

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MARCH 7, 2006
6:00 P.M.**

MINUTES

1.0 CALL TO ORDER - Chairman Stone called the meeting to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE - Commissioner Rinkes led the Pledge of Allegiance to the flag.

ROLL CALL - The following Commissioners were present: Caplinger, Mintz, Rinkes and Chairman Stone. Commissioner Easter was absent.

2.0 SPECIAL ANNOUNCEMENTS – Chairman Stone said that this meeting will be televised on Cable TV Channel 6 Wednesday, March 8, 2006 at 7:00 p.m. and Sunday, March 12, 2006 at 1:00 p.m.

Community Development Director Meyerhoff (Director Meyerhoff) announced that there would not be a Planning Commission meeting on March 21, 2006 due to the League of California Cities Planner Institute.

3.0 CONSENT CALENDAR

- 3.1 Approval of Minutes of the February 21, 2006 regular meeting
- 3.2 League of Cities, Planning & Community Development Department Newsletter
- 3.3 Alternative Futures for the California Mojave Desert
- 3.4 CSO Network, Building Conservation Within Communities

On a motion of Commissioner Caplinger, seconded by Vice Chairman Mintz and carried with a 4-0-1 voice vote (Easter absent), 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 06-09 - An application by Harry and Mettie Councell for a Variance to the RS-4 zone development standards, to allow a 5' side yard setback, (where a 10' side yard setback is required) and to exceed the maximum allowable 40% lot coverage, to allow construction of a new garage and a sewing room, at 72732 Granite Avenue, Zone RS-2, T1N, R9E, Section 30, APN # 0618-362-08.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a staff report to the Planning Commission, stating that staff recommended approval of the variance.

Mettie Council, applicant, told the Planning Commission that she needed a garage but that the project also included a sewing room.

Chairman Stone closed the Public Hearing.

On a motion of Commissioner Caplinger, seconded by Commissioner Rinkes and carried with a 4-0-1 roll call vote (Easter absent), the Planning Commission approved the variance.

7.0 OTHER HEARINGS - None

8.0 STUDY SESSION

- 8.1** PC 06-18 - Correction of General Plan Map for Specific Plan #3
- 8.2** Sign Code
- 8.3** Equestrian District
- 8.4** Code Enforcement

The Commissioner's 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 Director Meyerhoff reminded the Commissioners that the March 21, 2006 Planning Commission meeting is cancelled due to the Commissioners attendance at the Planning Institute in Monterey, March 21 through March 24.

11.0 ADJOURNMENT - The Planning Commission meeting adjourned at 7:05 p.m.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk