

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, SEPTEMBER 19, 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 – 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 will be televised on Cable TV Channel 6 Wednesday, September 20, 2006 at 7:00 p.m. and Sunday, September 22, 2006 at 1:00 p.m.
- 3.0 CONSENT CALENDAR**
- 3.1 Approval of Minutes of the September 5, 2006 regular meeting
3.2 General Information
- Neighborhood Housing Services
 - Building Industry Association Housing Conference Program
 - Homeownership Stakeholder Forum
- On a motion of 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** – There will be a time limitation of three minutes per person. Please fill out name and address slips and give to the City Clerk.
- 5.1 Jay Corbin, Land Use Planner, spoke about the upcoming election.
- 6.0 PUBLIC HEARING -**
- 6.1 PC 06-107 – Determination of a public nuisance, Order to abate and proposed demolition of residential structure that constitutes a public nuisance, located at 2650 Cholla Avenue, Zone RL-1, T1N, R9E, Section 5, APN# 0620-301-10.

Recommendation: That the Planning Commission determine that, pursuant to Section 19.92 of the Development Code that a public nuisance exists, adopt an Order to Abatement, determine that the building and property be repaired, vacated, secured or demolished, and direct the property owner to immediately initiate the repair of the roof and un-reinforced masonry in accordance with an approved plan prepared by a licensed structural engineer and complete said repairs within 45 days or demolish the entire structure.

Chairman Stone opened the Public Hearing.

Community Development Director Meyerhoff (Director Meyerhoff) presented a staff report to the Planning Commission.

Mr. Scott Schuler, 2650 Cholla Ave, spoke to the Planning Commission about his plans to repair the roof on the property. Director Meyerhoff read a letter from Mr. Jeremy James into the record. Mr. Schuler told the Planning Commission that he wanted to repair the roof.

Leon Gore spoke to the Planning Commission about the property in question. He said that it would take three weeks to remove the roof.

Chairman Stone closed the Public Hearing.

Chairman Stone suggested they allow 45 days for the roof to be repaired.

Commissioner Caplinger said that the Building Official, and City Engineer should be sent to check the house as follow-up.

Vice Chairman Mintz said that he liked the plan for the applicants to finish in 45 days.

Chairman Stone asked that the applicants not have to return once the repairs had been made.

Chairman directed staff to put a report together about the procedures that the applicants will have to following order to be in compliance.

On a motion of Commissioner Caplinger, seconded by Commission Rinkes and carried with a 5-0 roll call vote the Planning Commission determined that, pursuant to Section 19.92 of the Development Code that a public nuisance exists at 2650 Cholla Avenue, adopted the order of abatement, and directed the property owner to immediately initiate the repair of the roof and un-reinforced masonry in accordance with an approved plan prepared by a licensed structural engineer within 45 days.

7.0 NON-HEARING ITEMS – None

8.0 FUTURE AGENDA ITEMS - None

9.0 COMMISSION COMMENTS/ STAFF COMMENTS – This is the time for comments from the Planning Commissioners on any subject.

9.1 Future Study Sessions Items

- a. Equestrian Zone
- b. Flood Control
- c. Citywide Traffic Study
- d. Big Box Zone
- e. Park Master Plan – RFP process
- g. Development Code
 1. Parking/ Driveways (19.82) - Easter
 2. Permits and applications (19.36) – Easter
- h. Legal opinion on down-zoning for density reduction purposes.

- i. PC 06-85 – An application by the City of Twentynine Palms for review of the Four Corners Redevelopment Project Area Five Year Implementation Plan, T1N, R9E, Sections 16, 17, 19, 20, 21, 28, 29, 30, 31, 32, and 33.

10.0 STUDY SESSION –

- 10.1 PC 05-71 - Downtown Revitalization Specific Plan
Review of draft language and development standards.
 - a. Model Mixed Use Zone District
 - b. Model Town Center Zone District

Information presented by the Community Development Director was reviewed by the Planning Commission. The audience also participated.

11.0 ADJOURNMENT – The Planning Commission meeting adjourned at 7:30 p.m.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk