

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, APRIL 18, 2006
6:00 P.M.**

MINUTES

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 the meeting will be televised on Cable TV Channel 6 Wednesday, April 19, 2006 at 7:00 p.m. and Sunday, April 23, 2006 at 1:00 p.m.

3.0 CONSENT CALENDAR

- 3.1 Approval of Minutes of the April 4, 2006 regular meeting
- 3.2 March 2006 Community Development report
- 3.3 A Good Place to Run, America City and County, March 2006

On a motion made by Commissioner Caplinger, seconded by Commissioner Rinkes and carried with a 5-0 roll call 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 06-24** – An application by Judy M. Williams for a Variance to the RS-4 zone development standards to establish a substandard lot depth of 92' where a lot depth of 100' is required, to allow a minor subdivision of 1 acre into 4 parcels, on Araby Avenue, RS-4 zone, T1N, R9E, Section 34, APN# 0624-111-25.

Recommendation: That the Planning Commission find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) and approve the Variance, subject to conditions of approval for Tentative Tract Map 17757.

Chairman Stone opened the Public Hearing.

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

A brief discussion occurred between Staff and the Commissioners.

Applicant Judi Williams spoke to the Commissioners regarding street dedications and the related impact to lot sizes. She then stated to the Commission that the variance will not affect the position of the homes and that the set backs would still be the same.

Marlys Peterson, Twentynine Palms spoke both in favor and against item number 6.1.

Chairman Stone closed the Public Hearing.

Further discussion occurred between the Commissioners and Staff over street dedications, lot sizes and standards.

On a motion made by Commissioner Caplinger, seconded by Commissioner Easter and carried with a 5-0 roll call vote, the Planning Commission decision was to send this item back to Staff to be approved at Staff level.

6.2 **PC 06-18** - Correction of General Plan Map, changing Land Use Designation from Office Commercial (CO) to Multi-family Residential (RM) to the area commonly known as Specific Plan #3, generally located north of Twentynine Palms Highway, south of Gorgonio Drive, east of Mesquite Avenue and West of Desert Knoll Avenue, T1N, R9E, Section 28.

Recommendation: That the Planning Commission find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) and recommend that the City Council approve of the General Plan Amendment/Change of Zone.

Vice Chairman Mintz excused himself from Item number 6.2 due to a possible conflict of interest at 6:16 p.m.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a Staff Report to the Commissioners.

Chairman Stone closed the Public Hearing.

On a motion made by Commissioner Caplinger, seconded by Commissioner Easter and carried with a 4-0 roll call vote (Mintz abstained), the Planning Commission voted to recommend to that the City Council approve the General Plan Amendment/Change of Zone.

7.0 OTHER HEARINGS – None

8.0 STUDY SESSION – None

9.0 FUTURE AGENDA ITEMS

Commissioner Mintz returned to the Chambers at 6:19 p.m.

Commissioner Caplinger asked for a session on Form Base Planning.

Commissioner Easter asked for a session on Big Box Zoning.

10.0 COMMISSION COMMENTS/STAFF COMMENTS

10.1 May 31, 2006 Joint City Council/ Planning Commission study session

Director Meyerhoff informed the Commissioners of the possibility of a Joint City Council/Planning Commission study session on May 31, 2006 once confirmed by the City Council.

Director Meyerhoff then spoke to the Commission regarding the possibility of using the Flood Control District Right-of-Ways for trail facilities, and how this ties into the equestrian and park issues they have discussed. He said that he would be receiving an example of a Memorandum of Understanding (MOU) that the county has offered other cities. He then said he would bring this back before the Commission in the next couple of months.

11.0 ADJOURNMENT – Chairman Stone adjourned the meeting at 6:23 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk