

## MINUTES

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBERS, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, NOVEMBER 15, 2005  
6:00 P.M.**

**1.0 CALL TO ORDER** – Chairman Stone called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE** – Chairman Stone led the Pledge of Allegiance.

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

**2.0 SPECIAL ANNOUNCEMENTS** – Chairman Stone announced that the meeting will be televised on Cable TV Channel 6 Wednesday, November 16, 2005 at 7:00 p.m. and Sunday, November 20, 2005 at 1:00 p.m.

### **3.0 CONSENT CALENDAR**

- 3.1 Approval of Minutes of the November 1, 2005 regular meeting.
- 3.2 Community Development Department Monthly report - Receive and file
- 3.3 Other items - Receive and file

On a motion made by Commissioner Rinkes, seconded by Vice Chairman Caplinger and carried with a 5-0 voice vote, the Planning Commission approved the Consent Calendar as submitted.

**4.0 PUBLIC COMMENTS** – None

### **5.0 PUBLIC HEARING**

5.1 PC 05-29

An application by Sean Pulliam for an Appeal of the Conditions of Approval, E3, E4, E5, E12 and E19, as required by the General Plan Circulation Element and Development Code, of Tentative Parcel Map 17060, the subdivision of 10 acres into four parcels, located at the northwest corner of Indian Trail and Utah Trail, Zone RL 2.5, Section 9.

**RECOMMENDATION:** Conduct the Public Hearing, uphold the conditions of approval, and deny the appeal.

Chairman Stone opened the Public Hearing.

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

Applicant Sean Pulliam stated that he was firm on his appeal and then said this is a step to get to the City Council and feels that it is necessary.

Director Meyerhoff stated that he had received a faxed correspondence in favor of the requirements for curb, gutter and sidewalk and street improvements, as is being asked of the applicant.

Ray Ward, Twentynine Palms spoke in opposition of the curb, gutter, sidewalk and street lighting requirements.

A brief discussion occurred between the Planning Commissioners regarding the appeal process time limit requirements.

On a motion made by Vice Chairman Caplinger, seconded by Chairman Stone and carried with a 5-0 roll call vote, the Planning Commission denied the appeal based on the General Plan.

## **6.0 OTHER HEARINGS**

### **6.1 PC 03-48**

Application for a one year-time extension by Donald Yerkes for a conditional use permit to construct the Blue Horizon Apartments, a 16-unit apartment complex at 5266 Adobe Road, Zone RM, Section 20.

**RECOMMENDATION:** Conduct the Hearing, and approve a one-year time extension, expiring November 17, 2006.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a Staff Report to the Commissioners.

Chairman Stone closed the Public Hearing.

On a motion made by Vice Chairman Caplinger, seconded by Chairman Stone and carried with a 5 – 0 roll call vote, the Planning Commission approved the one year time extension to the applicant for a conditional use permit.

## 6.2 PC 05-83

Application by the City of Twentynine Palms for site plan approval of the second phase of the Luckie Park Skatepark, a 10,000 square foot expansion, located at the northwest corner of Joe Davis Drive and Utah Trail, Zone P, Section 28. Pursuant to Section 15303 of the CEQA Guidelines, a Categorical Exemption (Existing Facilities) has been prepared for this project.

**RECOMMENDATION:** Conduct the Hearing, Certify the Categorical Exemption and recommend City Council approval of the project.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a Staff Report to the Commissioners.

Chairman Stone closed the Public Hearing.

Vice Chairman Caplinger thanked the Community Service Director for a job well done.

On a motion made Commissioner Mintz, seconded by Vice Chairman Caplinger and carried with a 5 – 0 roll call vote, the Planning Commission approved phase two of the Luckie Park Skateboard park project as submitted.

## 7.0 STUDY SESSIONS – None

8.0 **FUTURE AGENDA ITEMS** – Vice Chairman Caplinger requested that the Commission review park standards on a future agenda.

9.0 **COMMISSION COMMENTS/STAFF COMMENTS** – This is the time for comments from the Planning Commissioners on any subject. Staff will brief the Commission and requests a quick discussion of the following:

9.1 Downtown Revitalization Specific Plan – December 9 - 10, 2005 Tour.

Director Meyerhoff informed the Commissioners of the Cities they would be visiting on the tour of downtowns.

9.2 Knott's Sky Park Master Plan

Director Councill presented a report to the Commissioners.

A discussion occurred between the Commission regarding ADA accessibility, parking, and other uses that could or would be available in the park.

D.J. Masker asked about the time line and cost of this project and the quality of the restrooms that would be installed. She then asked if CDBG money would be involved.

Margo Spangenberg, Twentynine Palms asked if the building that will be demolished, would have a historical memorial designation.

Director Councell stated that the building could not be utilized and that it has been deemed unusable.

Director Meyerhoff stated that they had discussed having a monument built there at the park.

### 9.3 Sky's the Limit Observatory

Director Meyerhoff presented a progress report to the Commission regarding this project.

### 9.4 Big Box Zoning Ordinance

Director Meyerhoff presented a report to the Commission.

A brief discussion occurred between the Commissioners regarding the requirements that would for the Ordinance.

### 9.5 Park Master Plan – Review of existing General Plan Open Space Element and Recreation Element

Director Meyerhoff and Director Councell discussed some concepts that they wanted to bring before the Commission regarding property for future developments for regional parks, neighborhood parks, mini parks, bike paths, and or other trails.

## **10.0 ADJOURNMENT** – Chairman Stone adjourned the meeting at 6:49 p.m.

Respectfully submitted,

Adda L. Harris  
Deputy City Clerk