

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBERS, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, NOVEMBER 1, 2005  
6:00 P.M.**

**MINUTES**

- 1.0 CALL TO ORDER** – Vice Chairman Caplinger 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, and Rinkes. Chairman Stone had an excused absence.

**2.0 SPECIAL ANNOUNCEMENTS**

- 2.1 Vice Chairman Caplinger announced that the Open Studio Art Tours will be taking place in the Morongo Basin on November 4<sup>th</sup> and 5<sup>th</sup> from 9 a.m. to 5 p.m. He said that there are 35 studios participating in this year's Open Studio Art Tours.

**3.0 CONSENT CALENDAR**

- 3.1 Approval of Minutes of the October 18, 2005 regular meeting.  
3.2 America Planning Association website- Receive and file.  
3.3 Planetizen website - Receive and file.  
3.4 Impact Fees article - Receive and file.

On a motion of Commissioner Easter, seconded by Commissioner Rinkes and carried with a 4-0-1 voice vote (Stone absent), the Planning Commission approved the Consent Calendar as submitted.

**5.0 PUBLIC HEARINGS**

- 5.1 PC 05-28

The City of Twentynine Palms proposes an amendment to the General Plan Circulation Element in order to develop a street system, which is capable of handling the traffic generated by the existing land use designations while also eliminating construction of unnecessary roadway capacity. The General Plan Circulation Element requires the construction of roadways by the private sector. This requirement is generally implemented as part of development projects as a condition of approval associated with the right to develop property in a manner consistent with the Land Use Element. Pursuant to Section 21064 of CEQA, the California Environmental Quality Act, a Negative Declaration has been prepared.

The General Plan Circulation Element Amendment includes changes to the City's planned roadway network.

**RECOMMENDATION:** Conduct the Public Hearing, approve the Negative Declaration of Environmental Impact pursuant to CEQA, and recommend that the City Council approve the Amendment to the General Plan Circulation Element.

Vice Chairman Caplinger opened the Public Hearing for Item 5.1 and 5.2.

Community Development Director Meyerhoff (Director Meyerhoff) presented a staff report, and noted that this is a culmination of a series of study sessions conducted by the Planning Commission earlier this year.

Commissioner Rinkes asked if there were any responses and organizations regarding these items.

Director Meyerhoff replied that there were no responses.

Commissioner Easter asked if the Traffic Study could change the roads that have been determined to be Collectors and Arterials.

Director Meyerhoff said that in some areas it will further reduce the roadway construction requirements.

Vice Chairman Caplinger closed the Public Hearing.

The consensus from the Commissioners was that a lot of information and good work has been put into this process.

On a motion of Commissioner Mintz, and seconded by Commissioner Rinkes, and carried with a 4-0-1 roll call vote (Stone absent), the Planning Commission approved the Negative Declaration of Environmental Impact pursuant to CEQA and recommend that the City Council approve the Amendment to the General Plan Circulation Element (Item 5.1) and approve the related amendments to the Development Code (Item5.2).

## **5.2 PC 04-52**

Continued Public Hearing. The City of Twentynine Palms proposes an amendment to the Development Code to clarify Residential Land Use Criteria for Street Infrastructure. Pursuant to Section 15303 (Minor alterations in land use limitations), the California Environmental Quality Act Guidelines, a Notice of Exemption has been prepared.

**RECOMMENDATION:** Conduct the Public Hearing, and recommend that the City Council approve the Amendment to the Development Code.

**SEE ITEM 5.1 above.**

**6.0 OTHER HEARINGS - None**

**7.0 STUDY SESSIONS**

7.1 Downtown Revitalization Specific Plan – Tour information

Director Meyerhoff presented an Itinerary to the Planning Commissioners for the upcoming tour of downtowns.

7.2 Citywide Traffic Study RFQ - Update

Director Meyerhoff said that a recommendation to enter into a contract will be brought forward to the City Council on November 22, 2005.

**8.0 FUTURE AGENDA ITEMS - None**

**9.0 COMMISSION COMMENTS/ STAFF COMMENTS** – This is the time for comments from the Planning Commissioners on any subject.

Commissioner Rinkes commended staff for the Development Status Report that is in the hallway for the public's information.

Commissioner Easter said that it has been a pleasure working with Director Meyerhoff, and he said that Director Meyerhoff has a great Planning Department, particularly Brenda Simmons.

**10.0 ADJOURNMENT** – The Planning Commission meeting adjourned at 6:15 p.m.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk