

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
Tuesday November 21, 2006  
6:00 P.M.**

**MINUTES**

**1.0 CALL TO ORDER** – Vice Chairman Mintz called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE** – Commissioner Rinke led the Pledge of Allegiance.

**ROLL CALL** – The following Commissioners were present: Caplinger, Easter, Rinke and Mintz. Chairman Stone had an excused absence.

**2.0 SPECIAL ANNOUNCEMENTS** – Vice Chairman Mintz announced that this meeting would be televised on Cable TV Channel 6 Wednesday, November 22, 2006 at 7:00 p.m. and Sunday, November 24, 2006 at 1:00 p.m.

**3.0 CONSENT CALENDAR**

3.1 Approval of Minutes of the November 7, 2006 regular meeting

On a motion made by Commissioner Caplinger, seconded by Commissioner Easter and carried with a 4-0-1 roll call vote (Stone Absent), 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 06-83 An application by Joe and Jeff Sporkin of Remus Investments for approval of Tentative Tract Map 17648 to subdivide approximately 31 acres into 77 numbered lots and one lettered lot for the future development of 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, APN 621-222-01.

**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.

Vice Chairman Mintz opened the Public Hearing.

Director Meyerhoff presented a staff report.

Jeff Sporkin, 825 13<sup>th</sup> Street Hermosa Beach, applicant, spoke to the Planning Commission about the project.

Jeff Sporkin asked if the removal of easements could be relocated instead of removed.

Vice Chairman Mintz closed the Public Hearing.

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

6.2 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, and a Variance for parking, 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, adopt the Categorical Exemption, adopt the Resolution, and approve the project, subject to the attached Conditions of Approval.

Commissioner Easter abstained and left the chamber due to a potential conflict of interest.

Vice Chairman Mintz opened the Public Hearing.

Director Meyerhoff presented a Staff Report.

Director Meyerhoff stated that the Rite Aid site design should accommodate an MBTA bus turn out. It provides convenience to the customer, disabled customers, and better access to medical care.

Director Meyerhoff stated that 89 parking spaces are required, 81 parking and 8 stacking spaces.

Nathan Manard, architect for the project, spoke to the Planning Commission about the project.

Nathan Manard stated that with the drive thru window, there wouldn't be a need for as many parking spots.

Vice Chairman Mintz closed the Public Hearing.

On a motion made by Commissioner Caplinger, seconded by Commissioner Rinkes and carried with a 3-0-1-1 roll call vote (Easter abstained, Stone absent), the Planning Commission adopted the Categorical Exemption, adopted the Resolution, and approved the project, subject to the attached Conditions of Approval.

Commissioner Easter returned to the Chamber.

6.3 PC 06-125 An application by Spectrum Construction, for Site Plan Review for a 9,400 sq. ft. retail commercial building on a 0.85 acre site, located on the southeast corner of Adobe Road and Joshua Drive, APN 0623-016-01, 02, 03, 24, 25, 26 and 27, Section 28, T1N, R9E, Zone CG.

**Recommendation:** That the Planning Commission conduct the Public Hearing, adopt the Categorical Exemption, adopt the Resolution, and approve the project, subject to the attached Conditions of Approval.

Director Meyerhoff presented a Staff Report.

Director Meyerhoff stated there are retail buildings north, south, and west. East there is a single-family residence.

Director Meyerhoff stated that the applicant seeks to modify condition P8.

Director Meyerhoff stated condition P10 requires that the billboard shall be removed. The applicant asks the billboard remain.

Vice Chairman Mintz opened the Public Hearing.

Bill Warner, Warner Engineering, stated that a bus pull out is 12 feet wide. He said that if a pull out is required; it will cause the curb to be moved east, losing parking spaces. He said this is a cost issue more than a design issue.

Commissioner Rinkes asked if there would be a problem with putting a Knox Box on building.

Bill Warner, Warner Engineering, said that will not be an issue.

Commissioner Easter asked if there would be additional signage.

Chris Brown, Spectrum Construction, applicant, said yes, additional signage will be south of the billboard and on Adobe Road.

Vice Chairman Mintz closed the Public Hearing.

Vice Chairman Mintz re-opened the Public Hearing.

D.J. Masker, Twentynine Palms, suggested contacting the billboard company to see who sold them their permit.

Vice Chairman Mintz closed the Public Hearing.

On a motion made by Commissioner Caplinger, seconded by Commissioner Easter and approved with a 4-0-1 roll call vote (Stone absent) the Planning Commission adopted the Categorical Exemption, adopted the Resolution and approved the project subject to the attached Conditions of Approval, including the condition the billboard be removed prior to issuance of the Certificate of Occupancy.

6.4 PC 06-85 An application by the Twentynine Palms Redevelopment Agency for approval of the Redevelopment Agency's Five Year Implementation Plan for the Four Corners Redevelopment Project area.

**Recommendation:** That the Planning Commission conduct the Public Hearing, review the Redevelopment Agency's Five Year Implementation Plan for the Four Corners Redevelopment Project Area and Resolution, adopt the Categorical Exemption and recommend approval of the plan to the Redevelopment Agency Board.

Director Meyerhoff presented a staff report.

Vice Chairman Mintz opened the Public Hearing.

Vice Chairman Mintz closed the Public Hearing.

On a motion made by Commissioner Easter, seconded by Commissioner Caplinger and carried with a 4-0-1 roll call vote (Stone absent) the Planning Commission reviewed the Redevelopment Agency's Five Year Implementation Plan for the Four Corners Redevelopment Project Area and Resolution, adopted the Categorical Exemption, and recommended approval of the plan to the Redevelopment Agency Board.

**7.0 NON-HEARING ITEMS** – None

**8.0 FUTURE AGENDA ITEMS** – None

**9.0 COMMISSION COMMENTS/ STAFF COMMENTS** –

Director Meyerhoff stated the CB Richard Ellis Downtown market Feasibility Study will be presented to the City Council on December 12, 2006.

**10.0 STUDY SESSION-** None

**11.0 ADJOURNMENT-** Vice Chairman Mintz adjourned the Planning Commission meeting at 7:33 p.m.

Respectfully submitted,

Jacqueline M. Lafond, Deputy City Clerk