

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, OCTOBER 17, 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 Easter 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, October 18, 2006 at 7:00 p.m. and Sunday, October 22, 2006 at 1:00 p.m.

Director Meyerhoff introduced Jacqueline Lafond, newly appointed Deputy City Clerk to the Planning Commissioners.

Director Meyerhoff said that Tentative Tract Map 18193 has been appealed and will be brought back at the next meeting.

3.0 CONSENT CALENDAR

- 3.1 Approval of Minutes of the October 3, 2006 regular meeting.
- 3.2 PC 03-48 - Application by Donald Yerkes for a third, one-year time extension for a Conditional Use Permit to construct a 16 unit apartment complex, located at 5266 Adobe Road, Zone RM, Section 20, APN # 621-061-06.
- 3.3 Press clips.

On a motion of Commissioner Rinkes, seconded by Commissioner Caplinger and carried with a 5-0 voice vote, the consent calendar was approved as accepted.

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 06-97 – An application by Truc Le for a Minor Use Permit for a mixed use 6,791 sq. ft. building, including barber shop, nail salon and an attached single family residence on 2.35 acres, located on the Adobe Road between Indian Trail and Didsbury Road, Zone CG, APN 0620-121-11, Section 8, T1N, R9E.

Recommendation: That the Planning Commission conduct the Public Hearing, consider public comment, adopt the Exemption, adopt the resolution and approve the project, subject to the attached Conditions of Approval.
Director Meyerhoff presented a staff report.

Chairman Stone opened the Public Hearing.

Truc Le, Twentynine Palms, applicant, spoke to the Planning Commission briefly about the project.

Jamie Williams, Twentynine Palms, spoke in opposition to the project, stating concerns with residential and commercial zoning.

Betty Smith, Twentynine Palms spoke in opposition to the project, stating there would be too much traffic.

Granton Mark, Twentynine Palms, asked for clarification regarding how far south of Indian Trail the project would be, and how far south of the existing business.

Director Meyerhoff said it would be approximately 600 ft. south of Indian Trail, and, approximately 200 feet south of the existing business.

Commissioner Easter said that the project is a mixed use and is permitted under current zoning.

Commissioner Caplinger said that he favored the mixed use.

Commissioner Rinkes said it is a good project with lots of land to buffer.

Vice Chairman Mintz said the proposed building is nice. He said he would like to see more commercial development.

Chairman Stone agreed that it was a good project.

On a motion of Vice Chairman Mintz, seconded by Commissioner Rinkes and carried with a 5-0 roll vote, the Planning Commission adopted the Exemption, the Resolution and approved the project, subject to the Conditions of Approval.

- 6.2 PC 06-117 - An application by Paolo Ficara of Ficara Enterprises LLC for a Temporary Use Permit for a period of one year, in the Public zone, to allow for the placement of a temporary office trailer for Roadrunner Dunes Golf Course located at 4733 Desert Knoll Avenue, APN 0621-241-47, T1N, R9E, Section 16.

Recommendation: That the Planning Commission conduct the Public Hearing, adopt the Resolution, and approve the Temporary Use Permit for a period of one year, subject to compliance with City standards and codes.

Director Meyerhoff presented a staff report to the Planning Commission.

Chairman Stone opened the Public Hearing.

Hearing no requests to speak Chairman Stone closed the Public Hearing.

On a motion of Commissioner Caplinger, seconded by Commissioner Easter and carried with a 5-0 roll call vote, the Planning Commission approved the

Temporary Use Permit for one year, subject to compliance with City standards and codes.

- 6.3 PC 06-122 – An application by Jerry Murdock of Ultrasigns, on behalf of Navy Federal Credit Union, for a Variance to Section 19.84.100 (Sign Ordinance) of the Development Code, to allow a monument sign to exceed the maximum height of eight feet (8'0) and the maximum sign area of 75 square feet, for a 12' tall, 126 square foot sign. The project is located at the southwest corner of Adobe Road and Amboy Road, 4920 Adobe Road, Zone CG, Section 20, APN # 0621-051-08.

Recommendation: That the Planning Commission conduct the public hearing, consider public comment, adopt the resolution, and deny the Variance.

Director Meyerhoff presented a staff report. He read a letter into the record from the applicant requesting a continuance until November 7, 2006 so that the owners of the property could attend the meeting. Director Meyerhoff recommended continuance of the project to November 7, 2006.

Chairman Stone opened the Public Hearing.

Chairman Stone closed the Public Hearing.

On a motion of Vice Chairman Mintz, seconded by Commissioner Rinkes and carried with a 5-0 roll call vote the Planning Commission continued the item to November 7, 2006.

7.0 NON-HEARING ITEMS – None

8.0 FUTURE AGENDA ITEMS

Commissioner Easter requested a report on Bucklin Park.

Commissioner Caplinger requested a report on the Night Sky Ordinance.

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. Citywide Traffic Study
- c. Big Box Zone
- d. 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.
- e. Night sky ordinance compliance
- f. Sign code amendments

10.0 STUDY SESSION – None

11.0 ADJOURNMENT – The Planning Commission meeting adjourned at 6:28 p.m.

Respectfully submitted,

Charlene L. Sherwood CMC, City Clerk