

MINUTES

CITY OF TWENTYNINE PALMS PLANNING COMMISSION

Regular Planning Commission Meeting

Tuesday, August 16, 2005, 6:00 P.M.

Twentynine Palms City Hall

6136 Adobe Road

Twentynine Palms, California

1.0 CALL TO ORDER – Vice Chairman Caplinger called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE – Commissioner Mintz led the Pledge of Allegiance.

ROLL CALL – The following Commissioners were present: Caplinger, Easter, and Mintz. Chairman Stone and Commissioner Rinkes had excused absences.

2.0 SPECIAL ANNOUNCEMENTS

Vice Chairman Caplinger announced that this meeting would be televised on Cable TV channel 6 Wednesday August 17, 2005 at 7:00 p.m. and Sunday August 21, 2005 at 1:00 p.m.

2.0 PUBLIC COMMENTS – None

4.0 PLANNING COMMISSION CONSENT CALENDAR –

4.1 Approval of Minutes of the regular July 19, 2005 meeting

On a motion made by Commissioner Easter, seconded by Commissioner Mintz and carried with 3 - 0 - 2 voice vote (Rinkes and Stone absent), the Consent Calendar was approved as submitted.

5.0 PUBLIC HEARINGS

5.1 PC 04-38

Tentative Tract Map application from Penca Capital, LLC for a 136 lot subdivision (Turtle Rock) on a forty acre site, resulting in an average density of 4 units per acre. The project is located west of Adobe Road, north of Samarkand Dr., south of Calle Todd Ln. (APN 0621-061-01)

RECOMMENDATION: Conduct the Public Hearing and approve the Negative Declaration and Tentative Tract Map 17172 subject to the Conditions of Approval.

Vice Chairman Caplinger opened the Public Hearing.

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

Applicant Carter Pendergrass of Penca Capital, said that this project is similar to their current project (Desert Vista Homes) with the exception that this project will have a water treatment plant and a Home Owners Association (HOA).

Kenneth F. Hanson, Twentynine Palms asked the Commissioners if there would be an access road to Two Mile Road and where would that access road be. Mr. Hanson then asked if there would be a block wall at the southern edge of this project.

City Manager Swigart said the access roads would be Samarkand and Calle Todd.

Mr. Sabol, Twentynine Palms, started to speak and make personal attacks and was asked to stop the negative comments and he returned to his seat.

Carter Pendergrass of Penca Capital replied yes, there would be a block wall at the south side of the project.

A brief discussion occurred between the Commissioners regarding the block wall.

Vice Chairman Caplinger closed the Public Hearing.

On a Motion made by Commissioner Easter, seconded by Commissioner Mintz and carried with a 3 – 0 – 2 roll call vote (Rinkes and Chairman Stone absent) the Planning Commission approved the Negative Declaration, De Minimis Impact Finding report and the Tentative Tract Map No. 17172 subject to the attached Conditions of Approval.

5.2 PC 05-25

Temporary Use Permit applicant Paolo Ficara, Ficara Enterprises, 4733 Desert Knoll Ave., proposes a temporary office trailer to be located next to the pro shop at the Road Runner Dunes Golf Course. (APN 0621-241-47)

RECOMMENDATION: Conduct the Public Hearing and approve the Temporary Use Permit subject to the Conditions of Approval.

Vice Chairman Caplinger opened the Public Hearing.

City Manager Swigart presented a Staff Report to the Commissioners.

Applicant Paolo Ficara, Twentynine Palms stated to the Commissioners that he was available to answer any questions they might have.

Vice Chairman Caplinger closed the Public Hearing.

Vice Chairman Caplinger expressed his concern regarding the striping and signage for the handicap parking spaces to comply with the Americans with Disabilities Act. (ADA).

A brief discussion occurred between the Commissioners and City Manager Swigart regarding the parking lot standards.

Mr. Ficara agreed to the striping conditions.

On a motion made by Commissioner Mintz, seconded by Commissioner Easter and carried with a 3 - 0 - 2 roll call vote (Rinkes and Chairman Stone absent) the Planning Commission approved the TUP subject to the attached Conditions of Approval.

5.3 PC 05-31

Conditional Use Permit for Perry Ford, Spirit and Truth Worship Center, proposes to establish a church at 4751 Adobe Road.

RECOMMENDATION: Conduct the Public Hearing and approve the Conditional Use Permit subject to the Conditions of Approval.

Vice Chairman Caplinger opened the Public Hearing.

City Manager Swigart presented a staff report to the Commissioners.

Speaking on behalf of the applicant Perry Ford was Fred Noel the Architect for the Spirit and Truth Worship Center. Mr. Noel spoke to the Commissioners regarding the conditions of approval.

Jessie Allen, Twentynine Palms spoke in favor of the Spirit and Truth Worship Center.

David Sabol, Twentynine Palms spoke regarding the First Ammendment and how the City should not stand in the way of these people trying to construct a Church.

Perry Ford the Pastor for the Spirit and Truth Worship Center spoke to the Commissioners about the Church being an asset and an intricate part of the Community. He then asked the Commissioners to approve the request so they can be available to assist the Community in whatever way they are able to.

Vice Chairman Caplinger closed the Public Hearing.

City Manager Swigart went over the Conditions of Approval.

On motion made by Commissioner Mintz, seconded by Commissioner Easter and carried with a 3 - 0 - 2 roll call vote (Rinkes and Chairman Stone absent) the Planning Commission approved the CEQA exemption, the CUP subject to the attached Conditions of Approval with referring the deferral on number E-7 to the City Manager and the elimination of F-3.

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

Director Swigart reported to the Commissioners that he hoped to announce within a few day the placement of a new Community Development Director who will start in early September.

Planning Commission and City Council will have a joint meeting on Tuesday, August 30, 2005 Items to be discussed will be Big Box Zoning and the downtown specific plan.

7.1.2 Planning Commission

Vice Chairman Caplinger wanted to publicly recognize and thank a terrific city employee by the name of Brenda Simmons our Community Development Technician on how well she has handled the extra work load that was bestowed upon her over the last six months. Vice Chairman Caplinger then said thank you to Bobby Matz and the entire Public Works crew for maintaining the roads after the monsoonal rain storms.

7.1.3 Items for a future agenda – None

8.0 STUDY SESSION – Adjourn to workshop

8.1 Review of General Plan Circulation Element

The General Plan Circulation Element was continued to the September 6, 2005 Planning Commission meeting.

9.0 ADJOURNMENT – Vice Chairman Caplinger adjourned the meeting at 6:42 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk