

CITY OF TWENTYNINE PALMS
PLANNING COMMISSION
Regular Planning Commission Meeting
Tuesday, October 4, 2005, 6:00 P.M.
Twentynine Palms City Hall
6136 Adobe Road
Twentynine Palms, California

MINUTES

- 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, Mintz, Rinkes and Chairman Stone. Commissioner Easter had an excused absence.
- 2.0 SPECIAL ANNOUNCEMENTS** - Chairman Stone announced that this meeting will be televised on Cable TV Channel 6 Wednesday, October 5, 2005 at 7:00 p.m. and Sunday, October 9, 2005 at 1:00 p.m.
- 3.0 PUBLIC COMMENTS** - None
- 4.0 PLANNING COMMISSION CONSENT CALENDAR**
- 4.1 On a motion of Vice Chairman Caplinger, seconded by Commissioner Mintz and carried with a 4-0-1voice vote (Easter-absent), the minutes of September 20, 2005 regular meeting were approved as submitted.
- 5.0 PUBLIC HEARINGS**
- 5.1 PC 05-38/ TTM 17735** - An application by Frank Curtin for a tentative tract map to subdivide ±35.42 acres into 135 lots for future development as single family residences, located at the south east corner of Amboy Road and Bullion Avenue, Zone RS-4, Section 20, APN 621-041-02, -03 & -05.

RECOMMENDATION: Conduct the Public Hearing and Adopt the Negative Declaration and De Minimis Impact Finding, and Approve Tentative Tract Map 17735, subject to the Conditions of Approval.

Chairman Stone opened the Public Hearing.

Community Development Director Meyerhoff (Director Meyerhoff) presented a staff report.

Jay Corbin, representing the applicant, stated that staff's work should be commended every step of the way for this project, and he appreciated staffs efforts. He addressed the Planning Commissioners regarding modifications to the Conditions of Approval.

Chairman Stone closed the Public Hearing.

Director Meyerhoff went over each of the recommended changes from the applicant.

Chairman Stone re-opened the Public Hearing.

Jay Corbin said that it appears staff and the applicant are in agreement regarding the compromise language, the relevant fee language, and the way in which the \$32,430 traffic mitigation fee is handled and all of the conditions with the exception of the block wall.

Commissioner Mintz asked Mr. Corbin if they anticipated using Calle Todd as one of the access points.

Mr. Corbin said it is quite possible. He said that they would be developing this project at about the same time Penca is developing their project to the south and it may be possible that Samarakand serves the Penca Development, and Amboy Road which serves the curtain project could serve as the point of access for both projects and there would not be a need to pave Calle Todd.

Director Meyerhoff said the City Engineer and City Council ultimately has to approve any circulation amendments or improvements. He said that the Planning Commission does not have to worry about how they connect, just that they do, with two access points.

Chairman Stone closed the Public Hearing.

Vice Chairman Caplinger said that he was concerned with the block wall. He said he did not like the idea of walls in the side and back yards. He said that should be left up to the homeowners, or a possible compromise might be a wood fence. He also said the item about relevant fees could be reworded. And he said the \$32,430 sounds like double dipping to him.

Director Meyerhoff said that what staff is recommending is that there be wording to establish that as a base credit so that they will pay that amount, but it could be a credit to the impact fee if the traffic mitigation fee is greater than that amount.

Mr. Corbin said that they had agreed with the \$32,430 fee and said that should be considered their contribution to the traffic mitigation fee. He said the applicant had no objection to the park impact fee.

Commissioner Mintz asked if a time frame could be placed on the fees.

Mr. Corbin said that the the applicant is agreeable to the three year cap, with the understanding that if the development occurs within three years the \$32,430 is their contribution towards traffic. If the building permit is issued after three years they would be subject to a new fee, if a new fee is adopted.

Chairman Stone said that he did not think it was fair to the applicant to impose a fee.

Mr. Corbin also said that a six foot block wall is acceptable on Amboy and Buillion.

The following amendments were made by consensus of the Planning Commissioners to the Conditions of approval:

P10. To read - Subdivision phasing shall be shown on the Tentative Tract Maps. (Eliminating the second sentence).

P17. Amend first sentence to read: A minimum 6' high block wall shall be constructed along the project boundary on reverse frontage lots on Amboy and Bullion. (Eliminating rear yards and side yards).

P19. Eliminate the requirement.

P21. Change to one (1) covered bus shelter.

P24. Add \$32,430 with the traffic impact fee capped at three (3) years and serving as a credit afterwards.

E15. Eliminate A & B

E20. Eliminate the word "A" at the beginning of the sentence.

On a motion of Vice Chairman Caplinger, seconded by Commissioner Rinkes and carried with a 4-0-1 roll call vote (Easter-absent), the Planning Commission adopted the Negative Declaration and De Minimis Impact finding, and approved Tentative Tract Map 17335, subject to the conditions of approval as amended by the Planning Commission.

5.2 PC 05-39, Conditional Use Permit (CUP) - An application by Eugene McMEnamin for a Conditional Use Permit to operate a used car dealership in the General Commercial (CG) zone, at 4082 Adobe Road, at the northwest corner of Adobe Road and Mesa Drive, Zone CG, Section 17, APN# 620-111-22.

RECOMMENDATION: Conduct the Public Hearing and Approve Conditional Use Permit #05-39, subject to the Conditions of Approval.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented the staff report.

Mr. McMEnamin, applicant, addressed the Planning Commission and said he accepts all of the conditions.

Vice Chairman Caplinger asked if the lighting adheres to City codes.

Commissioner Rinkes said that she is concerned because there are 23 lights at the site of the project.

Mr. McMEnamin said that Wonder Electric has installed all of the lights, and that the lights are faced downward. He said that he will do whatever is necessary to be in compliance.

Pat Flanagan, Twentynine Palms, said her concerns were regarding the lighting and planting native plants. She said it is great that Mr. McMenemy is cooperating with the outdoor lighting.

Esther Herbert, Twentynine Palms, said she is very appreciative of the Planning Commission agendas and reports being on the website. She also said she was happy with the Planning Commissions interest regarding landscaping and lighting.

On a motion of Vice Chairman Caplinger, seconded by Commissioner Rinkes, and carried with a 4-0-1 (Easter-absent) roll call vote, the Planning Commission approved the Conditional Use Permit #05-39, subject to the Conditions of Approval.

6.0 OTHER HEARINGS - None

7.0 MISCELLANEOUS REPORTS

7.1 International Council of Shopping Centers

Director Meyerhoff said that the recent conference held in Palm Springs was illuminating and eye opening. He said that he has received many calls from banks, restaurants, etc. and people are learning that Twentynine Palms is open for business and people are interested. He said that currently there is an interest from a pharmacy.

7.2 Downtown Revitalization Specific Plan, Field Trip Scheduling

Director Meyerhoff asked the Commissioners for tentative dates to schedule field trips to various cities to see how the different downtown areas look.

8.0 ADJOURNMENT -The Planning Commission meeting adjourned at 7:19 p.m.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk