

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, FEBRUARY 7, 2006  
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 to the Flag.

**ROLL CALL** – The following Commissioners were present: Caplinger, Easter, Mintz and Rinke. Chairman Stone had an excused absence.

**SELECTION OF CHAIR AND VICE CHAIR**

1.1 On a motion of Commissioner Rinke, seconded by Commissioner Mintz and carried with a 4-0-1 voice vote (Stone absent), the Planning Commission elected Chairman Stone as Chairman.

On a motion of Commissioner Caplinger, seconded by Commissioner Easter and carried with a 4-0-1 voice vote (Stone absent), the Planning Commission elected Commissioner Mintz as Vice Chairman.

**2.0 SPECIAL ANNOUNCEMENTS**

2.1 Commissioner Caplinger announced that this meeting will be televised on Cable TV Channel 6 Wednesday, February 8, 2006 at 7:00 p.m. and Sunday, February 12, 2006 at 1:00 p.m.

2.2 Commissioner Caplinger announced that item 10.2, A Conceptual Review of Two Golf Course Projects by the Planning Commission will take place on February 21, 2006.

**3.0 CONSENT CALENDAR** – All matters listed on the Consent Calendar are to be considered routine by the Planning Commission and will be enacted by one motion in the form listed. Any item may be removed from the Consent Calendar and considered separately under item number 4.0 on the agenda. The public will be given an opportunity to comment on Consent Calendar items prior to Planning Commission action (roll call vote).

3.1 Approval of Minutes of the January 17, 2006 regular meeting

3.2 Other

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

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

**5.0 PUBLIC COMMENTS – None**

**6.0 PUBLIC HEARING**

Community Development Director Meyerhoff (Director Meyerhoff) requested that Item 6.1 be taken out of order and held after Item 6.2, because the applicant was not in the audience. The Planning Commissioners concurred and went on to Item 6.2.

- 6.2 PC 05-75 - An application by Robert Lawrence, HD Subdivision for Tentative Tract Map 17729, the subdivision of 10 gross acres into 40 lots for future development of single-family residences, located on a vacant and previously unimproved site, APN 0624-131-10 bordered to the north by Old Dale Road, to the South by Chemehueivi Drive, to the east by Sherman Hoyt Avenue and to the west by Kellogg Avenue and 0624-131-12 bordered to the north by Chemehueivi Drive, to the south by Sullivan Road, to the east by Kellogg Avenue and to the west by Maude Adams Avenue. Zone RS-4, T1N, R9E, Section 34.

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

Director Meyerhoff presented a staff report to the Commissioners.

Commissioner Caplinger opened the Public Hearing.

Robert Lawrence, applicant representing HB Subdivision, said that curb, gutter and sidewalk would be provided around each of the two five acre parcels. He said that they would like to begin construction as soon as possible on the 3 and 4 bedroom homes. He said that they have reviewed the conditions and have no comments.

Jesse Allen, Twentynine Palms, spoke in opposition to the project.

Kim Ortamond, Twentynine Palms, spoke in opposition to the project.

Linda Barnes, Twentynine Palms, submitted a letter in opposition to the project.

Robert Lawrence, applicant, said that the project would be maintaining the approved density, the grading of the lots would be according to FEMA standards, and water flow would be controlled with on-site storm water retention. He also said that there are requirements for on-site septic treatment, and the requirements for Homeowners Associations would also maintain those facilities.

Commissioner Caplinger closed the Public Hearing.

Vice Chairman Mintz asked where the retention basins were going to be.

Director Meyerhoff said that they would be located on the north east corner of each of the two five acre parcels.

Commissioner Easter clarified that each lot will have it's own septic tank.

Director Meyerhoff said that prior to any grading, another test would be done to look for sensitive, threatened species, including the desert tortoise. He said that a test had been performed July 28, 2005 that stated there were no desert tortoise.

Commissioner Easter brought up the question of grading.

Commissioner Caplinger re-opened the Public Hearing.

Robert Lawrence, applicant, said that permission by the applicant was given to a contractor to do grading to elevate some lots.

Jesse Allen, said if you do a survey in July you will not find any turtles.

Kim Ortamond, Twentynine Palms, said the equipment has torn up the roads quite a bit and trash is being left behind and not cleaned up by the contractors.

Barbara Brink, Twentynine Palms, also said there are tortoises in the area, and maybe they need to change the month that the area is inspected for tortoises. She also had concerns about the elementary school having enough room for more children and too much traffic on Utah Trail and Hwy. 62.

Karen Allen, Twentynine Palms, asked who was going to buy those houses and how big were the houses.

Betty Thrasher, Twentynine Palms, asked how this project would affect horse property.

Director Meyerhoff, addressed the following problems: He said that he would have the Inspector take care of the construction trash problem. He said the school district assesses a development impact mitigation fee of \$2 per square foot for building permits and a new school is planned for Two Mile Road. He said that the applicant provided a traffic study and the construction of the streets is in accordance with the General Plan.

Mr. Lawrence said the houses would be 1,300 to 1,500 square feet and would be filling a need for off base housing.

Commissioner Caplinger closed the Public Hearing.

On a motion of Vice Chairman Mintz, seconded by Commissioner Easter and carried with a 4-0-1 roll call vote (Stone absent), the Planning Commission adopted the Mitigated Negative Declaration and approved the project subject to the Conditions of Approval.

- 6.1 PC 05-95 – An application by James Mooney for a Minor Use Permit to allow an accessory building taller than the main structure and greater than 1,000 square feet in area, at 73495 Starlight Drive. Pursuant to Sections 19.48.030.D.2.a and b of the Twentynine Palms Development Code, a Minor Use Permit may be approved by the Planning Commission to allow an accessory building in excess of 1,000 square feet in area and to allow an accessory building, which exceeds the height of the main structure. The proposed accessory metal building, to be used as a garage and workshop, would be 1,600 square feet and 13'0" in height. The primary structure, the applicant's single family residence, is 12'6" in height. The accessory building would be six inches taller than the main structure. The site is zoned RS-E, and is located in T1S, R9E, Section 4.

**RECOMMENDATION:** Open the Public Hearing, take testimony, find the project categorically exempt from CEQA, approve the project, subject to conditions.

Commissioner Caplinger opened the Public Hearing.

Director Meyerhoff presented a staff report to the Planning Commission.

Commissioner Caplinger closed the Public Hearing.

Commissioner Rinkes had concerns about Condition F-10 relating to Knox locks.

Commissioner Easter said that he was against the Knox lock.

Director Meyerhoff said that condition F-10 is intended to protect people and their property in the case of a fire.

On a motion of Commissioner Easter, seconded by Vice Chairman Mintz and carried with a 4-0-1 (Stone absent) roll call vote, the Planning Commission found the project categorically exempt from CEQA and approved the project, subject to the conditions removing Condition F-10.

**7.0 OTHER HEARINGS** - None

**8.0 STUDY SESSION**

**8.1 PC 05-71 - Downtown Economic Revitalization Specific Plan**

The Planning Commissioners and those in attendance participated in an interactive study session. They ranked and prioritized items they would like to see in the Downtown Economic Revitalization Specific Plan.

Director Meyerhoff invited community to come and mark their priorities, prior to the March 7<sup>th</sup> Planning Commission meeting.

**9.0 FUTURE AGENDA ITEMS** - This is the time for Planning Commissioners to place items on a future agenda. - None

**10.0 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:

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.

All of the Planning Commissioners in attendance said they would be attending the conference.

10.2 Conceptual Review of Two Golf Course Projects on February 21, 2006 –  
The Commission will review two large-scale golf course projects at its next meeting. Both projects are pre-applications, which include general plan amendments and change of zones, which would increase allowable density by ten times.

**11.0 ADJOURNMENT** – The Planning Commission meeting adjourned at 7:28 p.m.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk