

MINUTES

**TWENTYNINE PALMS PLANNING COMMISSION
COMMUNITY SERVICES BUILDING
74325 JOE DAVIS DRIVE
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, FEBRUARY 21, 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 – Chairman Stone lead 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, February 22, 2006 at 7:00 p.m. and Sunday, February 26, 2006 at 1:00 p.m.

3.0 CONSENT CALENDAR

- 3.1 Approval of Minutes of the February 7, 2006 regular meeting
- 3.2 January 2006 Community Development Report
- 3.3 January 18, 2006 Development Status Report
- 3.4 Joshua Tree National Park, Visitor Services Project, Report Summary, 2004
- 3.5 APA/Cal Planner, Jan/Feb 2006 – Debunking Time: 12 Myths About Downtown

On a motion made by Vice Chairman Mintz, seconded by Commissioner Easter 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 – None

7.0 OTHER HEARINGS – None

8.0 STUDY SESSION

8.1 PC 05-113 - Conceptual review of a pre-application by Stacy Hart and Bill Barrett for approval of a General Plan Amendment and Change of Zone to change 151.53 acres of RS-E and 375.57 acres of RL-5 to RS-4, for approval and to allow construction of an eighteen hole golf course, 1,251 residences and a hotel on 527.1 acres, for a density of 2.37 dwelling units per acre. The proposed project site is located north of the Joshua Tree National Park, south of Hwy 62, east of Indian Cove Road and Lear Avenue and

west of Shoshone Valley Road, on APN #614-011-02 and 614-121-15, Zone RSE and RL5, T1N, R8E, Section 33.

Under existing general plan and zoning designations, a maximum of 135 dwelling units could be constructed on this site.

8.2 PC 05-103 – Conceptual review of a pre-application by Stacy Hart and Bill Barrett for a General Plan Amendment and Change of Zone to change 360 acres of RL5 and 120 acres of RS-E to RS-4, for approval and to allow construction of an eighteen hole golf course and 1,200 residences on 480 acres, for a density of 2.5 dwelling units per acre. The proposed project site is located north of Two Mile Road, south of Amboy Road, west of Noel's Knoll and east of Canyon Road, on APN #612-201-01 and -05, Zones RSE and RL5, T1N, R8E, Section 23.

Under existing general plan and zoning designations, a maximum of 120 dwelling units could be constructed on this site.

*******Please note that Items 8.1 & 8.2 are combined as one study session*******

City Manager Michael Swigart (City Manager Swigart) spoke to the audience regarding proper meeting etiquette. He then explained to the audience that because there is no formal application on file there will be no action or motion taken on this matter, that tonight it is a study session regarding a pre-application.

Community Development Director Alex Meyerhoff (Director Meyerhoff) presented an overview of both pre-applications.

Applicant Stacy Hart spoke to the Planning Commission regarding his two pre-application projects.

The following people spoke in opposition of the project: Susan Luckie Riley, Jack Briggs, Nicole Panter, Larry Briggs, Beth Wiederhold, Pat Massey, Karon Masterson, Paul Smith, Cathy Allen, Connor Sauer, Carly Sullivan, Sherry Hall, Christopher Stevenson, Steve Flock, Valerie Drake, Barbara Renton, Marie Cottrell, Jane Smith, Diana M. Stevens, Owen Gillick, Pat Flanagan, Dr. Deborah Dozier, Carol M. Metzger, Marcia Day, Merrill Weale, T.L. Fishman, Mary Riggs.

The following people spoke in favor of the project: Valerie Lee Hodgson (read into the record by Chairman Stone), Robert W. Collier, Edward Colburn, Holly Griffin, Brian Davis, Jim Harris, Dean De Morrow, Sherrie Gibson, Guy Ballard, Denise Evans, Julie Duncan, Harley Adcock, David A. Hite, Rebecca Adcock, Rose E. Davis, Mike Duncan, Leland Farrar, Kenneth M. Cox, Yvette Dube, Angela La Francesca, Rita Colburn, Dr. Cary Conn.

The following people requested to be recorded in opposition of Items 8.1 & 8.2: Carol Robinson, Margaret Muffin Hill, Bill & Kathy Truesdell, Geraldine Hagman, John Wall, Valerie Greeding, Paul Kip Otis-Deihl, Gregory Ross, Doris Lawless, Gene Ludwig, Ann M Congdon, Alice M. Lear, George Lear, Roger & Sue Shinaver, Sarah Waite, Tollian Waite, Vickie Waite, Anne Lear, Beverly Briggs, Jack Shay, Jo Anne Flock, T.J. Williams, Michele De Lacey, Robert De Lacy, Rosemary Brockway, Christine Proudfast, R.M. Proudfoot, M. Berlin, Lonnie Casper, Jo Anna Casper, Patty Berlin,

Patrick H. Massey, Jade Mohajerin, Esther L. Herbert, Mark E. Heuston, Govinda Ratan Arehall, Vera Mac Casper, A.J. Casper, Lynne Shmakoff.

The following people requested to be recorded in favor of Item 8.1 & 8.2:
Martina Yost, Schellee Harris, Michael R. Harris, Melanie Miller, Patrick Miller, Ireland Davis, David Yost, Ernesto T. Pangan, Janet Lowry, Roy Lowry, D.V. Thompson, NJ Sundquist, Wes Sundquist, Pastor David Squyres, Frank Delzpompo, Ray Diaz.

Chairman Stone asked for a recess at 8:57 p.m.

Chairman Stone called the meeting back to order at 9:06 p.m.

The applicant Stacy Hart thanked the audience for their time and comments.

Chairman Stone echoed Mr. Hart's comment.

The Planning Commissioners thanked the public for their participation and their comments, and encouraged the public to attend more of the City Council and Planning Commission meetings.

City Manager Swigart asked the Commission to give the applicant Stacy Hart feedback on the conceptual review of the pre-application.

It was the consensus of the Planning Commission to support the General Plan Land Use Element and Development Code. There was no support to amend the General Plan to increase density

9.0 FUTURE AGENDA ITEMS

Commissioner Caplinger asked that they place signage on a future agenda.

Commissioner Easter asked that they place City blight on a future agenda.

Commissioner Rinkes asked about horse property and if they were ready for discussion on this subject.

10.0 COMMISSION COMMENTS/ STAFF COMMENTS –

Commissioner Easter thanked staff for the accommodations for the meeting tonight.

11.0 ADJOURNMENT – Chairman Stone adjourned the meeting at 9:27 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk