

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, AUGUST 15, 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 Caplinger led the Pledge of Allegiance to the Flag.  
**ROLL CALL** – The following Commissioners were present: Caplinger, Easter, Mintz, Rinkes and Chairman Stone.
- 2.0 SPECIAL ANNOUNCEMENTS** – Chairman Stone said that this meeting will be televised on Cable TV Channel 6 Wednesday, August 16, 2006 at 7:00 p.m. and Sunday, August 20, 2006 at 1:00 p.m.
- 3.0 CONSENT CALENDAR**
- 3.1 Approval of Minutes of the July 18, 2006 regular meeting
  - 3.2 Press Clips
- On a motion of Commissioner Easter, seconded by Commissioner Caplinger 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 06-15 – An application by Spectrum Engineering on behalf of Los Angeles, SMSA Limited Partnership, for approval of a Conditional Use Permit to allow a Verizon Wireless telecommunication facility in the RL 2.5 zone and a Variance to the maximum height of 35’ in the RL 2.5 zone, to allow a 52.5’ tall telecommunication tower at an existing electrical substation, on a fenced site with existing power poles at the northeast corner of Twentynine Palm Highway (SR 62) and Dorth Place, APN# 0613-121-25.

**Recommendation:** That the Planning Commission adopt the Mitigated Negative Declaration and De Minimis Impact finding pursuant to the California Environmental Quality Act (CEQA), adopt Resolution No. 06-07 and approve the project, subject to conditions of approval.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a brief staff report, stating that a fax had been received requesting a continuance on this item. Director Meyerhoff recommended that action be taken on this item tonight.

Chairman Stone closed the Public Hearing.

Commissioner Easter made a motion, which died for lack of a second, to continue this item to a further date.

On a motion of Commissioner Caplinger, seconded by Vice Chairman Mintz, and carried with a 5-0 roll call vote, the Planning Commission adopted Resolution No. 06-07 and approved the project, subject to conditions of approval and adding Condition P11 and Removing condition P10.

6.2 PC 06-88 - An Application by Kerry Keyes for a Variance to Section 19.48.030 of the RS-E Zone, to allow an accessory structure exceeding 50% the size of the primary structure, at 6636 Valley View Drive, Zone RS-E, APN 0614-263-23, Section 35, T1N, R8E.

**Recommendation:** That the Planning Commission adopt a Categorical Exemption finding pursuant to the California Environmental Quality Act (CEQA), adopt Resolution No. 06-09 and approve the project, subject to conditions of approval.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a staff report.

Kerry Keyes, Applicant, Twentynine Palms, spoke to the Planning Commissioners about the project.

Chairman Stone closed the Public Hearing

On a motion of Commissioner Caplinger, seconded by Commissioner Rinke and carried with a 5-0 roll call vote, the Planning Commission adopted the Categorical Exemption finding pursuant to CEQA; adopted Resolution No. 06-09, and approved the project subject to the conditions of approval.

6.3 PC 06-96 – An application by William O. Talley for a Temporary Use Permit, to allow a new and used mobile home sales office in the existing structure at the 29 Palms RV and Golf Resort, 4949 Desert Knoll Avenue, Zone CT, APN 0621-241-81, Section 16, T1N, R8E.

**Recommendation:** That the Planning Commission adopt a Categorical Exemption finding pursuant to the California Environmental Quality Act (CEQA), adopt Resolution No. 06-10 and approve the project, subject to conditions of approval.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a staff report to the Planning Commissioners.

William Talley, Applicant, San Juan Capistrano, spoke to the Planning Commissioners about his project.

Chairman Stone closed the Public Hearing.

On a motion of Vice Chairman Mintz, seconded by Commissioner Easter and carried with a 5-0 roll call vote the Planning Commissioner's adopted a Categorical Exception filing pursuant to CEQA, adopted Resolution No. 06-10 and approved the project, subject to conditions of approval.

**7.0 OTHER HEARINGS - None**

**8.0 FUTURE AGENDA ITEMS**

8.1 Commissioner Easter requested an item be placed on the agenda regarding Development Code Sections 19.06 and 19.36.

**9.0 COMMISSION COMMENTS/ STAFF COMMENTS**

9.1 Appeal of Approval of PC 06-01 to be heard by City Council on September 12, 2006.

9.2 Commissioner Easter requested an opinion from the attorney on reducing density in the City.

9.3 Vice Chairman Mintz requested information on the traffic study. Director Meyerhoff said that the traffic study is moving forward, slower than expected.

9.4 Director Meyerhoff reported that there would be a joint workshop of the Planning Commission and City Council on August 29, 2006 at 6:00 p.m. He also said that there would be a tour of the Desert Vista Project Development prior to the Planning Commission meeting on September 5, 2006 at 5:00 p.m.

Chairman Stone called for a brief recess at 6:55 p.m. The Commissioners then resumed for the Study Session.

**10.0 STUDY SESSION**

10.1 PC 05-71 - Downtown Revitalization Specific Plan  
Review of draft Mixed Use Zone language and development standards.

10.2 PC 06-85 – An application by the City of Twentynine Palms for review of the Four Corners Redevelopment Project Area Five Year Implementation Plan, located in T1N, R8E, Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, and 33.

Information was received by the Planning Commission.

**11.0 ADJOURNMENT** – The Planning Commission meeting adjourned at 7:59 p.m.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk