property, and have it as a one way parking lot the Commission can establish this as Conditions of Approval. Staff can verify the conditions and this will save the applicant from having to come back before the Commission in the future.

Chairman Stone agreed that this would be beneficial to the applicant. He then asked Mr. O'Brien to produce the drawing to scale.

A brief discussion occurred between the Commissioners regarding the lighting requirements for the applicant Mr. Fuhrer and the owner Mr. O'Brien.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Rinkes and carried with a 5 - 0 roll call vote, the Planning Commission approved the following recommendation:

Prior to the Planning Commission approval becoming final the applicant shall submit to the Community Development Department a plan to scale delineating the location of all the paved parking spaces, the driveway entry including the concrete apron entering from Adobe Road and paving to Two Mile Road. This plan shall also include a trash enclosure in the rear of the property. The applicant should be aware that the parking lot shall, prior, to the Certificate of Occupancy being granted, require signage and lighting standards to City. A Cross Access

Agreement will be required for any of the involved properties and be recorded against the properties so that the lots and the parking lots to this building can not be separated by ownership at a later date.

6.0 OTHER HEARINGS – None

7.0 MISCELLANEOUS REPORTS

7.1 Informational items for discussion not requiring action.

7.1.1 City Manager/Community Development Director

City Manager Swigart informed the Commissioners that he has a candidate in progress for the Community Development Director position and that he hopes to have them reporting to work on or before September 1, 2005. He then spoke of the joint Planning Commission and City Council workshop on August 30, 2005.

7.1.2 Planning Commission

Commissioner Mintz said that he had received a good letter regarding the parks and he commended Staff for a job well done.

7.1.3 Items for a future agenda – None

8.0 STUDY SESSION – Adjourn to workshop

8.1 Review of General Plan Circulation Element

9.0 ADJOURNMENT - The Planning Commission meeting adjourned to a study session (Item 8.1) at 6:35 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk