

MINUTES

CITY OF TWENTYNINE PALMS PLANNING COMMISSION

Regular Planning Commission Meeting

Tuesday, October 18, 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 – Commissioner Rinkes led the Pledge of Allegiance.

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

2.0 SPECIAL ANNOUNCEMENTS – None

3.0 APPROVAL OF MINUTES

3.1 On a motion made by Commissioner Easter, seconded by Vice Chairman Caplinger and carried with a 5-0 voice vote, the minutes of the October 4, 2005 regular meeting were approved as submitted.

4.0 PUBLIC COMMENTS – None

5.0 PUBLIC HEARINGS

5.1 PC 05-45

An application by Fredrick Noel representing the 29 Palms Historical Society for a Variance of five and one-half feet (30.5%) to the maximum allowed building height of 18', to allow a building 23'-6" in height. Pursuant to Section 15303 of the California Environmental Quality Act (CEQA) guidelines, New Construction of Small Structures, this project is categorically exempt from further environmental review. The project is located in Specific Plan #10, at 6760 National Park Drive at Inn Ave., Zone P, Section 33, APN 0617-262-07.

RECOMMENDATION: Conduct the Public Hearing, and approve the Variance subject to the Conditions of Approval.

Chairman Stone opened the Public Hearing.

Community Development Director, Alex Meyerhoff (Director Meyerhoff) presented a Staff Report to the Planning Commissioners.

Commissioner Rinke asked Staff about a planning fee to recover expenditures associated with the preparation of Specific Plan #10 and if it was required for this project.

Director Meyerhoff agreed that this planning fee for the Specific Plan #10 is required and stated that it would be added as condition P 22.

Fred Noel, Architect speaking for the 29 Palms Historical Society, read a report to the Planning Commissioners.

Jane Smith, Twentynine Palms, spoke in opposition to the Variance.

Chairman Stone closed the Public Hearing.

A brief discussion occurred between the Planning Commissioner and Staff regarding variances.

Commissioner Easter asked Staff about the grant regarding the street improvements that Mr. Noel Spoke referred to during his comments.

City Manager Swigart spoke of the deferral of improvements previously requested by the Historical Society, pending the approval of the grant for the Development of National Park Drive. He said the City was seeking such a grant, and should the City be successful and receive the grant, it would relieve them of the necessity for them to provide curb, gutter, and sidewalks on National Park Drive. He said time is running out for the deferral of improvements for Cottonwood Drive. The Historical Society should apply for an additional deferral for the Cottonwood Drive street improvements. The City Manager has the authority, per the City Council, to grant such a request.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Mintz and carried with a 5-0 roll call vote, the variance was approved subject to the conditions of approval with the addition of condition P 22 planning fee.

5.2 PC 05-48

An application by Liem T. Huynh, L. L. Used Cars, for a Conditional Use Permit to operate a used car dealership in the General Commercial (CG) Zone (Section 19.10.020 TPDC). Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) guidelines, Existing Facilities are categorically exempt from further environmental review. The site is located at 5984 Adobe Road at Sunnyvale Drive, Zone CG, Section 29, APN 0618-302-14 & 15.

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

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a Staff Report to the Planning Commissioners.

Fred Noel, Architect, spoke on behalf of the Applicant L & L Used Car Dealership regarding the sign code and landscaping requirements and stated that the applicant has agreed to these requirements

Applicant Mr. Huynh asked the Commissioners about Item P 21 #3, the screened parking area, being a requirement, if so what type of materials would be permitted.

Chairman Stone stated that this would be a requirement, to construct a six foot tall block wall according to the Development Code and was listed as Condition P 22.

Mr. Noel spoke regarding the alley as an access to the back of the property.

Director Meyerhoff responded that the rear access was not requested. Director Meyerhoff said that the six foot tall masonry block wall would be a requirement. He then went over the conditions that would be required such as the parcel merger, and the landscaping requirements.

Chairman Stone closed the Public Hearing.

A brief discussion occurred between the Planning Commissioners and Staff regarding Item #19.10.040 subsection C (decorative paving) of the Development Code. After further discussion the consensus of the Planning Commission was that this would not be required for existing development.

City Manager Swigart stated that the Commissioners were not eliminating the requirement, as there is an existing driveway. Should there be a new driveway, it would be a requirement.

Chairman Stone reopened the Public Hearing.

Mr. Noel said that the conditions will take some time and asked if this meant that the applicant can not open the used car lot until all the conditions had been met.

Director Meyerhoff answered that the applicant must demonstrate compliance with all of the conditions prior to the CUP becoming valid.

Chairman Stone closed the Public Hearing.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Mintz and carried with a 5-0 roll call vote the Planning Commission approved the Conditional Use Permit to operate a used car dealership, subject to the Conditions of Approval.

6.0 OTHER HEARINGS – None

7.0 STUDY SESSIONS – None

8.0 FUTURE AGENDA ITEMS – None

8.1 Comments by Commissioners

Vice Chairman Caplinger said that the Commissioners had a field trip planned for this week.

Director Meyerhoff stated that, yes they had originally scheduled the trip for this week however they would need to reschedule the trip as he has an unforeseen meeting. He stated he would contact the Commissioners to check schedules.

Further discussion occurred between the Planning Commissioners and Staff regarding what type of areas that they would be visiting and if they would be meeting with other City staff from these areas.

Commissioner Rinkes asked the staff how they were doing about getting something before the City Council regarding Park Fees. She then asked when the Master Park Plan would possibly come to the Commissioners for review.

City Manager Swigart said that one of the upcoming work projects would be a Master Park Plan for the community and out of that would come the discussion of Park fees. Further discussion occurred regarding the State Laws definition of fees and the direct relationship of the fiscal cost. He replied to Commissioner Rinkes that possibly by spring the Master Park Plan would come before the Planning Commission.

8.2 Comments by Staff

Director Meyerhoff spoke of bringing back the Circulation Element and the General Plan amendments before the Planning Commission on November 1, 2005. He said the Environmental Review had already gone out.

City Manager Swigart said that the Development Code amendment was completed but set aside. It was set aside so the amendments to the streets and the finalized comments of the Commissioners could be formatted in the Circulation Element. Once this was completed the Commission could then adopt a Public Hearing for both items to go before the City Council at the same time.

9.0 ADJOURNMENT – Chairman Stone adjourned the meeting at 6:50 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk