

MINUTES

CITY OF TWENTYNINE PALMS
PLANNING COMMISSION
Regular Planning Commission Meeting
Tuesday, September 6, 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 - Planning Commissioner Easter led the Pledge of Allegiance.
ROLL CALL - The following Commissioners were present: Caplinger, Easter, Mintz, Rinkes and Chairman Stone.
- 2.0 SPECIAL ANNOUNCEMENTS**
- 2.1** Chairman Stone announced that these proceedings will be televised on Cable TV Channel 6, Wednesday, September 7, 2005 at 7:00 p.m. and Sunday, September 11, 2005 at 1:00 p.m.
- 3.0 PUBLIC COMMENTS**
- 3.1** Ed LeLake, Twentynine Palms, asked the Planning Commissioners if their streets are clean from debris after the recent storms. He said that Homestead Drive still has sand all over it. He voiced concerns about additional residences.
- 4.0 PLANNING COMMISSION CONSENT CALENDAR**
- 4.1** Approval of Minutes of the regular August 16, 2005 meeting.
- On a motion of Vice Chairman Caplinger, seconded by Commissioner Rinkes and carried with a 5-0 voice vote, the minutes of the regular August 16, 2005 meeting were approved.
- 5.0 PUBLIC HEARINGS**
- 5.1 PC 04-37**
Tentative Tract Map application from Sunwest 29, LLC, for a 177 lot subdivision on an 88+ site in up to 8 phases, resulting in an average density of approximately two units per acre. The project is located north of Two Mile Road east of Desert Knoll and west of Utah Trail. (APNs 0621-231-10 & 11)
- RECOMMENDATION:** Conduct the Public Hearing and approve the Negative Declaration with the De Minimus Impact Finding and Tentative Tract Map 17168 subject to the Conditions of Approval.
- Chairman Stone opened the Public Hearing.

Community Development Director Alex Meyerhoff (Director Meyerhoff) presented a staff report summarizing the project design and applicant concerns, including the construction of sidewalks on the internal streets.

Bill Warner, Warner Engineering, representing the applicant, Sunwest 29 LLC, spoke to the Planning Commission concerning interior sidewalks, gated streets, and Home Owner Associations (HMO) responsibilities.

Ed LeLake, Twentynine Palms, said his main interest is the density of the community. He said 177 residences will impact the area.

Bridgett Sears, Assistant Principal of Twentynine Palms Elementary School, commented that pedestrians should be protected with pedestrian sidewalks.

Judy Pattison, Twentynine Palms, said she was concerned with traffic in the area of the project.

Sherri Gibson, Twentynine Palms, applauded Sunwest 29 for the development. She said that she believes interior sidewalks would be beneficial.

Pat Flanagan, Twentynine Palms, said she hopes the lots will not be graded thoroughly.

Judy Pattison, Twentynine Palms, said that six months ago percolation tests were done on the property and the holes five feet deep are still there.

Chairman Stone closed the Public Hearing.

Following further discussion, the Planning Commission took a recess at 7:15 p.m. At this time the City Manager, Director Meyerhoff, Mr. Warner and the applicant discussed and clarified the recommended conditions of approval to make a recommendation to the Planning Commission.

The Planning Commission re-convened at 7:30 p.m.

City Manager Swigart presented the changes that were agreed upon as follows:

P1. A. Third line; Insert the word **including** between areas and irrigation systems
Fifth line; Delete driveways,
Sixth line; Delete stacking areas, structures
Ninth Line; Delete private accesses and private drainage facilities

P1. C Third line; Delete parcel
Fifth line; Delete and the units

P1. D Line one; Delete parcel

P6. Third line; Delete private streets and

- P16 Sixth line; Delete Planning Commission, substitute Community Development Director
- P20 Delete the contact name Len DuPuis
- E4. Line one; Delete except Aztec Ave. and Luckie Ave.,
Line three; Add Not including Luckie Avenue and Aztec Avenue
Line three and four; Delete "Sidewalks shall only be required along the arterial and collector exterior streets."

On a motion of Vice Chairman Caplinger, seconded by Commissioner Mintz and carried with a 5-0 roll call vote, the Planning Commission approved the negative Declaration with the De Minimum Impact Finding and Tentative Tract Map 17168 subject to the Conditions of Approval which required sidewalks on all project streets, and as amended by staff.

6.0 OTHER HEARINGS - None

7.0 MISCELLANEOUS REPORTS

- 7.1 City Manager/Community Development Director – City Manager Swigart said that he will be turning the duties of Community Development Director over to Director Meyerhoff and said he is sure Mr. Meyerhoff will do a fine job. City Manager Swigart thanked the Planning Commission and said what a pleasure it had been to work with them.
- 7.2 Planning Commission – Vice Chairman Caplinger said thank you to City Manager Swigart for all of his special efforts over the last couple of months and he welcomed Community Development Director, Alex Meyerhoff.
- 7.3 Items for a future agenda - None

8.0 STUDY SESSION

- 8.1 The Planning Commission reviewed the General Plan Circulation Element – continued from August 16, 2005 Planning Commission meeting.

9.0 ADJOURNMENT – The Planning Commission meeting adjourned to the study session (Item 8.1) at 7:38 p.m.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk