

MINUTES

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, DECEMBER 6, 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 – 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

Chairman Stone announced that this meeting would be televised on Cable TV Channel 6 Wednesday, December 7, 2005 at 7:00 p.m. and Sunday, December 11, 2005 at 1:00 p.m.

3.0 CONSENT CALENDAR

3.1 Approval of Minutes of the November 15, 2005 regular meeting.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Easter and carried with a 5-0 voice vote, the Minutes of the November 15, 2005 regular meeting were approved.

4.0 PUBLIC COMMENTS – None

5.0 PUBLIC HEARING

5.1 PC 05-96 - An application by Brian and Patricia Damschen for a Conditional Use Permit to operate an Internet Cafe in the General Commercial (CG) zone at 5729 Adobe Road, Zone CG, Section 28, APN 0623-121-10.

RECOMMENDATION: Conduct the Public Hearing, adopt the Categorical Exemption, and approve the project.

Chairman Stone opened the Public Hearing.

Community Development Director Meyerhoff (Director Meyerhoff) presented a Staff Report to the Commission.

A brief discussion occurred between the Commission and Staff regarding the parking lot Development Code requirements.

Applicant Brian Damschen, spoke in favor of his Cyber Café and the benefits that it had to offer the community. He said that he understood the reason for condition P19.

Chairman Stone closed the Public Hearing.

A discussion occurred on the draft conditions of approval numbers P19 and F10 regarding the kind of guidelines, cost, and the hours of operation for the café.

Commissioner Easter then asked that condition F10 be removed.

Director Meyerhoff said that it could be removed.

On a motion of Commissioner Easter, seconded by Commissioner Rinke and carried with a 5-0 roll call vote, the Planning Commission approved the Notice of Exemption, and approve a conditional use permit with condition F10 removed.

- 5.2 PC-05-100 - An application by the City for Twentynine Palms for site plan approval for the Knott Sky Park Master Plan, located at 6801 El Sol, Zone P, Section 31, APN 0616-041-05.

RECOMMENDATION: Conduct the Public Hearing, adopt the Categorical Exemption, approve the Park Master Plan and recommend acceptance by the City Council.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a Staff Report to the Commission.

He noted that a consensus was previously reached for Staff to work with the Historical Society to build a memorial of some kind. The Commissioners noted support for the Master Plan.

Muffin Hill, Twentynine Palms, asked if the name Knott was spelled correctly that she believed it did not have an apostrophe in the name and asked the Commissioners to please look into this matter.

Chairman Stone closed the Public Hearing.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Easter and carried with a 5 – 0 roll call vote, the Planning Commission adopted the Categorical Exemption and approved the Park Master Plan as presented.

6.0 OTHER HEARINGS – None

7.0 STUDY SESSIONS – None

8.0 FUTURE AGENDA ITEMS

Vice Chairman Caplinger asked that the sign ordinance be on a future agenda to cover quantity of signs per business sign area and banners.

9.0 COMMISSION COMMENTS/STAFF COMMENTS

Commissioner Mintz asked if burning the building down at Knott Sky Park was better than demolishing the building. He suggested that the Fire Department could use it for a training exercise. He then asked if we had decided on which roads would be designation as rural during the General Plan Circulation Element work shops.

City Manager Swigart responded yes, that burning the building down and using it for a training exercise was better than demolishing the building.

Director Meyerhoff said that Rural Streets would be designated when the City Wide Traffic Study was completed.

Commissioner Rinkes asked how close we were to bringing back the overlay district for horse property and horse trails.

Director Meyerhoff responded that additional work needs to be completed and that the issue would be reviewed in 2006.

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

Director Meyerhoff informed the Commissioner that they would be leaving at 9:00 a.m. and should return by early afternoon on Saturday.

9.2 Big Box Zoning Ordinance

Director Meyerhoff said that he was working on draft language for the Big Box zoning ordinance and should be bringing this back to the Commission later this winter.

9.3 Park Master Plan – Review of existing General Plan Open Space Element and Recreation Element.

Director Meyerhoff asked the Commission to keep reviewing the General Plan Open Space and Recreation Elements to familiarize themselves with these documents and he would bring them back this winter as well.

10.0 ADJOURNMENT – Chairman Stone adjourned the meeting at 6:37 p.m.

Respectfully submitted,

Adda L. Harris
Deputy City Clerk