

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MAY 16, 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 – Chairman Stone 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 17, 2006 at 7:00 p.m. and Sunday, May 21, 2006 at 1:00 p.m.

3.0 CONSENT CALENDAR

2.1 Approval of Minutes of the May 2, 2006 regular meeting

2.2 Press Clips

On a motion made by Commissioner Caplinger, seconded by Commissioner Rinkes and carried with a 5-0 roll call vote 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

6.1 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. The project proposes density of 3.5 dwelling units per acre, which is less than the maximum density of 4.0 dwelling units 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.

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

Applicant Thomas Hart spoke in favor of his project and thanked the Staff for all their hard work. He then introduced his Civil Engineer, Brett Willard to the Planning Commission.

Jamie Avels, Twentynine Palms, spoke in favor of Item 6.1. He then made comments that were suggestive regarding the project regarding bike paths, a turning lane off of Two Mile Road, and the retention basins and lot sizes.

Jay Corbin, Twentynine Palms, spoke in favor of the Item 6.1.

Mike Nolan, Twentynine Palms spoke in opposition of Item 6.1. He expressed his concerns of the density, sidewalks, bike paths, run offs, and the Environmental Impact Study.

Laureen Lentz, Twentynine Palms spoke in opposition of Item 6.1.

Chairman Stone closed the Public Hearing.

A discussion occurred between Staff and the Planning Commissioners regarding the proposed bike paths, hydrology reports, ½ acre lots sizes, zoning, biological reports, the proposed block wall, mitigation fees, and the turn lane on Two Mile Road.

Applicants Civil Engineer, Brett Willard spoke to the Commissioners regarding the audiences concerns on off site drainage, Clean Water Act, site distance for block walls, bike paths, density, treatment facilities, and the Home Owners Associations (HOA).

Applicant Tommy Hart spoke to the Commissioners regarding a change in the plans from a Clubhouse to a Park.

Further discussion occurred regarding the park, bus stop locations, the block wall for the proposed project, and sewage treatment plants.

Per the request of Chairman Stone, General Manager Michael Tree of the Morongo Basin Transit Authority (MBTA) spoke to the Commission regarding bus stop locations, and bus pullouts on arterial and collector roadways.

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 the Mitigated Negative Declaration and De Minimis Impact finding pursuant to the California Environmental Quality Act (CEQA) and approve the Tentative Tract Map #17798, subject to the attached conditions of approval.

6.2 PC 05-102 – An application by Robert Lawrence on behalf of HD Subdivision for approval of Tentative Tract Map 17855, the subdivision of 4.3 acres into 13 lots for future development of 13 single-family residences. The project is located on a vacant and previously unimproved site, east of Copper Mountain Road and north of Alta Loma Drive and west of Ivanpah Avenue on APN # 0614-031-11. The site is zoned RS-4. The project proposes density of 3.02 dwelling units per acre, which is less than the maximum density of 4.0 dwelling units 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 to the Commissioners.

Applicant Robert Lawrence of HD Subdivision spoke in favor of Item 6.2.

Al San Juan, Twentynine Palms, spoke in opposition of Item 6.2.

Judi San Juan, Twentynine Palms, spoke in opposition of Item 6.2.

A brief discussion occurred between Staff and the Planning Commission regarding the flood control issue, splash walls, septic systems, sewage treatment facilities, project maintenance of plants, etc., Home Owner Associations (HOA).

Chairman Stone closed the Public Hearing

On a motion made by Commissioner Caplinger, seconded by Commissioner Rinke and carried with a 5-0 roll call vote, the Planning Commission adopted the Mitigated Negative Declaration and De Minimis Impact finding pursuant to the California Environmental Quality Act (CEQA) and approve Tentative Tract Map 17855, subject to the attached conditions of approval.

7.0 OTHER HEARINGS – None

8.0 STUDY SESSION – None

9.0 FUTURE AGENDA ITEMS

Commissioner Rinke asked for Flood Control to be on a future agenda.

10.0 COMMISSION COMMENTS/STAFF COMMENTS

10.1 May 30, 2006 Joint City Council/ Planning Commission study session.

Commissioner Caplinger said that he was looking forward the joint workshop.

Director Meyerhoff said that the Study Session topic will be regarding the Downtown and Traffic.

11.0 ADJOURNMENT – Chairman Stone adjourned the meeting at 7:36 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk