

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MAY 2, 2006
6:00 P.M.**

MINUTES

1.0 CALL TO ORDER – Chairman Stone called the meeting to order at 6:06 p.m.

PLEDGE OF ALLEGIANCE – Vice Chairman Mintz 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 would be televised on Cable TV Channel 6 Wednesday, May 3, 2006 at 7:00 p.m. and Sunday, May 7, 2006 at 1:00 p.m.

3.0 CONSENT CALENDAR

3.1 Approval of Minutes of the April 18, 2006 regular meeting.

3.2 Press Clips

On a motion made by Commissioner Caplinger, seconded by Commissioner Easter and carried with a 5-0 voice vote, the Planning Commission approved the minutes with corrections to Item 6.2.

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

5.0 PUBLIC COMMENTS

Jack Briggs, Twentynine Palms, spoke in favor of the developers that are coming before the Planning Commission tonight, and thanked them for submitting projects that are within the General Plan guidelines.

6.0 PUBLIC HEARING

6.1 PC 05-22 – An application by Richard Eisendrath for Tentative Tract Map 17406, the subdivision of 80 gross acres into 32 numbered lots for future development of 32 single-family residences. The project is located on a vacant and previously unimproved site, southwest of Easy Street and Sunnyslope Drive, on APN # 614-281-03, -07, -09, and -10. The site is zoned RS-E.

Recommendation: That the Planning Commission adopt the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and approve the project, subject to conditions of approval.

Chairman Stone opened the Public Hearing.

Community Development Director, Alex Meyerhoff (Director Meyerhoff) informed the Planning Commission that the applicant requested Item 6.1 be continued to the first meeting in November. Director Meyerhoff said that they will do so but could not commit to the first meeting in November, and the item will be re-noticed at that time.

D.J. Masker, Twentynine Palms, thanked the developers for complying with the General Plan guidelines

Bill Warner, Warner Engineer, speaking on behalf of the applicant Richard Eisendrath, volunteered to answer any questions.

On a motion made by Commissioner Caplinger, seconded by Vice Chairman Mintz and carried with a 5-0 roll call vote, the Planning Commission voted to continue Item 6.1 until November 2006.

6.2 PC 05-80 – An application by Tommy Hart of Barrett Hart Development for approval of Tentative Tract Map 17798, the subdivision of 97.4 gross acres into 336 lots for future development of 336 single-family residences. The project is located on a vacant and previously unimproved site, east of Mesquite Springs Road and north of Two Mile Road, on APN # 621-031-04, 621-031-26. The site is zoned RS-4.

Recommendation: That the Planning Commission adopt the Mitigated Negative Declaration and De Minimis Impact finding pursuant to the California Environmental Quality Act (CEQA) and approve the project, subject to conditions of approval.

Chairman Stone opened the Public Hearing.

Director Meyerhoff asked the Planning Commissioners if Item 6.2 could be continued to May 16, 2006 due to unresolved Engineering issues. He then gave a brief Report.

Applicant Tommy Hart, asked the Planning Commission to allow them to bring this item back on May 16, 2006.

Jack D. Shelver, Julian, California, and an owner of property on Oasis Ave. He spoke in favor of Item 6.2 but also expressed his concerns of developments not carrying their own weight. He expressed further concerns of high traffic and the necessity of road improvements. He said that the City should implement development impact fees for streets, parks, community facilities, library's and public safety.

David Patterson, Twentynine Palms, spoke in opposition of Item 6.2.

Kathy Patterson, Twentynine Palms, spoke in opposition of Item 6.2.

George Mulopulos, Twentynine Palms, spoke in favor of Item 6.2.

On a motion made by Vice Chairman Mintz, seconded by Commissioner Easter and carried with 5-0 roll call vote, the Planning Commission voted to continue Item 6.2 to the May 16, 2006 meeting.

6.3 PC 05-93 – An application by Sunwest Development LLC. For approval of Tentative Tract Map 17850, the subdivision of 60 gross acres into 58 numbered lots, and two lettered lots for future development of 58 single-family residences and two retention basins. The project is located on a vacant and previously unimproved site, west of Encelia Avenue and north of Two Mile Road, on APN # 612-221-02, -09, -10, 612-231-02 and -03. The site is zoned RS-1. The project proposes density of 0.96 dwelling units per acre, which is less than the maximum density of 1.0 dwelling unit per acre allowed by the General Plan.

Recommendation: That the Planning Commission adopt the Mitigated Negative Declaration and De Minimis Impact finding pursuant to the California Environmental Quality Act (CEQA) and approve the project, subject to conditions of approval.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a Staff Report on Item 6.3 to the Planning Commission.

A discussion occurred between Staff and the Planning Commission regarding conditions of the Mitigated Negative Declaration, regarding Mitigation Measure #2 and #3. Further discussion occurred regarding the deferral of the improvements of Samarkand, traffic conditions, impact fees, bike paths, and delay or deferral of fees.

Bill Warner, Engineer for the applicant Sunwest Development LLC, said that the applicant was in agreement of the proposed findings and Staff's recommendations. He then said that should the General Plan change the developer would like the opportunity to conform to whatever the General Plan indicates at that time. Mr. Warner said that there were minor revisions that were brought before the Planning Commission this evening regarding pocket parks, which the developer is in agreement with. The developer would like the opportunity, in the event that it is necessary to phase the tentative map and the recordation of the Final Tract Map with no more than two phases, and work out the phase lines with Staff. Mr. Warner said that the applicant noticed that our Development Code allows the installation of asphalt curbs in lieu of concrete curb and gutters in this zone. He stated that the developer presently intends to put in curb and gutter but would like the option to put in asphalt curbs.

Applicant Dave, Rinker, San Clemente, California of Sunwest Development, LLC spoke in favor of his proposed project.

Jay Corbin, Twentynine Palms, Land Use Consultant spoke in favor of Item 6.3. He expressed his concerns about the conditions of approval.

Karon Masterson, Twentynine Palms, spoke in favor of Item 6.3.

Pat Flanagan, Twentynine Palms, spoke in favor of Item 6.3.

Owen Gillick, Twentynine Palms, read a letter from Nicole Panter, a resident in the City of Twentynine Palms. The letter was read into the record in favor of the project.

Casey Dobler spoke on behalf of the Board of Director of the Twentynine Palms Cemetery. She expressed some concerns of the Board members regarding the retention ponds. She asked if the developer would build the block wall to keep the serenity and the security of the Cemetery.

Bill Warner, Engineer for the applicant Sunwest Development LLC, spoke briefly on Composite Development Plan and Environmental Constraint Sheets, retention basins, and the security of the Cemetery and agreed to the block wall or solid wall or fence along the portion of the boundary abutting the Cemetery, should the Planning Commission deem it a condition.

A discussion occurred between Mr. Warner, Staff and Commissioner Rinkes regarding an access street called Beavertail and if it would be part of the conditions of the Mitigation Measure Payment condition #2 and #3.

D.J. Masker, Twentynine Palms asked when will the Planning Commission decide whether the developer will be allowed to use asphalt instead of concrete on the curb and gutter. She then expressed her concern of Samarkand not being a driveway. She then asked about the Surety Fee's.

Staff addressed Ms. Masker's concern regarding the curb, gutter and sidewalk. He then stated that what the applicant had asked for is in the City's Development Code. Director Meyerhoff then explained the difference of the Tentative and Final Tract Map, the Subdivision Map Act, and the Surety Fee's.

Carol Barrett, Twentynine Palms, asked if she heard correctly that the people in the area did not want an access road on Samarkand. She then recommended to the Planning Commission that they provide another entrance and egress road from another side road, to avoid causing a bottleneck onto Two Mile Road.

Director Meyerhoff replied that the people who came to the City in response to the City's hearing notice did not want Samarkand paved.

Kay Patterson, Twentynine Palms asked how many houses there are total between all three projects. She then asked how many people would be residing in each dwelling.

Chairman Stone said a little over 400 homes. He then said that there would be 2.5 people per dwelling.

Chairman Stone closed the Public Hearing.

A discussion occurred between the Commissioners, City Manager Swigart and Staff regarding bike paths, Condition P-25, access denials, Samarkand Road, and the block wall to separate the Cemetery from the homeowners.

On a motion made by Commissioner Caplinger, seconded by Vice Chairman Mintz and carried with a 5-0 roll call vote the Planning Commission adopted Mitigated Negative Declaration and De Minimis Impact finding pursuant to the California Environmental Quality Act (CEQA) and approve the Tentative Tract Map 17850 with phasing, and approve the attached conditions of approval with the condition for the Block wall dividing the Cemetery.

7.0 OTHER HEARINGS – None

8.0 STUDY SESSION – None

9.0 FUTURE AGENDA ITEMS – None

10.0 COMMISSION COMMENTS/STAFF COMMENTS

There were no Commissioner comments.

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

Director Meyerhoff reiterated to the Commissioners that there would be a joint Study Session with the City Council held on May 31, 2006.

11.0 ADJOURNMENT – Chairman Stone adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk