

MINUTES

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JANUARY 17, 2006
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 Easter 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 this meeting will be televised on Cable TV Channel 6 Wednesday, January 18, 2006 at 7:00 p.m. and Sunday, January 22, 2006 at 1:00 p.m.

3.0 CONSENT CALENDAR

- 3.1 Approval of Minutes of the December 20, 2005 regular meeting
- 3.2 Community Development 2005 Annual Summary - Receive and file
- 3.3 January 2006 Development Status Report - Receive and file

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

4.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION – None

5.0 PUBLIC COMMENTS – None

6.0 PUBLIC HEARING

- 6.1 PC 05-07 – An application by Frank LaChapelle dba Desert Legacy for approval of Tentative Tract Map 17416, the subdivision of 28.83 acres into 104 lots for future development of single-family residences. The project is located on a vacant and previously unimproved site, at the northwest corner of Nicholson Drive and Datura Avenue, Zone RS-4, Section 30, APN # 618-131-05.

RECOMMENDATION: Conduct the Public Hearing, adopt the Mitigated Negative Declaration and approve the project, subject to conditions.

Chairman Stone opened the Public Hearing.

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

Applicant Frank LaChapelle spoke to the Planning Commission briefly regarding the proposed project.

Chairman Stone asked the applicant if they had considered the drainage issues.

Eric Smith, Engineer for the applicant Frank LaChapelle, spoke to the Commission regarding these drainage issues.

Amanda Winters, Twentynine Palms, spoke in opposition.

Sherry Hall, Twentynine Palms, spoke in opposition.

D. J. Masker, Twentynine Palms, asked the Commission, why if the project proposes 104 lots and only 94 homes are being built, what will the other 10 lots be.

Norman Nelson, Twentynine Palms, discussed concerns about neighborhood crime.

Ramona Butler, Twentynine Palms, asked the Commission about potential project impacts to schools and traffic.

A brief discussion occurred between the applicant and the Commission regarding flood control, noise control, drainage issues, trash issues, traffic studies, Desert Tortoise studies, crime control, and vacancies.

Chairman Stone closed the Public Hearing.

A discussion followed, regarding the Wildcat Way and Datura intersection having lighting, crosswalks, bus stops, and block walls standards. The consensus was to bring back the block wall design, landscape design and the combined retention basin and park design before the Commission upon submission of the Final Tract Map approval.

On a motion made by Vice Chairman Caplinger, seconded by Commissioner Rinkes and carried with a 5-0 roll call vote, the Planning Commission moved to adopt the Mitigated Negative Declaration and De Minimis Impact finding, and approve the Tentative Tract Map No. 17416, subject to the conditions of approval along with minor word revisions to condition P-2.

7.0 OTHER HEARINGS – None

8.0 STUDY SESSION –

- 8.1 PC 05-71 - Downtown Economic Revitalization Specific Plan – Visioning Session
 - 8.1.1 Existing policies and programs
 - 8.1.2 Opportunities and challenges
 - 8.1.3 Land use and economic development
 - 8.1.4 Parking and circulation
 - 8.1.5 Pedestrian enhancements
 - 8.1.6 Infrastructure requirements

- 8.1.7 Community standards and design
- 8.1.8 Other issues
- 8.1.9 Next steps

The Commissioners opened the study session, took public testimony, reviewed the recommendations, and provided Staff with direction.

9.0 FUTURE AGENDA ITEMS – None

10.0 COMMISSION COMMENTS / STAFF COMMENTS

10.1 California League of Cities Planners Institute, Monterey -
This annual institute held March 22-24, 2006 offers Planning Commissioners an opportunity to learn the latest about major planning and land use issues.

Director Meyerhoff asked the Commissioner if they wished to attend the Conference.

10.2 Downtown Economic Feasibility Study RFP – No update

11.0 ADJOURNMENT – Chairman Stone adjourned the meeting at 8:26 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk