

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JUNE 20, 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 the meeting will be televised on Cable TV Channel 6 Wednesday, June 21, 2006 at 7:00 p.m. and Sunday, June 25, 2006 at 1:00 p.m.
- 3.0 CONSENT CALENDAR**
- 3.1 Approval of Minutes of the June 6, 2006 regular meeting
 - 3.2 May 2006, Community Development Report
 - 3.3 Historic Points of Interest (29 Palm Historic Society)
 - 3.4 Press Clips
 - 3.4.1 Making it count: Cities may opt for new pedestrian signals (Daily Breeze)
 - 3.4.2 Engineering Traffic Safety (American City and County)
 - 3.4.3 Housing Speculators Relocate to Hotter Spots (LA Times)
 - 3.4.4 Horse Owners Are Bridling at Changes (LA Times)
 - 3.4.5 Younger Buyers Want Better Not Bigger (NY Times)
 - 3.4.6 Farther Afield: Americans Head Out Beyond Exurbs (NY Times)

On a motion made by Commissioner Caplinger, seconded by Vice Chairman Mintz and carried with a 5-0 voice 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 06-81 - An application by Shannon Alton representing Turtle Rock in 29 Palms, LLC. for a Temporary Use Permit in the RS-4 zone, to allow for the construction of a temporary model home/sales office complex for the previously approved Turtle Rock subdivision, Tentative Tract Map #17172 (PC 04-38), RS-4 zone, APN 0621-061-01, T1N, R9E, Section 20.

Recommendation: Conduct the Public Hearing, adopt Resolution PC 06-04 and approve the Temporary Use Permit, subject to conditions of approval.

Chairman Stone opened the Public Hearing.

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

A brief discussion occurred between the applicant Shannon Alton and the Commissioners regarding signage and the parking lot.

Chairman Stone closed the Public Hearing

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 Resolution PC 06-04 and approved the Temporary Use Permit, subject to conditions of approval.

7.0 OTHER HEARINGS – None

8.0 STUDY SESSION – None

9.0 FUTURE AGENDA ITEMS – None

10.0 COMMISSION COMMENTS/ STAFF COMMENTS

Vice Chairman Mintz inquired about the Traffic Study and asked if it had been completed.

Director Meyerhoff responded that the Traffic Study was still in progress and, that the Consultant was still working on it.

Commissioner Easter asked if it would be possible to schedule a field trip to view the most recently completed development, Desert Vista.

Director Meyerhoff said he would schedule the field trip.

11.0 ADJOURNMENT – Chairman Stone adjourned the meeting at 6:10 p.m.

Respectfully submitted,

Adda L. Harris, Deputy City Clerk