

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
Tuesday November 7, 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: Easter, Mintz, Rinkes and Chairman Stone. Commissioner Caplinger had an excused absence.

2.0 SPECIAL ANNOUNCEMENTS – Chairman Stone announced that this meeting would be televised on Cable TV Channel 6 Wednesday, November 8, 2006 at 7:00 p.m. and Sunday, November 12, 2006 at 1:00 p.m.

3.0 CONSENT CALENDAR

- 3.1 Approval of Minutes of the October 17, 2006 regular meeting
- 3.2 Press Clips

On a motion made by Commissioner Rinkes, seconded by Vice Chairman Mintz and carried with a 4-0-1 roll call vote (Caplinger absent), the consent calendar was approved as accepted.

4.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION – None

5.0 PUBLIC COMMENTS –

- 5.1 Pete Wisda, Twentynine Palms, suggests constructing an RV parking area in the downtown.

6.0 PUBLIC HEARING

6.1 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.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a staff report.

John Hadaya, San Diego, applicant, spoke to the Planning Commission about the project.

Commissioner Easter questioned the tree in front of the signage, asked when fully mature what will happen.

John Hadaya, San Diego, applicant, said the tree size will not grow to be as tall as the sign.

Commissioner Rinkes questioned the lineage.

John Hadaya, San Diego, applicant, said the lineage will not be affected.

Chairman Stone asked why the display was on the bottom and not on the top of the sign.

John Hadaya, San Diego, applicant, said their client's signs are all done the same with the display on the bottom.

Director Meyerhoff said it would be easy to relocate sign, optimum place of monument sign to corner.

Vice Chairman Mintz said base doesn't include sign area.

Director Meyerhoff stated true.

Chairman Stone closed the public hearing.

On a motion made by Commissioner Easter, seconded by seconded by Vice Chairman Mintz and carried with a 4-0-1 roll call vote (Caplinger absent), the Planning Commission adopted the resolution and denied the Variance.

6.2 PC 05-92 – An application by Greg Bonlinger of JGD Development for site plan review for the development of an 11.33 acre mini-storage and RV storage project which includes, an on-site manager's residence, self-serve car wash areas, propane fuel, and assorted self-serve vending machines. The remaining 62.30 acres are for future, unspecified development. The project is located on a vacant and unimproved site, along the east side of Adobe Road, south of MGAGCC and west of Condor Road, Zone CG, and APN #622-301-16, 662-310-04.

Recommendation: That the Planning Commission conduct the Public Hearing, adopt the Mitigated Negative Declaration, adopt the resolution, and approve the project, subject to the attached Conditions of Approval.

Chairman Stone opened the Public Hearing.

Director Meyerhoff presented a proposal for self storage.

Director Meyerhoff said it would be a good companion to the Marine Base.

Commissioner Rinkes said she wanted lighting requirements met.

Commissioner Easter said he was not sure he understood E-17.

Chairman Stone closed the Public Hearing.

On a motion made by Commissioner Rinkes, seconded by Commissioner Easter and carried with a 4-0-1 roll call vote with Commissioner Caplinger absent, the Planning Commission adopted the Mitigated Negative Declaration and the resolution, and approved the project subject to the attached conditions.

6.3 PC 06-83 - An application by Joe and Jeff Sporkin of Remus Investments for the approval of Tentative Tract Map 17648 to subdivide approximately 31 acres into 77 numbered lots and one lettered lot for the future development of 77 single-family residences. The project is located on a vacant and previously unimproved site, east of Aztec Avenue, west of Desert Knoll Avenue and north of Two Mile Road, Zone RS-3, Section 21, T1N, R9E, and APN # 621-222-01.

Recommendation: That the Planning Commission conduct the Public Hearing, and continue the public hearing to November 21, 2006.

Director Meyerhoff presented a Staff Report.

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 4-0-1 roll call vote (Caplinger absent), the Planning Commission continued the item to November 21, 2006.

6.4 PC 06-119 – An application by Hamid Kerayechian of WD Partners for a Conditional Use Permit to construct a 17,631 square foot retail store and drive through pharmacy on 1.87 acres, located on the southeast corner of Twentynine Palms Highway and Eucalyptus Avenue, CG Zone, on APN# 0616-072-01, -02, -03, -04, -05 and -06, T1N, R9E, Section 31.

Recommendation: That the Planning Commission conduct the Public Hearing, and continue the public hearing to November 21, 2006.

Commissioner Easter removed himself due to conflict of interest.

Director Meyerhoff presented a staff report.

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 3-0-1-1 roll call vote (Caplinger absent and Commissioner Easter abstained) the Planning Commission continued the item to November 21, 2006.

7.0 NON-HEARING ITEMS – None

8.0 FUTURE AGENDA ITEMS- None

9.0 COMMISSION COMMENTS / STAFF COMMENTS-

Director Meyerhoff said the model refinement of the Citywide Traffic Study is 74% complete.

Commissioner Rinkes asked about the status regarding the Compliance of the Night Sky Ordinance. Director Meyerhoff reported that there were 9 cases, 8 were resolved, and 1 was pending.

Director Meyerhoff reported that there was a draft contract with the City Council for the Park Master Plan and the process will take 3 quarters of next year.

10.0 STUDY SESSION-

10.1 PC 06-85 – An application by the Twentynine Palms Redevelopment Agency 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.

11.0 ADJOURNMENT – Chairman Stone adjourned the Planning Commission meeting at 7:55 p.m.

Respectfully submitted,

Jacqueline M. Lafond, Deputy City Clerk